



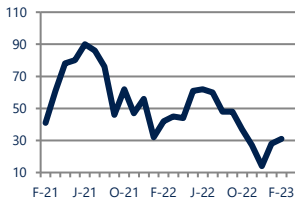
Focus On: Warrenton and New Baltimore Housing Market

February 2023

Zip Code(s): 20186, 20187 and 20188

Units Sold

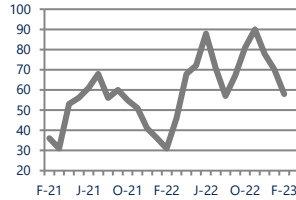
31



Down -26%
Vs. Year Ago

Active Inventory

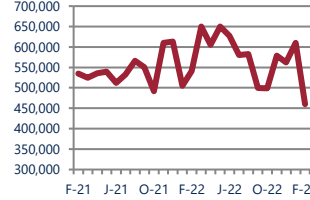
58



Up 87%
Vs. Year Ago

Median Sale Price

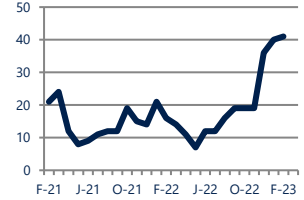
\$460,000



Down -15%
Vs. Year Ago

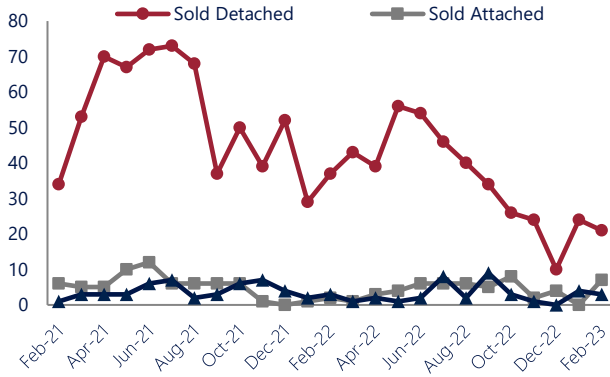
Days On Market

41



Up
Vs. Year Ago

Units Sold*



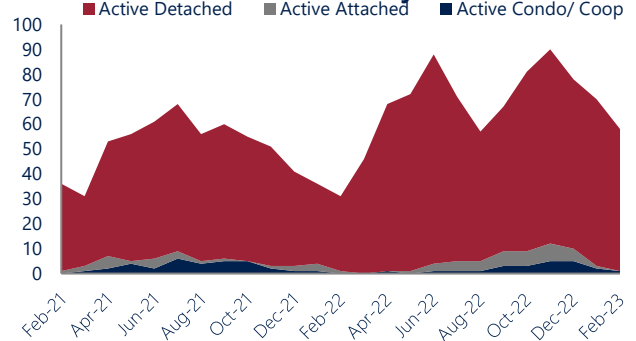
Units Sold

There was an increase in total units sold in February, with 31 sold this month in Warrenton and New Baltimore versus 28 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 26% versus February 2022.

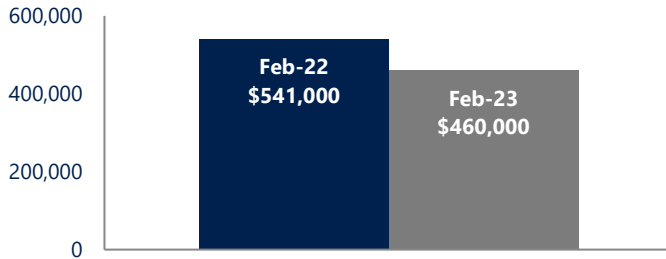
Active Inventory

Versus last year, the total number of homes available this month is higher by 27 units or 87%. The total number of active inventory this February was 58 compared to 31 in February 2022. This month's total of 58 is lower than the previous month's total supply of available inventory of 70, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Warrenton and New Baltimore Homes was \$541,000. This February, the median sale price was \$460,000, a decrease of 15% or \$81,000 compared to last year. The current median sold price is 25% lower 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.

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.





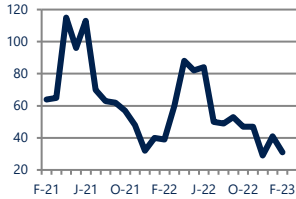
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February 2023

Zip Code(s): 20186, 20187 and 20188

New Listings

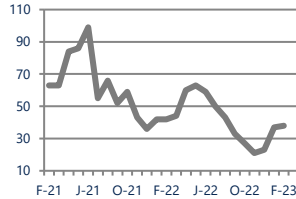
31



Down -21%
Vs. Year Ago

Current Contracts

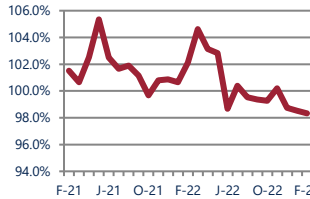
38



Down -10%
Vs. Year Ago

Sold Vs. List Price

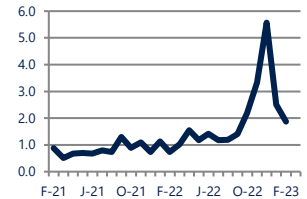
98.3%



Down -3.7%
Vs. Year Ago

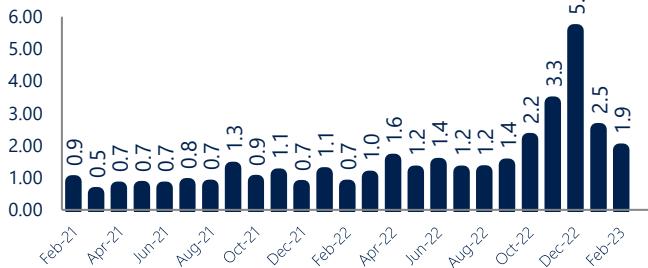
Months of Supply

1.9



Up 153%
Vs. Year Ago

Months Of Supply



Months of Supply

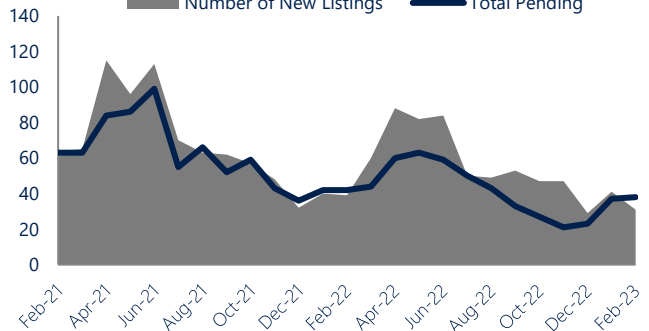
In February, there was 1.9 months of supply available in Warrenton and New Baltimore, compared to 0.7 in February 2022. That is an increase of 153% versus a year ago.

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.

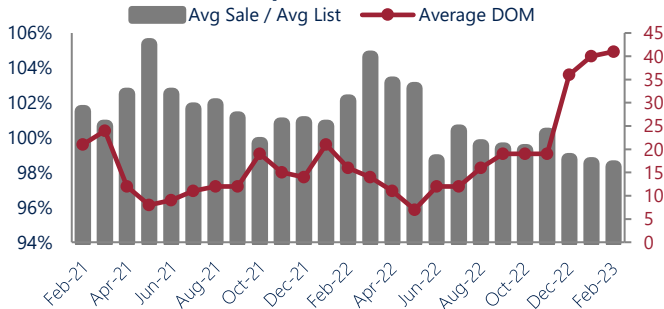
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Warrenton and New Baltimore compared to 39 in February 2022, a decrease of 21%. There were 38 current contracts pending sale this February compared to 42 a year ago. The number of current contracts is 10% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Warrenton and New Baltimore was 98.3% of the average list price, which is 3.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 41, higher than the average last year, which was 16. This increase was impacted by the limited number of sales.



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