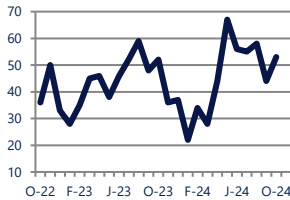


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHARLES TOWN HOUSING MARKET** OCTOBER 2024

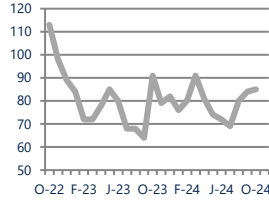
Zip Code(s): 25414

Units Sold
53



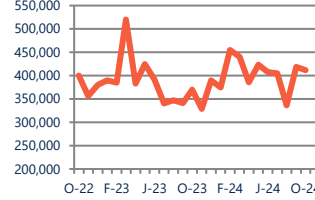
Up 2%
Vs. Year Ago

Active Inventory
85



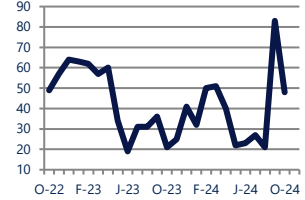
Down -7%
Vs. Year Ago

Median Sale Price
\$411,382



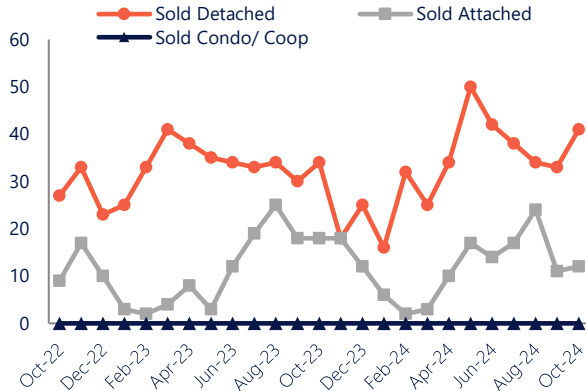
Up 11%
Vs. Year Ago

Days On Market
48



Up 129%
Vs. Year Ago

Units Sold*



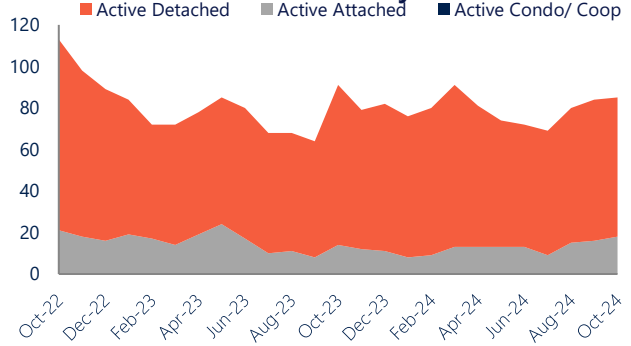
Units Sold

There was an increase in total units sold in October, with 53 sold this month in Charles Town versus 44 last month, an increase of 20%. This month's total units sold was higher than at this time last year, an increase of 2% versus October 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 7%. The total number of active inventory this October was 85 compared to 91 in October 2023. This month's total of 85 is higher than the previous month's total supply of available inventory of 84, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Charles Town Homes was \$370,060. This October, the median sale price was \$411,382, an increase of 11% or \$41,322 compared to last year. The current median sold price is 2% lower than in September.

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

Charles Town are defined as properties listed in zip code/s 25414.

*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.

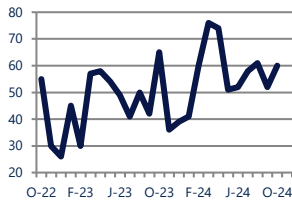
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHARLES TOWN HOUSING MARKET** OCTOBER 2024

Zip Code(s): 25414

New Listings

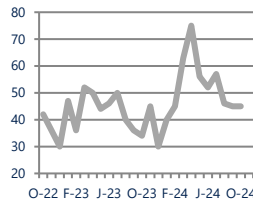
60



Down -8%
Vs. Year Ago

Current Contracts

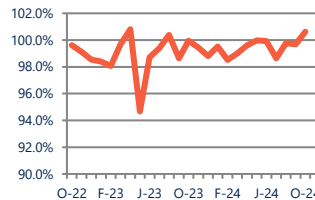
45



Up 32%
Vs. Year Ago

Sold Vs. List Price

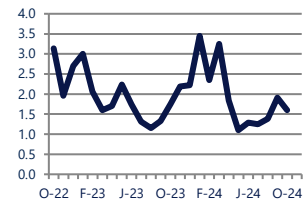
100.6%



Up 0.7%
Vs. Year Ago

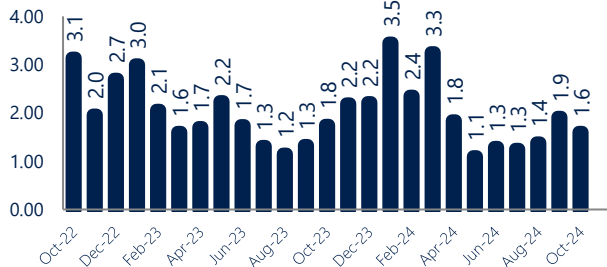
Months of Supply

1.6



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

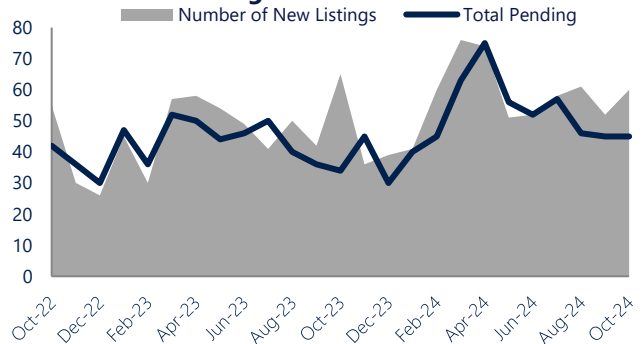
In October, there was 1.6 months of supply available in Charles Town, compared to 1.8 in October 2023. That is a decrease of 8% versus a year ago.

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.

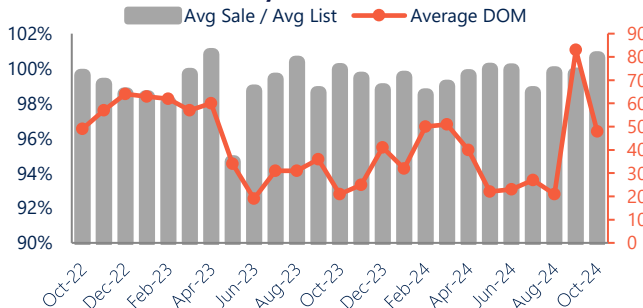
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Charles Town compared to 65 in October 2023, a decrease of 8%. There were 45 current contracts pending sale this October compared to 34 a year ago. The number of current contracts remained stable as compared to last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Charles Town was 100.6% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 48, higher than the average last year, which was 21, an increase of 129%.

Charles Town are defined as properties listed in zip code/s 25414.

*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.

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