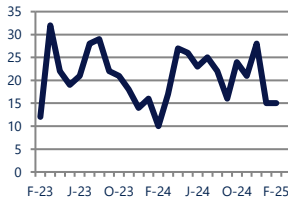


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHERN CENTREVILLE HOUSING MARKET** FEBRUARY 2025

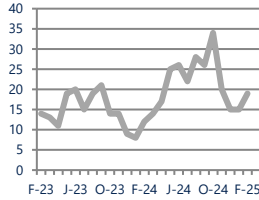
Zip Code(s): 20121

Units Sold
15



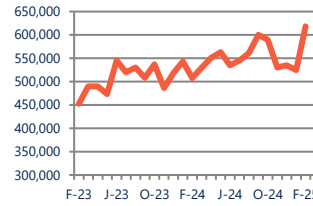
Up 50%
Vs. Year Ago

Active Inventory
19



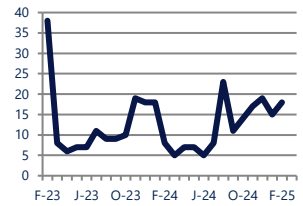
Up 58%
Vs. Year Ago

Median Sale Price
\$618,350



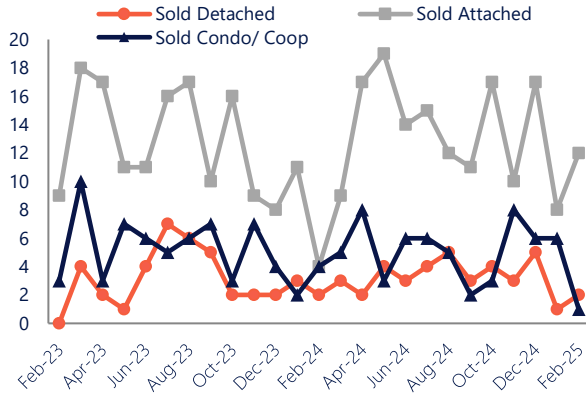
Up 22%
Vs. Year Ago

Days On Market
18



Up
Vs. Year Ago

Units Sold*



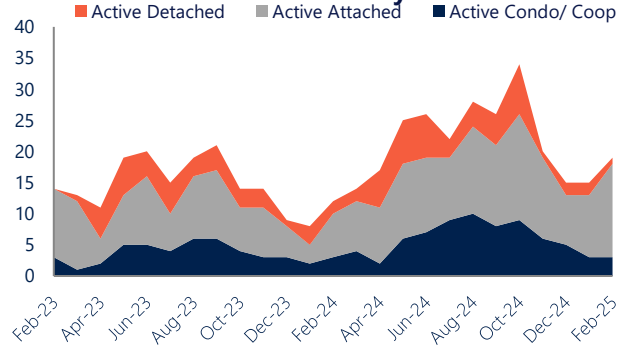
Units Sold

The number of units sold remained stable in February, with 15 sold this month in Southern Centreville. This month's total units sold was higher than at this time last year, an increase of 50% versus February 2024.

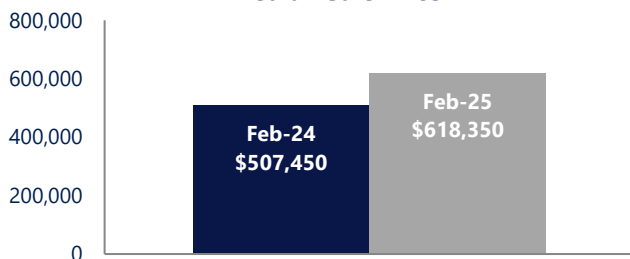
Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 58%. The total number of active inventory this February was 19 compared to 12 in February 2024. This month's total of 19 is higher than the previous month's total supply of available inventory of 15, an increase of 27%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Southern Centreville Homes was \$507,450. This February, the median sale price was \$618,350, an increase of 22% or \$110,900 compared to last year. The current median sold price is 18% higher than in January.

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

Southern Centreville are defined as properties listed in zip code/s 20121.

*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.

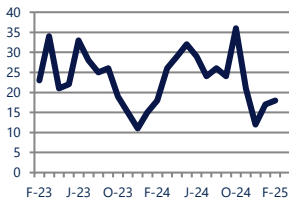
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SOUTHERN CENTREVILLE HOUSING MARKET** FEBRUARY 2025

Zip Code(s): 20121

New Listings

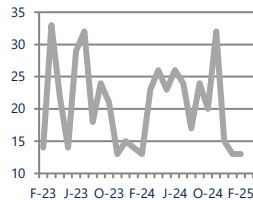
18



No Change
Vs. Year Ago

Current Contracts

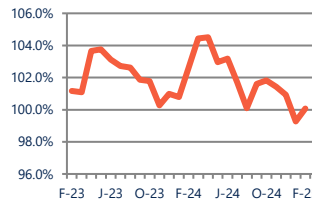
13



No Change
Vs. Year Ago

Sold Vs. List Price

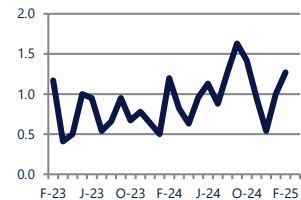
100.1%



Down -2.5%
Vs. Year Ago

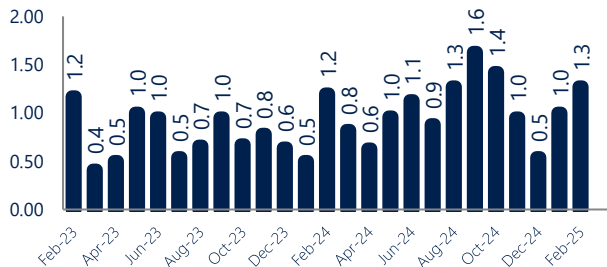
Months of Supply

1.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

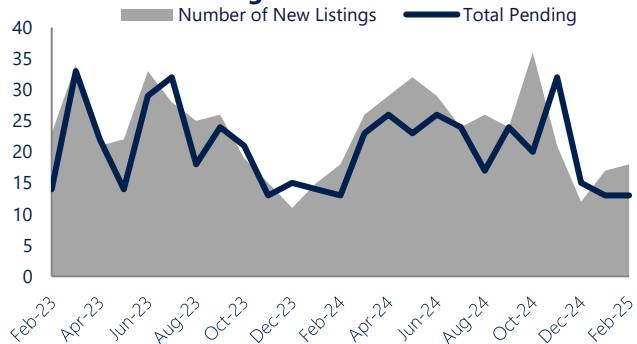
In February, there was 1.3 months of supply available in Southern Centreville. The amount of supply is similar compared to a year ago.

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.

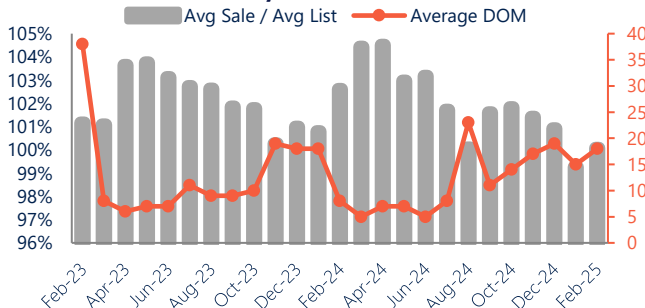
New Listings & Current Contracts

This month there were 18 homes newly listed for sale in Southern Centreville, which is similar to the amount in February 2024. There were 13 current contracts pending sale this February, approximately the same as a year ago. The number of current contracts is also similar as compared to the previous month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Southern Centreville was 100.1% of the average list price, which is 2.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 18, higher than the average last year, which was 8. This increase was impacted by the limited number of sales.

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