

Residential Real Estate Report for North Dumfries April 2024



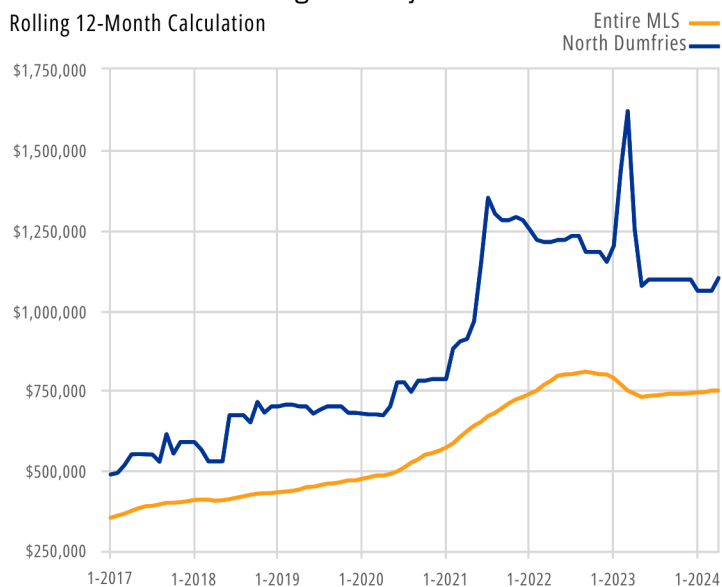
Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	3	3	0.0%	6	7	+ 16.7%
Sales	2	1	- 50.0%	5	3	- 40.0%
Days on Market Until Sale	63	6	- 90.5%	28	10	- 64.3%
Median Sales Price*	\$887,500	\$1,355,000	+ 52.7%	\$900,000	\$1,355,000	+ 50.6%
Average Sales Price*	\$887,500	\$1,355,000	+ 52.7%	\$1,118,500	\$1,375,000	+ 22.9%
Percent of List Price Received*	96.6%	100.4%	+ 3.9%	100.5%	98.9%	- 1.6%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

Townhouse/Condo	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	0	2	--	0	3	--
Sales	0	0	0.0%	0	1	--
Days on Market Until Sale	--	--	--	--	36	--
Median Sales Price*	--	--	--	--	\$720,000	--
Average Sales Price*	--	--	--	--	\$720,000	--
Percent of List Price Received*	--	--	--	--	97.3%	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

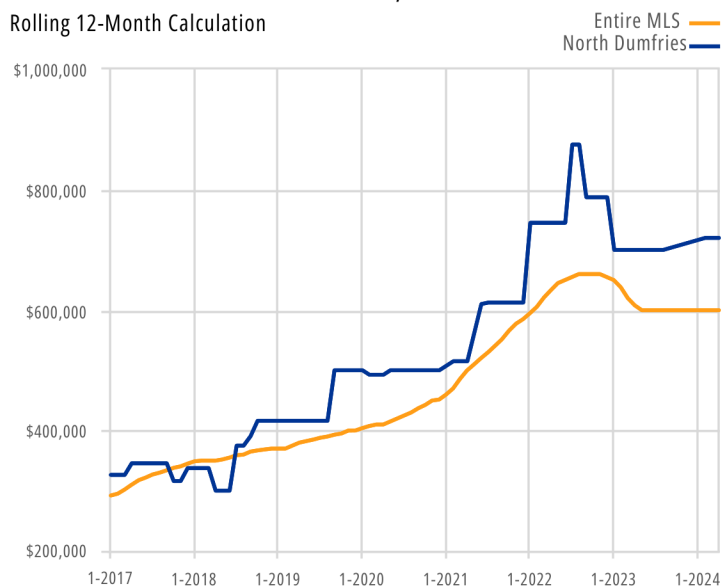
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.