

THE LONG & FOSTER MARKET MINUTE™

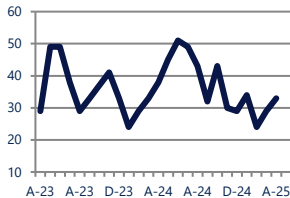
FOCUS ON: **WARRENTON AND NEW BALTIMORE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20186, 20187 and 20188

Units Sold

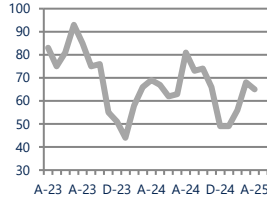
33



Down -13%
Vs. Year Ago

Active Inventory

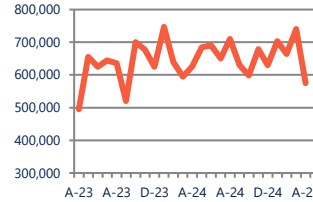
65



Down -6%
Vs. Year Ago

Median Sale Price

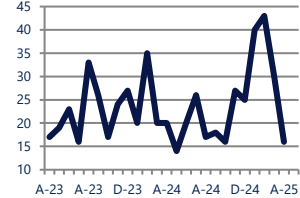
\$575,000



Down -8%
Vs. Year Ago

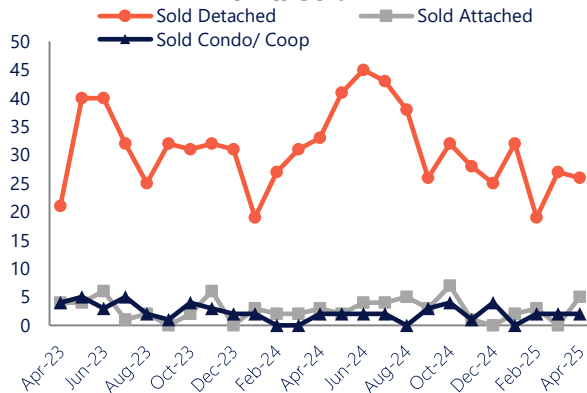
Days On Market

16



Down -20%
Vs. Year Ago

Units Sold*



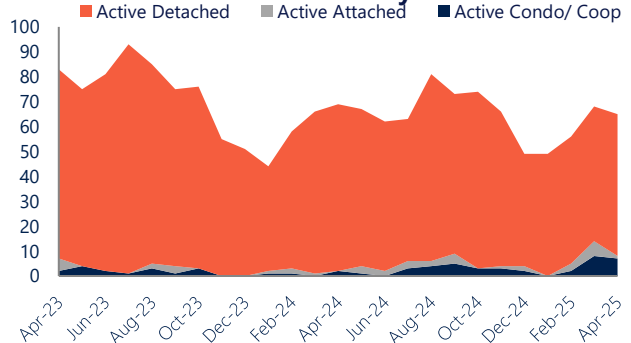
Units Sold

There was an increase in total units sold in April, with 33 sold this month in Warrenton and New Baltimore versus 29 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2024.

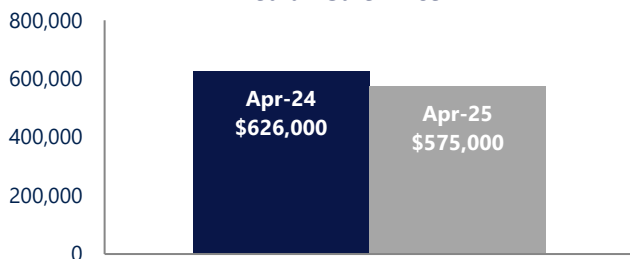
Active Inventory

Versus last year, the total number of homes available this month is lower by 4 units or 6%. The total number of active inventory this April was 65 compared to 69 in April 2024. This month's total of 65 is lower than the previous month's total supply of available inventory of 68, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Warrenton and New Baltimore Homes was \$626,000. This April, the median sale price was \$575,000, a decrease of 8% or \$51,000 compared to last year. The current median sold price is 22% lower 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.

Warrenton and New Baltimore are defined as properties listed in zip code/s 20186, 20187 and 20188.

*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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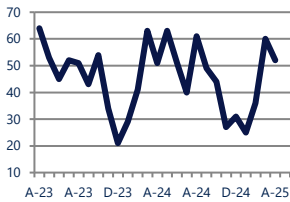
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APRIL 2025

Zip Code(s): 20186, 20187 and 20188

New Listings

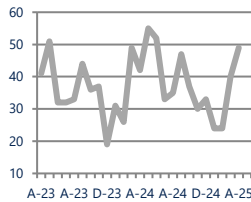
52



Up 2%
Vs. Year Ago

Current Contracts

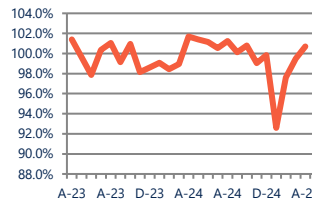
49



Up 17%
Vs. Year Ago

Sold Vs. List Price

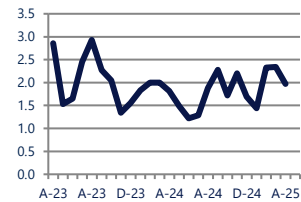
100.7%



Down -1%
Vs. Year Ago

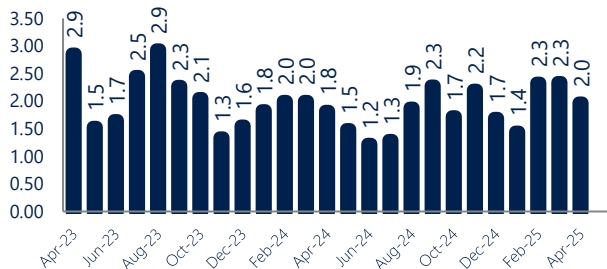
Months of Supply

2.0



Up 8%
Vs. Year Ago

Months Of Supply



Months of Supply

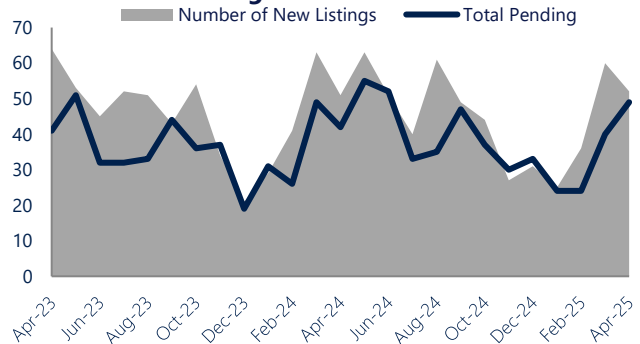
In April, there was 2.0 months of supply available in Warrenton and New Baltimore, compared to 1.8 in April 2024. That is an increase of 8% versus a year ago.

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.

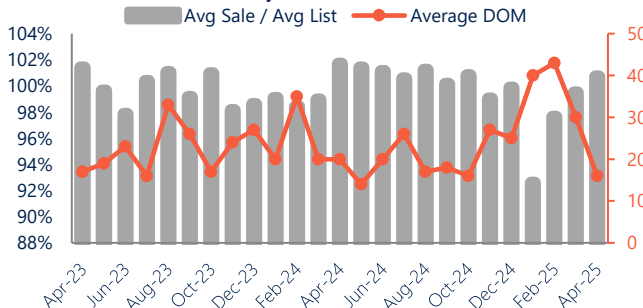
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Warrenton and New Baltimore compared to 51 in April 2024, an increase of 2%. There were 49 current contracts pending sale this April compared to 42 a year ago. The number of current contracts is 17% 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 Warrenton and New Baltimore was 100.7% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 20, a decrease of 20%.

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