

THE LONG & FOSTER MARKET MINUTE™

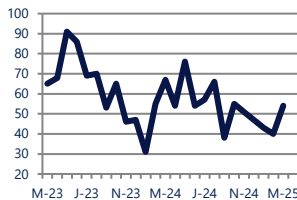
FOCUS ON: OLD TOWN, PARKER GRAY, AND EISENHOWER VALLEY HOUSING MARKET

MARCH 2025

Zip Code(s): 22314

Units Sold

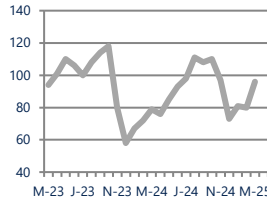
54



Down -19%
Vs. Year Ago

Active Inventory

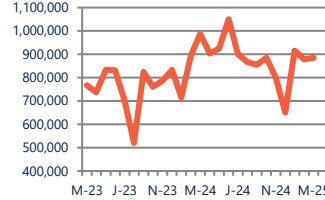
96



Up 22%
Vs. Year Ago

Median Sale Price

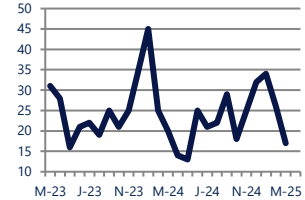
\$884,950



Down -10%
Vs. Year Ago

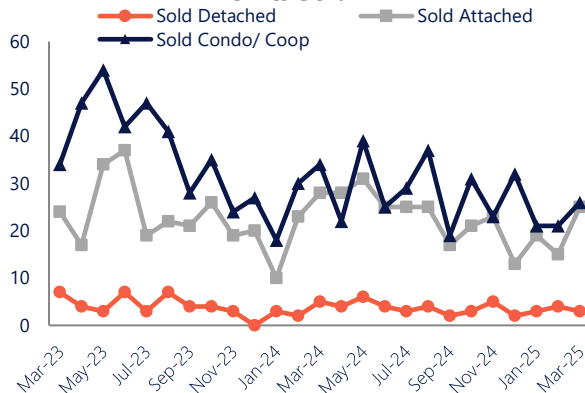
Days On Market

17



Down -15%
Vs. Year Ago

Units Sold*



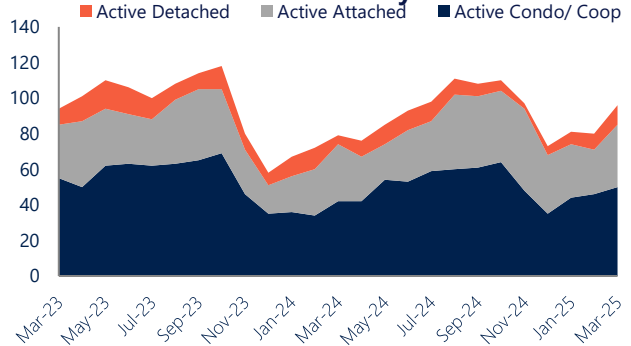
Units Sold

There was an increase in total units sold in March, with 54 sold this month in Old Town, Parker Gray, and Eisenhower Valley. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 22%. The total number of active inventory this March was 96 compared to 79 in March 2024. This month's total of 96 is higher than the previous month's total supply of available inventory of 80, an increase of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$988,450. This March, the median sale price was \$884,950, a decrease of 10% or \$103,500 compared to last year. The current median sold price is 1% higher than in February.

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.

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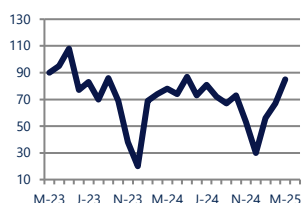
FOCUS ON: **OLD TOWN, PARKER GRAY, AND EISENHOWER VALLEY HOUSING MARKET**

MARCH 2025

Zip Code(s): 22314

New Listings

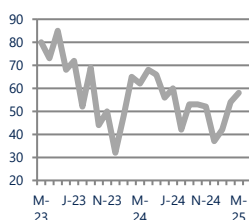
85



Up 9%
Vs. Year Ago

Current Contracts

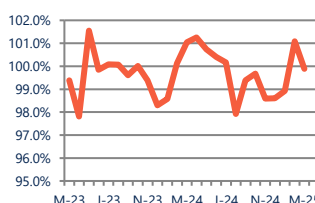
58



Down -6%
Vs. Year Ago

Sold Vs. List Price

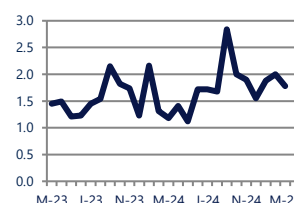
99.9%



Down -1.1%
Vs. Year Ago

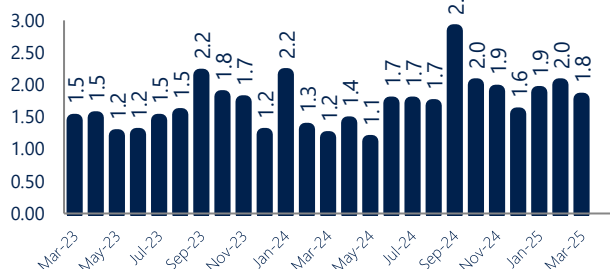
Months of Supply

1.8



Up 51%
Vs. Year Ago

Months Of Supply



Months of Supply

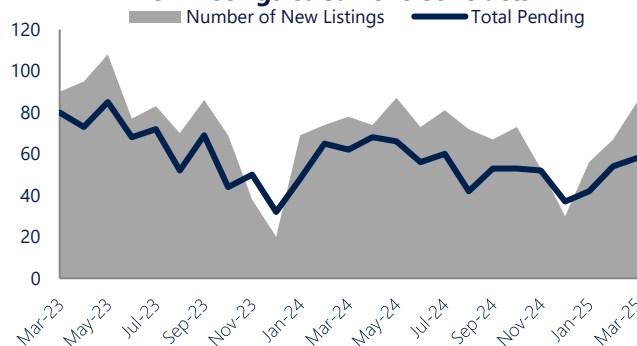
In March, there was 1.8 months of supply available in Old Town, Parker Gray, and Eisenhower Valley, compared to 1.2 in March 2024. That is an increase of 51% versus a year ago.

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.

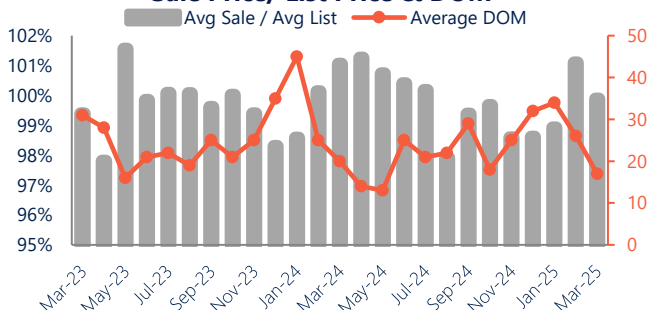
New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 78 in March 2024, an increase of 9%. There were 58 current contracts pending sale this March compared to 62 a year ago. The number of current contracts is 6% lower than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Old Town, Parker Gray, and Eisenhower Valley was 99.9% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 17, lower than the average last year, which was 20, a decrease of 15%.

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