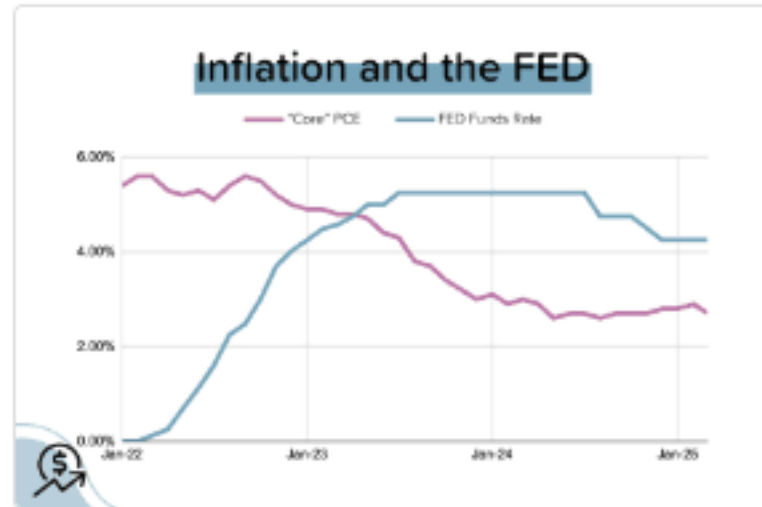


What's Up with Real Estate?

National news and local views for the week ending Friday, March 21, 2025

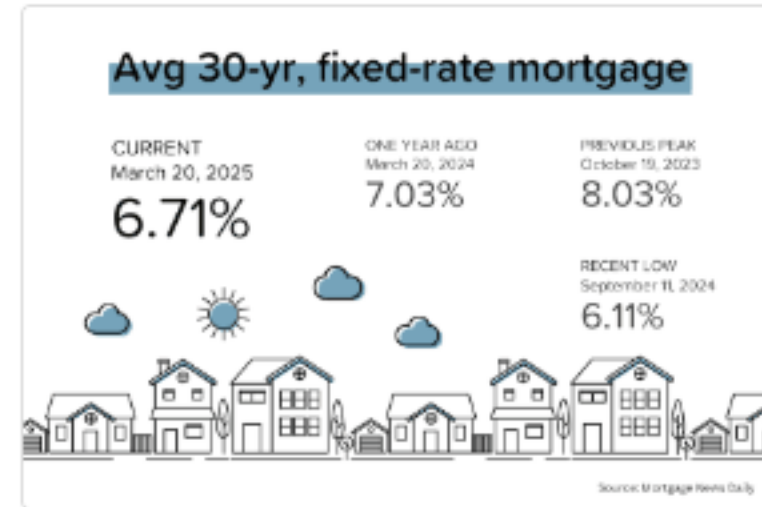
National Real Estate News

Fed extends 'pause'



The Federal Reserve voted to keep short-term interest rates steady on March 19. (They last cut rates in December 2024.) They did, however, lower their 2025 GDP growth expectations (from +2.1% YoY --> +1.7% YoY) and also announced a further reduction in the monthly pace of asset sales (in other words, less QT = quantitative tightening). [Source: Federal Reserve]

Bond market reacts



Why did the bond market like the Fed's non-decision so much? First, Fed members still expect 2 rate cuts this year. Second, slowing QT should mean less upward pressure on bond yields (and by extension, mortgage rates). Third, the Fed seems to be getting more worried about economic growth - and the Fed ALWAYS cuts rates when GDP flatlines or contracts. Average mortgage rates are currently the lowest they've been in three months. [Source: Mortgage News Daily]

Builders spooked by tariffs



The National Association of Homebuilders' confidence index dropped 3 points to 39, the lowest level since August 2024. (For this index, a result >50 = expansion/bullishness.) Builders are understandably concerned about the impact of higher tariffs on Canadian lumber, Chinese appliances etc. The NAHB estimates that the new tariffs will add \$9,200 to the cost of an average new home - when affordability was already stretched. [Source: NAHB]

Local Market Trends

As of Friday, March 21, 2025

Area	Median Price	Active Listings	New Listings - 5 days	Median Days on Market
22153	\$799,950 ▲ 0.1%	12 ▼ -0.2%	3	10 ▲ 0.4%
22031	\$819,200 ▼ -0.1%	26 ◆ 0%	3	16 ▼ -0.1%
22003	\$894,444 ◆ 0%	48 ◆ 0%	6	27 ▲ 0.1%

Local Market Trends (▼/▲) from Feb. to Mar. 2025.



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Questions about these articles or the state of your local market? Get in touch!

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