

# THE LONG & FOSTER MARKET MINUTE™

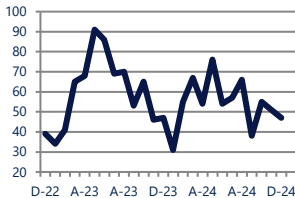
FOCUS ON: **OLD TOWN, PARKER GRAY, AND EISENHOWER VALLEY HOUSING MARKET**

DECEMBER 2024

Zip Code(s): 22314

## Units Sold

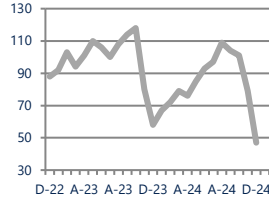
47



**No Change**  
Vs. Year Ago

## Active Inventory

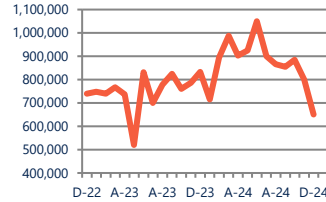
47



**Down -19%**  
Vs. Year Ago

## Median Sale Price

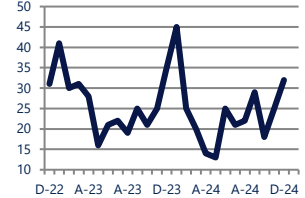
\$651,000



**Down -22%**  
Vs. Year Ago

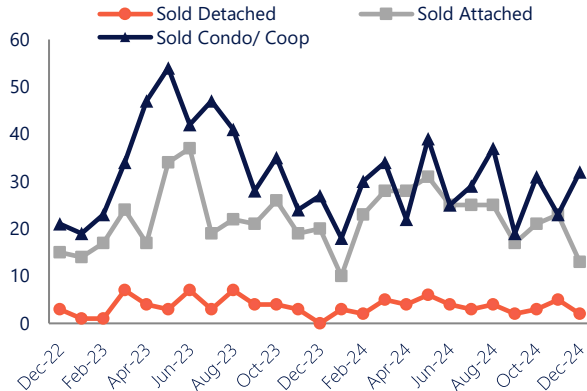
## Days On Market

32



**Down -9%**  
Vs. Year Ago

## Units Sold\*



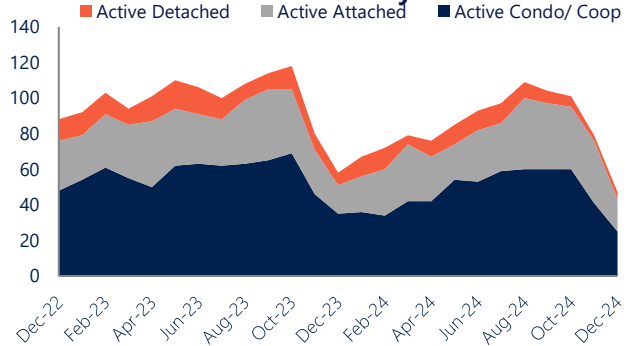
## Units Sold

There was a decrease in total units sold in December, with 47 sold this month in Old Town, Parker Gray, and Eisenhower Valley, a decrease of 8%. This month's total units sold is similar compared to a year ago.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 19%. The total number of active inventory this December was 47 compared to 58 in December 2023. This month's total of 47 is lower than the previous month's total supply of available inventory of 79, a decrease of 41%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$833,000. This December, the median sale price was \$651,000, a decrease of 22% or \$182,000 compared to last year. The current median sold price is 19% lower than in November.

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

Old Town, Parker Gray, and Eisenhower Valley are defined as properties listed in zip code/s 22314.

\*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™

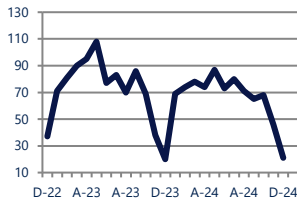
FOCUS ON: **OLD TOWN, PARKER GRAY, AND EISENHOWER VALLEY HOUSING MARKET**

DECEMBER 2024

Zip Code(s): 22314

## New Listings

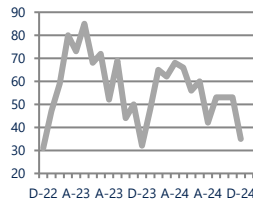
21



**Up 5%**  
Vs. Year Ago

## Current Contracts

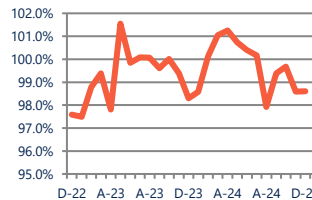
35



**Up 9%**  
Vs. Year Ago

## Sold Vs. List Price

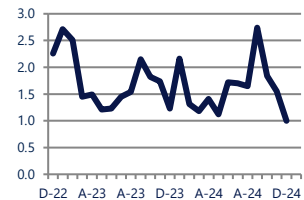
98.6%



**No Change**  
Vs. Year Ago

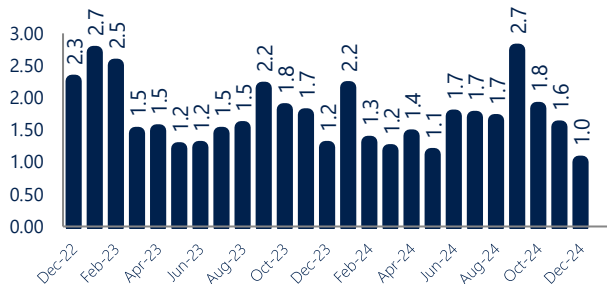
## Months of Supply

1.0



**Down -19%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

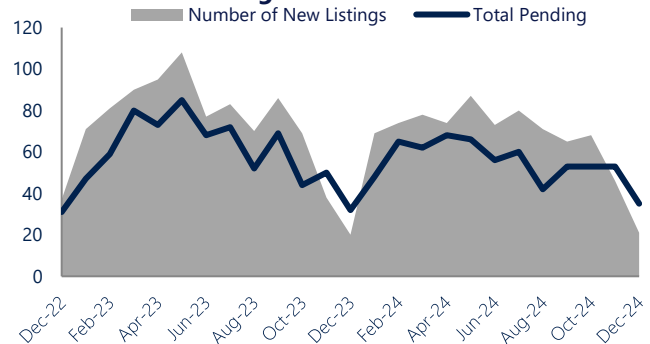
In December, there was 1.0 months of supply available in Old Town, Parker Gray, and Eisenhower Valley, compared to 1.2 in December 2023. That is a decrease of 19% versus a year ago.

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.

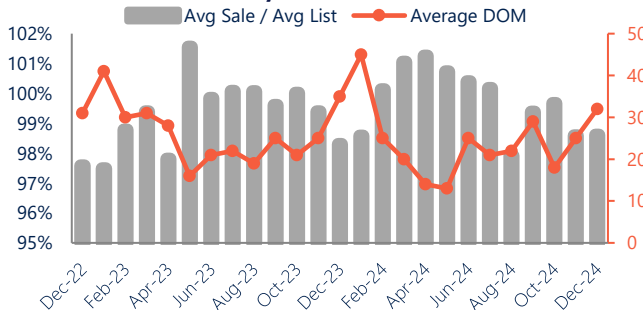
## New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 20 in December 2023, an increase of 5%. There were 35 current contracts pending sale this December compared to 32 a year ago. The number of current contracts is 9% higher than last December.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Old Town, Parker Gray, and Eisenhower Valley was 98.6% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 32, lower than the average last year, which was 35, a decrease of 9%.

Old Town, Parker Gray, and Eisenhower Valley are defined as properties listed in zip code/s 22314.

\*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.