

THE LONG & FOSTER MARKET MINUTE™

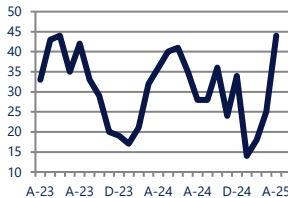
FOCUS ON: **TOWN OF HERNDON AND NORTH HERNDON HOUSING MARKET**

APRIL 2025

Zip Code(s): 20170

Units Sold

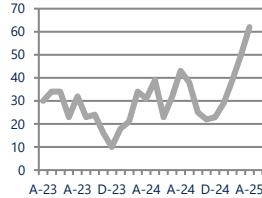
44



Up 22%
Vs. Year Ago

Active Inventory

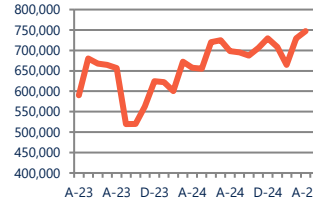
62



Up 100%
Vs. Year Ago

Median Sale Price

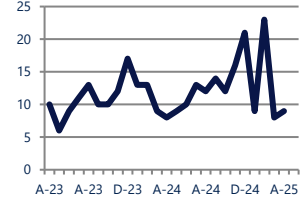
\$747,282



Up 14%
Vs. Year Ago

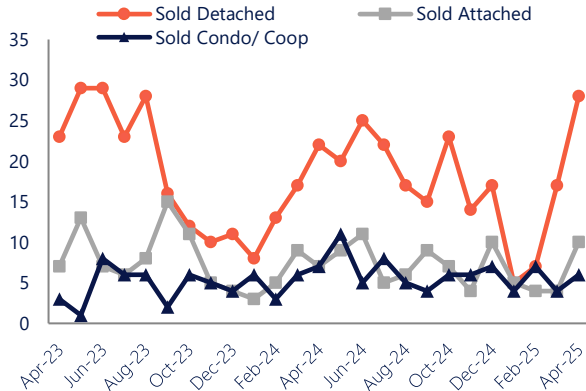
Days On Market

9



Up 13%
Vs. Year Ago

Units Sold*



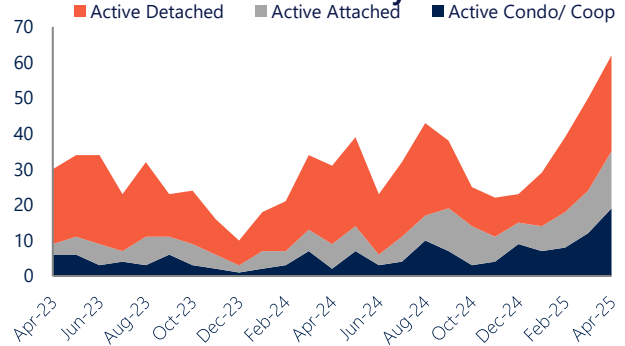
Units Sold

There was an increase in total units sold in April, with 44 sold this month in Town of Herndon and North Herndon. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 31 units or 100%. The total number of active inventory this April was 62 compared to 31 in April 2024. This month's total of 62 is higher than the previous month's total supply of available inventory of 50, an increase of 24%.

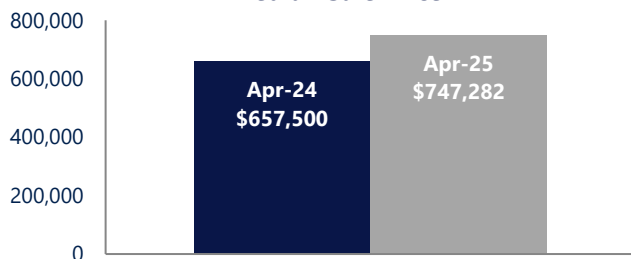
Active Inventory*



Median Sale Price

Last April, the median sale price for Town of Herndon and North Herndon Homes was \$657,500. This April, the median sale price was \$747,282, an increase of 14% or \$89,782 compared to last year. The current median sold price is 2% higher than in March.

Median Sale Price



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

Town of Herndon and North Herndon are defined as properties listed in zip code/s 20170.

*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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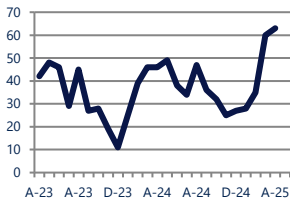
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APRIL 2025

Zip Code(s): 20170

New Listings

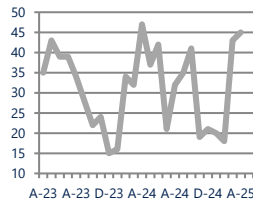
63



Up 37%
Vs. Year Ago

Current Contracts

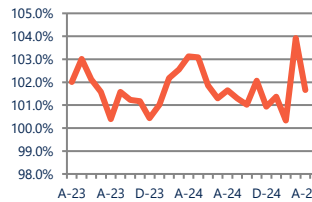
45



Down -4%
Vs. Year Ago

Sold Vs. List Price

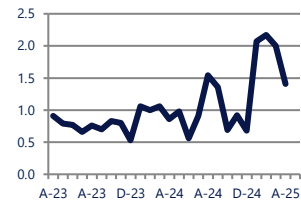
101.7%



Down -1.4%
Vs. Year Ago

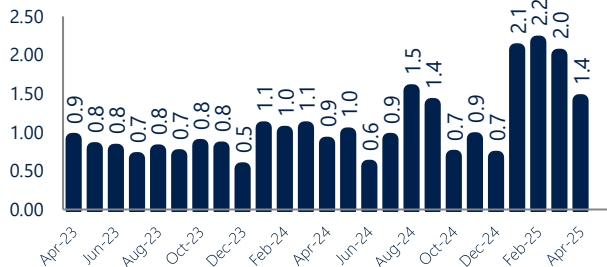
Months of Supply

1.4



Up 64%
Vs. Year Ago

Months Of Supply



Months of Supply

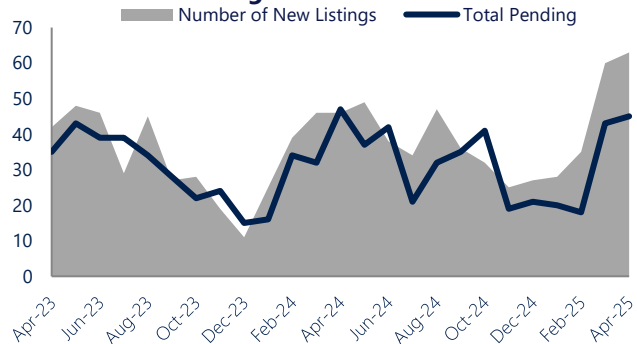
In April, there was 1.4 months of supply available in Town of Herndon and North Herndon, compared to 0.9 in April 2024. That is an increase of 64% versus a year ago.

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.

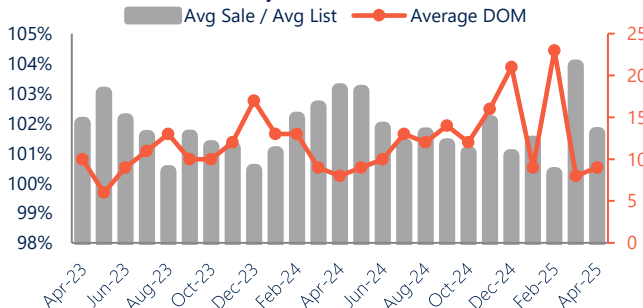
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Town of Herndon and North Herndon compared to 46 in April 2024, an increase of 37%. There were 45 current contracts pending sale this April compared to 47 a year ago. The number of current contracts is 4% lower 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 Town of Herndon and North Herndon was 101.7% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 9, higher than the average last year, which was 8, an increase of 13%.

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