

THE LONG & FOSTER MARKET MINUTE™

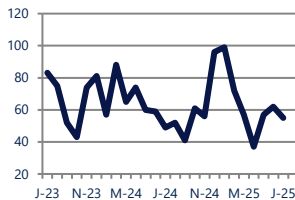
FOCUS ON: **ANACOSTIA AND HILLCREST HOUSING MARKET**

JULY 2025

Zip Code(s): 20019, 20020 and 20032

Units Sold

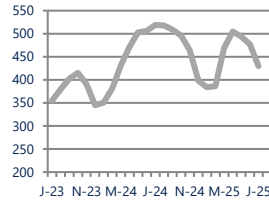
55



Up 12%
Vs. Year Ago

Active Inventory

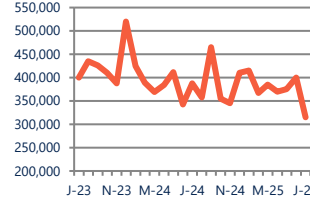
430



Down -17%
Vs. Year Ago

Median Sale Price

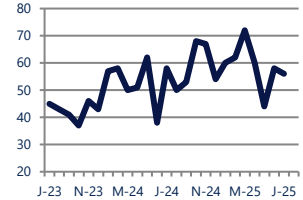
\$315,000



Down -19%
Vs. Year Ago

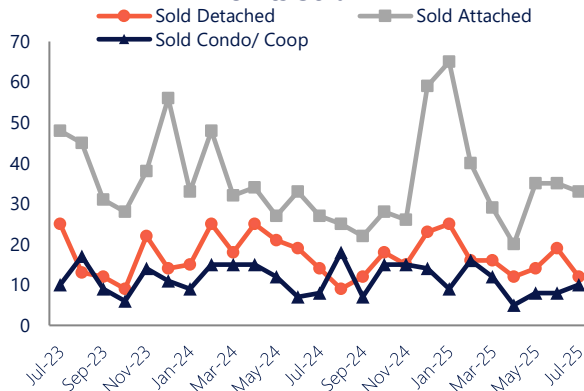
Days On Market

56



Down -3%
Vs. Year Ago

Units Sold*



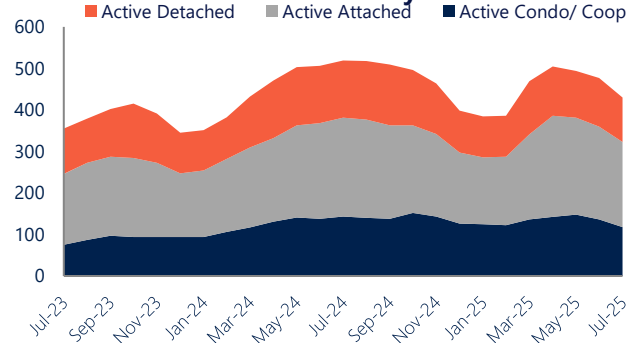
Units Sold

There was a decrease in total units sold in July, with 55 sold this month in Anacostia and Hillcrest versus 62 last month, a decrease of 11%. This month's total units sold was higher than at this time last year, an increase of 12% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 89 units or 17%. The total number of active inventory this July was 430 compared to 519 in July 2024. This month's total of 430 is lower than the previous month's total supply of available inventory of 477, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Anacostia and Hillcrest Homes was \$388,000. This July, the median sale price was \$315,000, a decrease of 19% or \$73,000 compared to last year. The current median sold price is 21% lower than in June.

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

Anacostia and Hillcrest are defined as properties in zip codes 20019/20020/20032.

*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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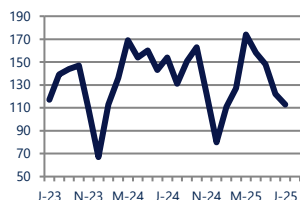
FOCUS ON: **ANACOSTIA AND HILLCREST HOUSING MARKET**

JULY 2025

Zip Code(s): 20019, 20020 and 20032

New Listings

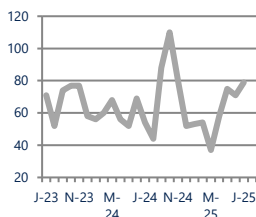
113



Down -27%
Vs. Year Ago

Current Contracts

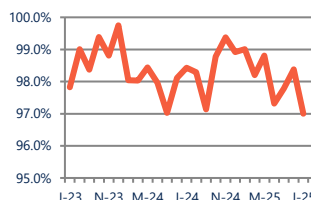
79



Up 46%
Vs. Year Ago

Sold Vs. List Price

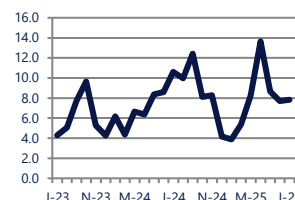
97.0%



Down -1.5%
Vs. Year Ago

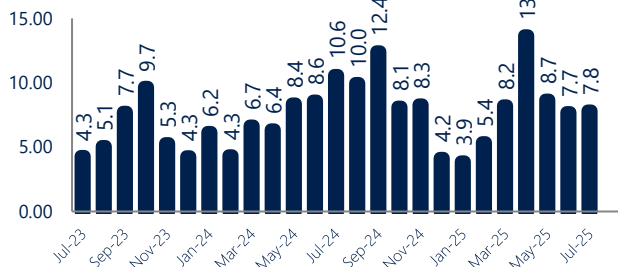
Months of Supply

7.8



Down -26%
Vs. Year Ago

Months Of Supply



Months of Supply

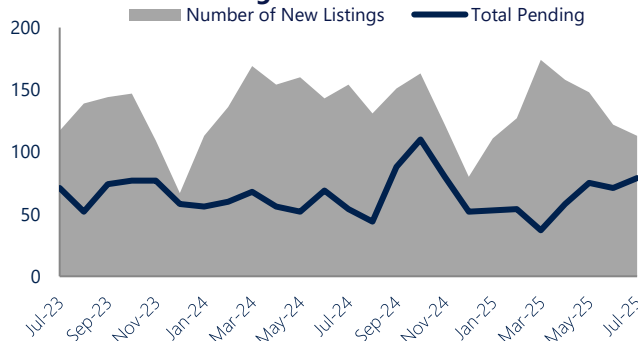
In July, there was 7.8 months of supply available in Anacostia and Hillcrest, compared to 10.6 in July 2024. That is a decrease of 26% versus a year ago.

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.

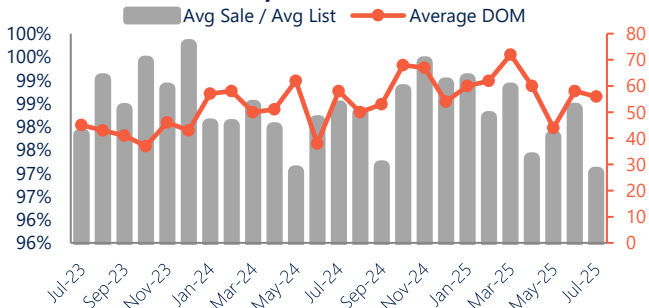
New Listings & Current Contracts

This month there were 113 homes newly listed for sale in Anacostia and Hillcrest compared to 154 in July 2024, a decrease of 27%. There were 79 current contracts pending sale this July compared to 54 a year ago. The number of current contracts is 46% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Anacostia and Hillcrest was 97.0% of the average list price, which is 1.4% lower than at this time last year.

Days On Market

This month, the average number of days on market was 56, lower than the average last year, which was 58, a decrease of 3%.

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