

# THE LONG & FOSTER MARKET MINUTE™

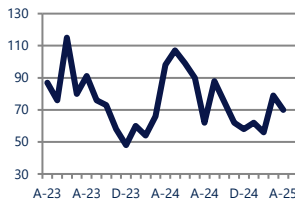
FOCUS ON: **WEST END HOUSING MARKET**

APRIL 2025

Zip Code(s): 22302, 22304 and 22311

## Units Sold

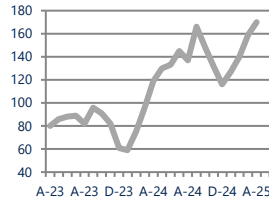
70



**Down -29%**  
Vs. Year Ago

## Active Inventory

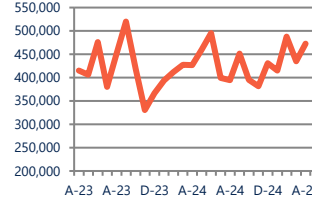
170



**Up 43%**  
Vs. Year Ago

## Median Sale Price

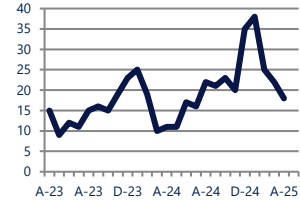
\$472,500



**Up 11%**  
Vs. Year Ago

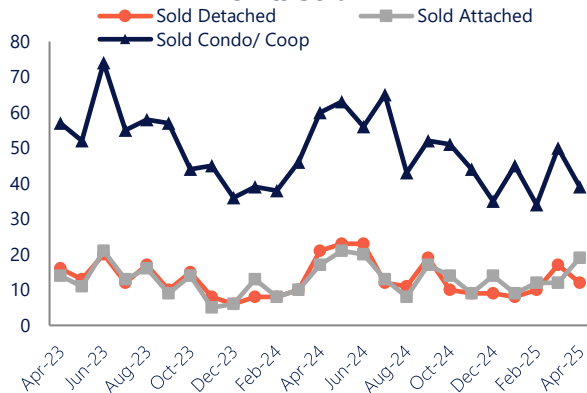
## Days On Market

18



**Up 64%**  
Vs. Year Ago

## Units Sold\*



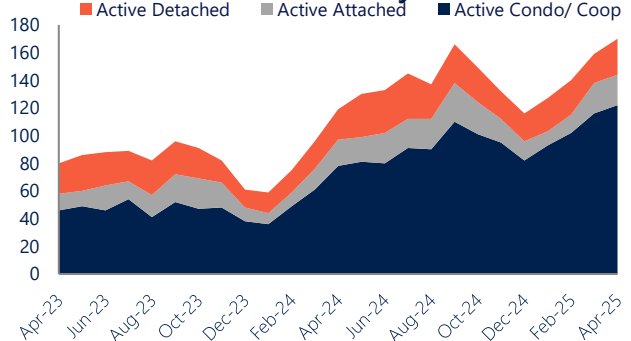
## Units Sold

There was a decrease in total units sold in April, with 70 sold this month in West End versus 79 last month, a decrease of 11%. This month's total units sold was lower than at this time last year, a decrease of 29% versus April 2024.

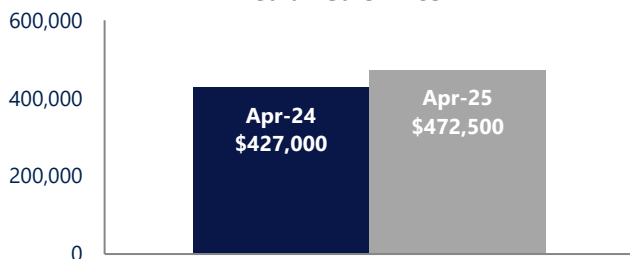
## Active Inventory

Versus last year, the total number of homes available this month is higher by 51 units or 43%. The total number of active inventory this April was 170 compared to 119 in April 2024. This month's total of 170 is higher than the previous month's total supply of available inventory of 159, an increase of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for West End Homes was \$427,000. This April, the median sale price was \$472,500, an increase of 11% or \$45,500 compared to last year. The current median sold price is 9% higher 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.

West End are defined as properties listed in zip code/s 22302, 22304 and 22311.

\*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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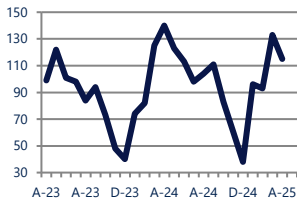
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APRIL 2025

Zip Code(s): 22302, 22304 and 22311

### New Listings

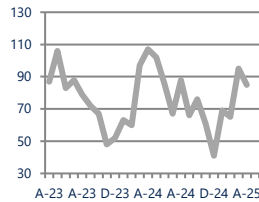
115



**Down -18%**  
Vs. Year Ago

### Current Contracts

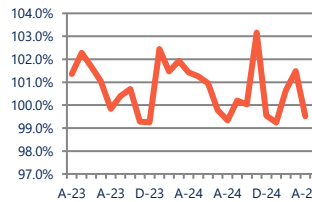
85



**Down -21%**  
Vs. Year Ago

### Sold Vs. List Price

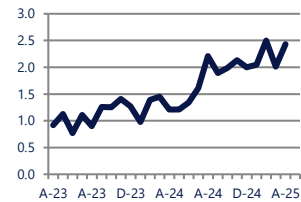
99.5%



**Down -1.9%**  
Vs. Year Ago

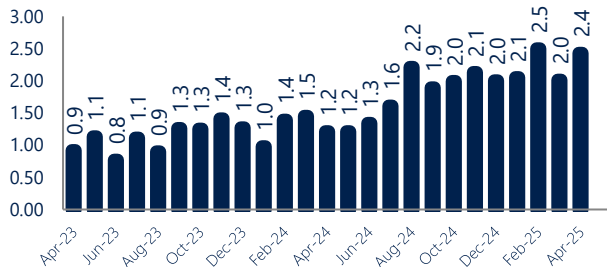
### Months of Supply

2.4



**Up 101%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

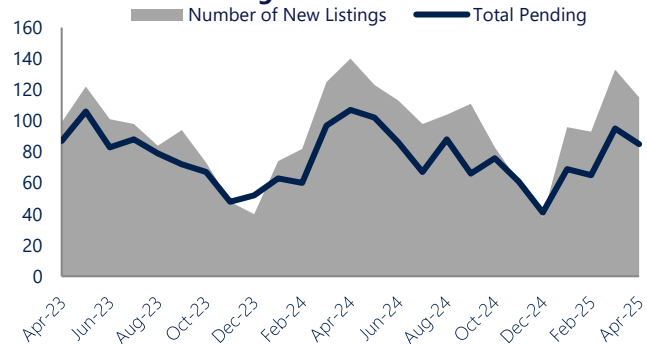
In April, there was 2.4 months of supply available in West End, compared to 1.2 in April 2024. That is an increase of 100% versus a year ago.

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.

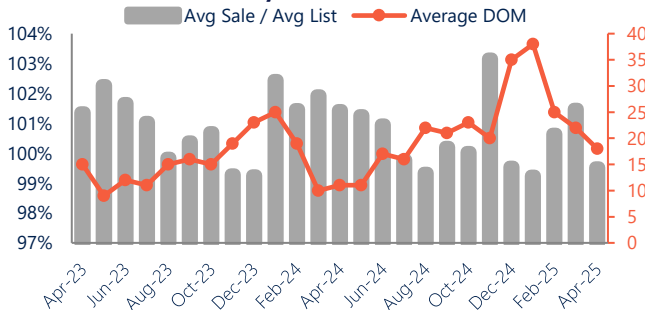
### New Listings & Current Contracts

This month there were 115 homes newly listed for sale in West End compared to 140 in April 2024, a decrease of 18%. There were 85 current contracts pending sale this April compared to 107 a year ago. The number of current contracts is 21% 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 West End was 99.5% of the average list price, which is 1.9% 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 11, an increase of 64%.

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