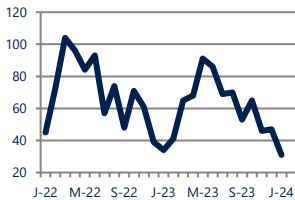




Zip Code(s): 22314

### Units Sold

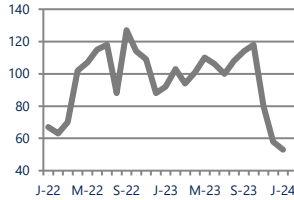
31



**Down -9%**  
Vs. Year Ago

### Active Inventory

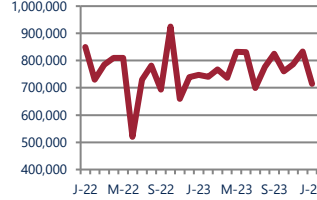
53



**Down -42%**  
Vs. Year Ago

### Median Sale Price

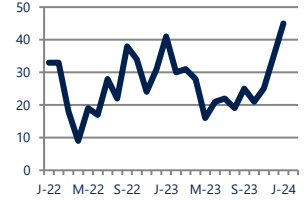
\$715,000



**Down -4%**  
Vs. Year Ago

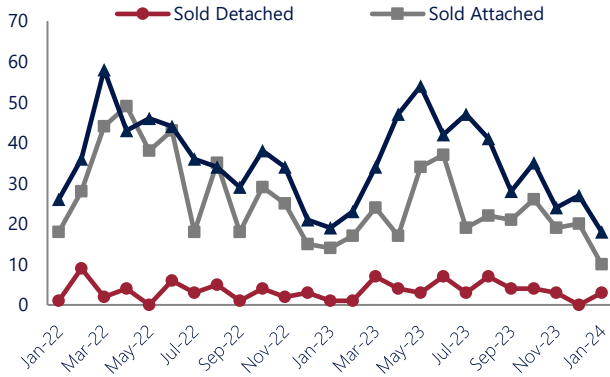
### Days On Market

45



**Up 10%**  
Vs. Year Ago

### Units Sold\*



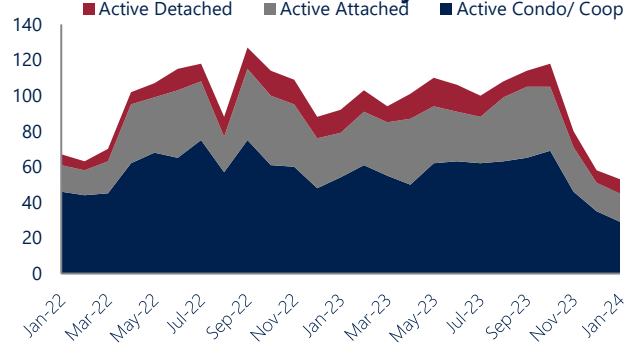
### Units Sold

There was a decrease in total units sold in January, with 31 sold this month in Old Town, Parker Gray, and Eisenhower Valley versus 47 last month, a decrease of 34%. This month's total units sold was lower than at this time last year, a decrease of 9% versus January 2023.

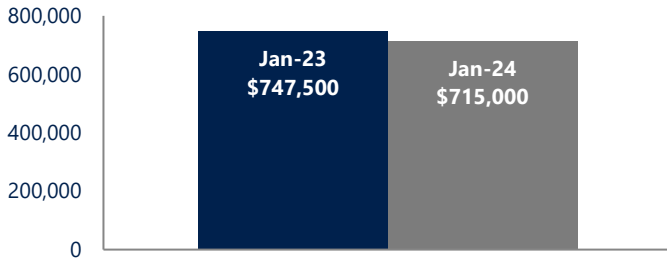
### Active Inventory

Versus last year, the total number of homes available this month is lower by 39 units or 42%. The total number of active inventory this January was 53 compared to 92 in January 2023. This month's total of 53 is lower than the previous month's total supply of available inventory of 58, a decrease of 9%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$747,500. This January, the median sale price was \$715,000, a decrease of 4% or \$32,500 compared to last year. The current median sold price is 14% lower than in December.

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.

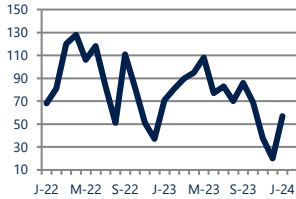
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently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



Zip Code(s): 22314

### New Listings

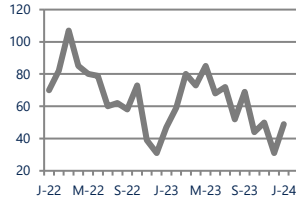
57



Down -20%  
Vs. Year Ago

### Current Contracts

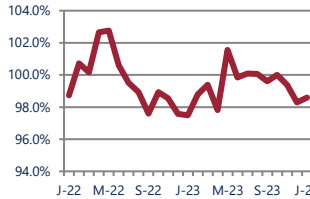
49



Up 4%  
Vs. Year Ago

### Sold Vs. List Price

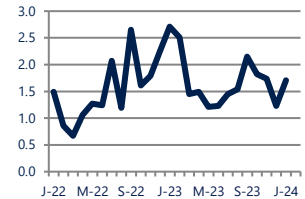
98.6%



Up 1.1%  
Vs. Year Ago

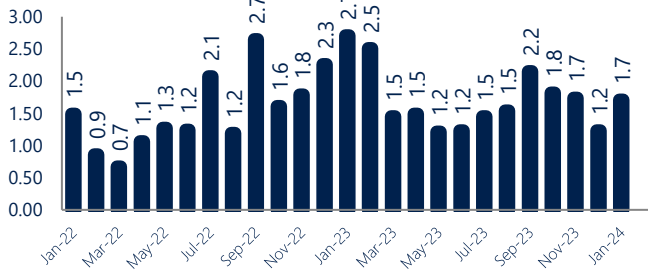
### Months of Supply

1.7



Down -37%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

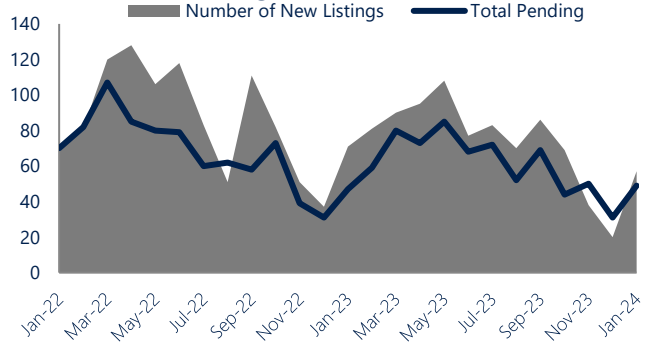
In January, there was 1.7 months of supply available in Old Town, Parker Gray, and Eisenhower Valley, compared to 2.7 in January 2023. That is a decrease of 37% versus a year ago.

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.

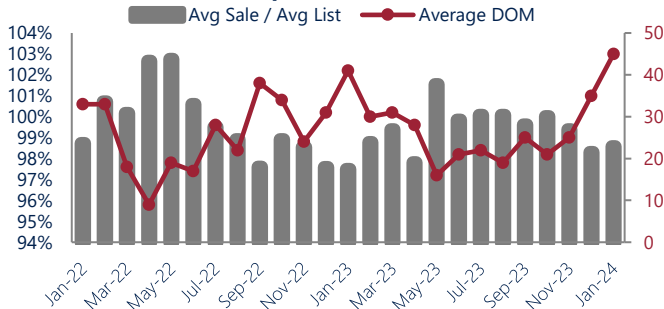
### New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 71 in January 2023, a decrease of 20%. There were 49 current contracts pending sale this January compared to 47 a year ago. The number of current contracts is 4% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in Old Town, Parker Gray, and Eisenhower Valley was 98.6% of the average list price, which is 1.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 45, higher than the average last year, which was 41, an increase of 10%.

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