

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **OAK HILL HOUSING MARKET**

APRIL 2025

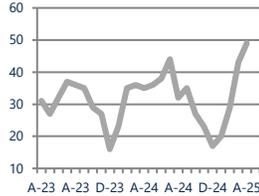
Zip Code(s): 20171

Units Sold
22



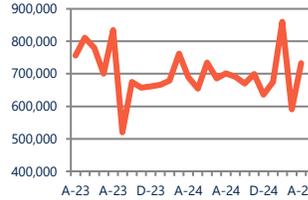
Down -21%
Vs. Year Ago

Active Inventory
49



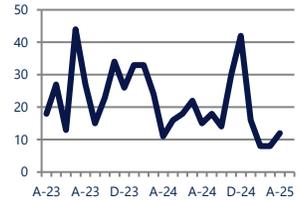
Up 40%
Vs. Year Ago

Median Sale Price
\$732,500



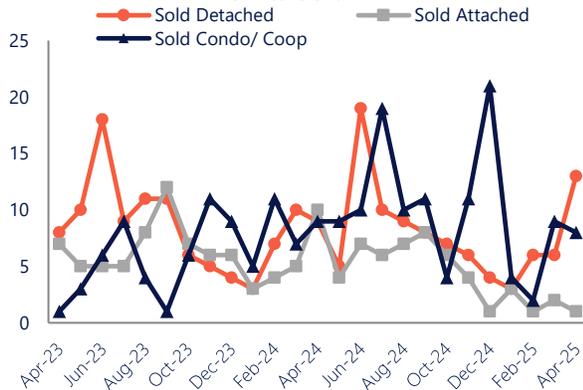
Up 6%
Vs. Year Ago

Days On Market
12



Up 9%
Vs. Year Ago

Units Sold*



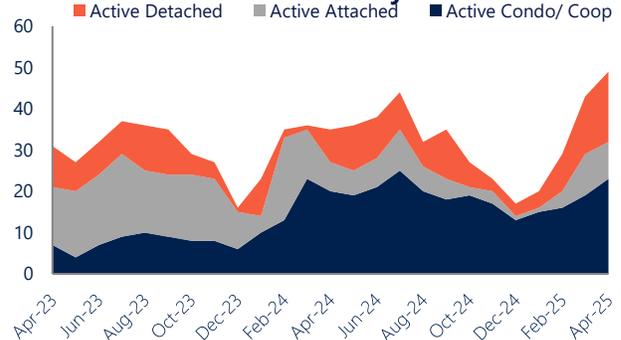
Units Sold

There was an increase in total units sold in April, with 22 sold this month in Oak Hill versus 17 last month, an increase of 29%. This month's total units sold was lower than at this time last year, a decrease of 21% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 14 units or 40%. The total number of active inventory this April was 49 compared to 35 in April 2024. This month's total of 49 is higher than the previous month's total supply of available inventory of 43, an increase of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Oak Hill Homes was \$689,950. This April, the median sale price was \$732,500, an increase of 6% or \$42,550 compared to last year. The current median sold price is 24% 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.

Oak Hill are defined as properties listed in zip code/s 20171.

*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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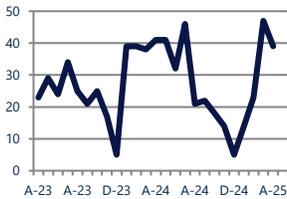
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APRIL 2025

Zip Code(s): 20171

New Listings

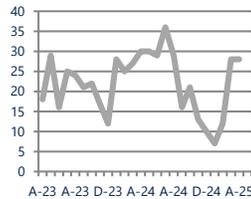
39



Down -5%
Vs. Year Ago

Current Contracts

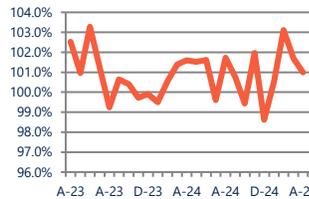
28



Down -7%
Vs. Year Ago

Sold Vs. List Price

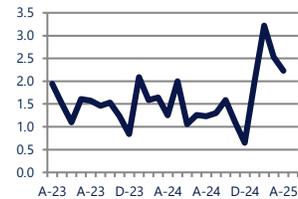
101.0%



Down -0.6%
Vs. Year Ago

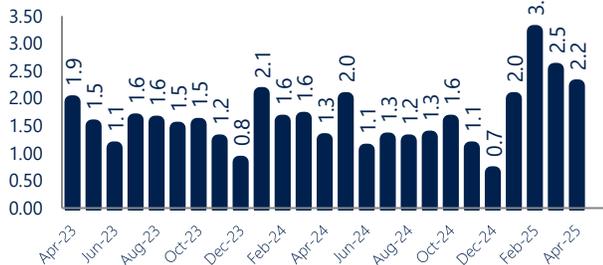
Months of Supply

2.2



Up 78%
Vs. Year Ago

Months Of Supply



Months of Supply

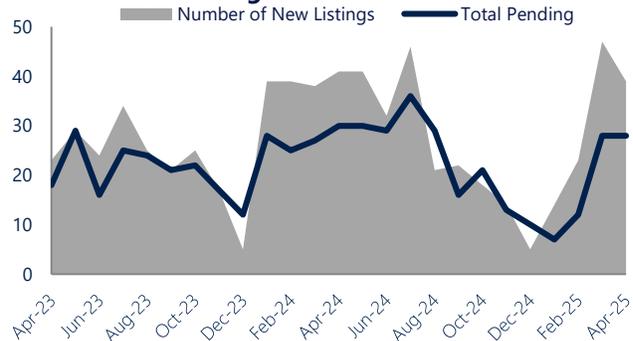
In April, there was 2.2 months of supply available in Oak Hill, compared to 1.3 in April 2024. That is an increase of 78% versus a year ago.

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 39 homes newly listed for sale in Oak Hill compared to 41 in April 2024, a decrease of 5%. There were 28 current contracts pending sale this April compared to 30 a year ago. The number of current contracts remained stable as compared to last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Oak Hill was 101.0% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 12, higher than the average last year, which was 11, an increase of 9%.

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