

THE LONG & FOSTER MARKET MINUTE™

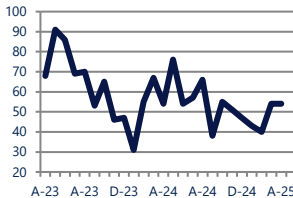
FOCUS ON: **OLD TOWN, PARKER GRAY, AND EISENHOWER VALLEY HOUSING MARKET**

APRIL 2025

Zip Code(s): 22314

Units Sold

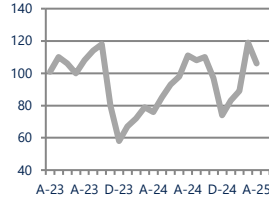
54



No Change
Vs. Year Ago

Active Inventory

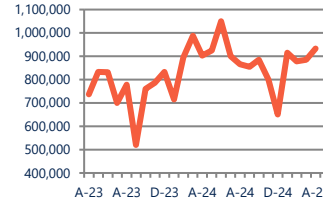
106



Up 39%
Vs. Year Ago

Median Sale Price

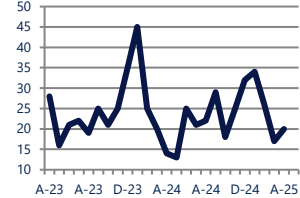
\$932,500



Up 3%
Vs. Year Ago

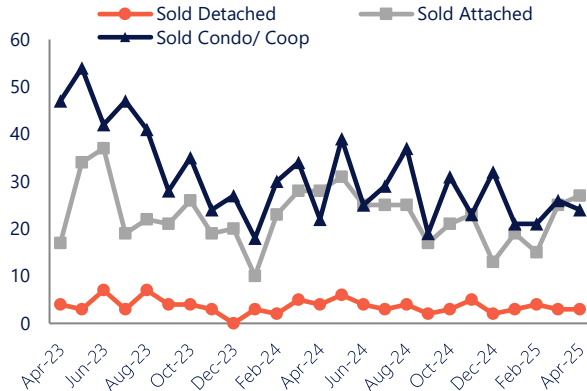
Days On Market

20



Up 43%
Vs. Year Ago

Units Sold*



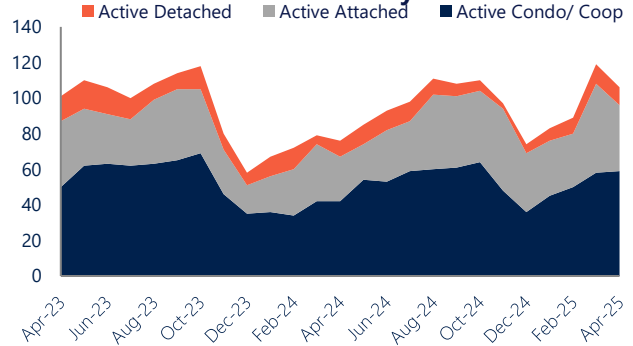
Units Sold

The number of units sold remained stable in April, with 54 sold this month in Old Town, Parker Gray, and Eisenhower Valley. This month's total units sold is similar compared to a year ago.

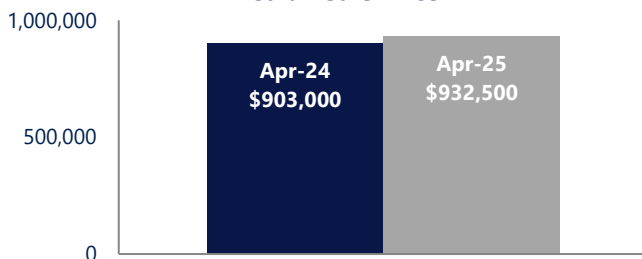
Active Inventory

Versus last year, the total number of homes available this month is higher by 30 units or 39%. The total number of active inventory this April was 106 compared to 76 in April 2024. This month's total of 106 is lower than the previous month's total supply of available inventory of 119, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$903,000. This April, the median sale price was \$932,500, an increase of 3% or \$29,500 compared to last year. The current median sold price is 5% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Old Town, Parker Gray, and Eisenhower Valley are defined as properties listed in zip code/s 22314.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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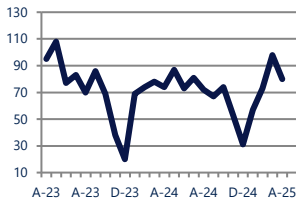
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APRIL 2025

Zip Code(s): 22314

New Listings

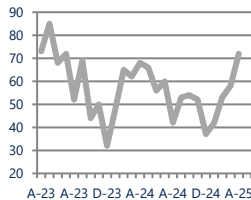
80



Up 8%
Vs. Year Ago

Current Contracts

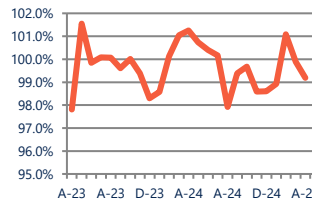
72



Up 6%
Vs. Year Ago

Sold Vs. List Price

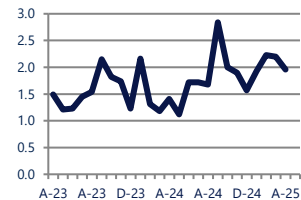
99.2%



Down -2%
Vs. Year Ago

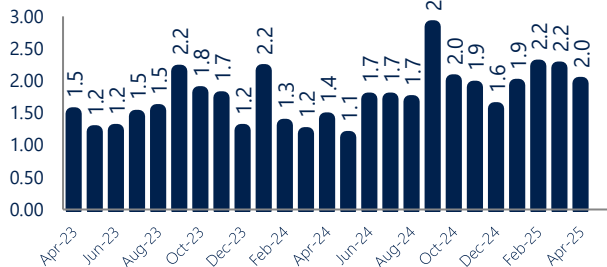
Months of Supply

2.0



Up 39%
Vs. Year Ago

Months Of Supply



Months of Supply

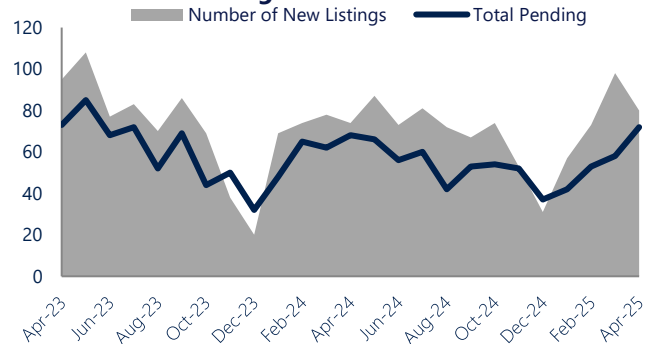
In April, there was 2.0 months of supply available in Old Town, Parker Gray, and Eisenhower Valley, compared to 1.4 in April 2024. That is an increase of 39% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

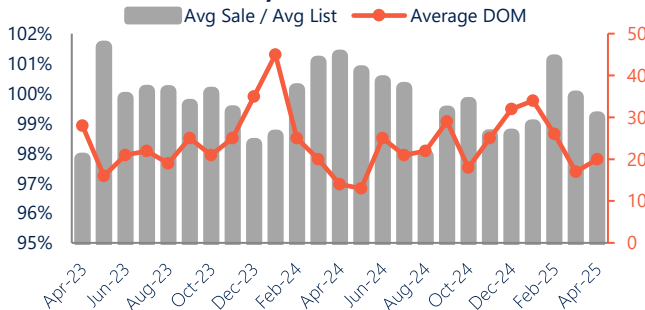
New Listings & Current Contracts

This month there were 80 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 74 in April 2024, an increase of 8%. There were 72 current contracts pending sale this April compared to 68 a year ago. The number of current contracts is 6% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Old Town, Parker Gray, and Eisenhower Valley was 99.2% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 14, an increase of 43%.

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