

# THE LONG & FOSTER MARKET MINUTE™

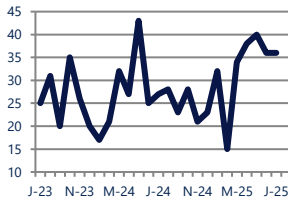
FOCUS ON: **CLEVELAND PARK AND KALORAMA HOUSING MARKET**

JULY 2025

Zip Code(s): 20008

## Units Sold

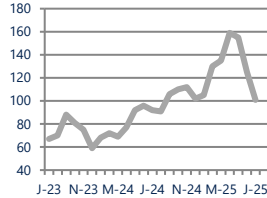
36



**Up 33%**  
Vs. Year Ago

## Active Inventory

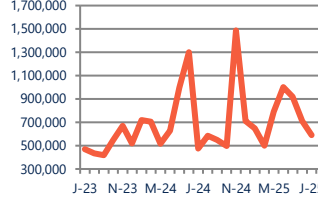
101



**Up 10%**  
Vs. Year Ago

## Median Sale Price

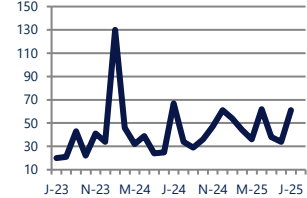
\$590,000



**Up 24%**  
Vs. Year Ago

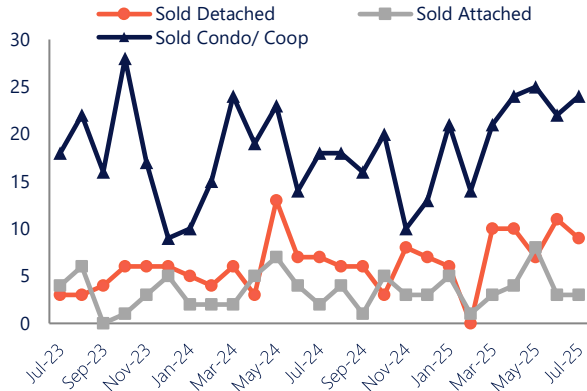
## Days On Market

61



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

## Units Sold\*



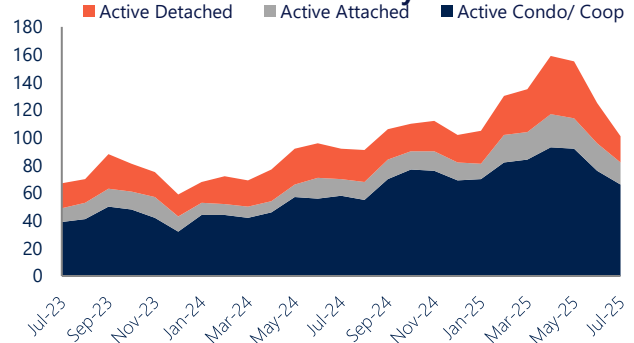
## Units Sold

The number of units sold remained stable in July, with 36 sold this month in Cleveland Park and Kalorama. This month's total units sold was higher than at this time last year, an increase of 33% versus July 2024.

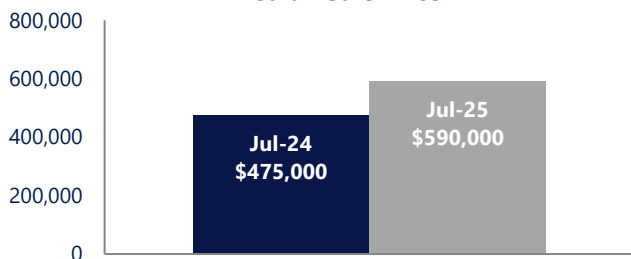
## Active Inventory

Versus last year, the total number of homes available this month is higher by 9 units or 10%. The total number of active inventory this July was 101 compared to 92 in July 2024. This month's total of 101 is lower than the previous month's total supply of available inventory of 125, a decrease of 19%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Cleveland Park and Kalorama Homes was \$475,000. This July, the median sale price was \$590,000, an increase of 24% or \$115,000 compared to last year. The current median sold price is 17% 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.

Cleveland Park and Kalorama are defined as properties in zip code 20008 and includes, but is not limited to these neighborhoods: Cleveland Park, Forest Hills, and Kalorama.

\*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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REAL ESTATE



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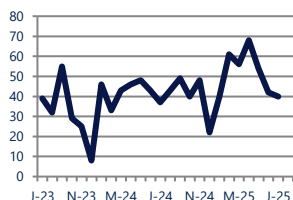
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JULY 2025

Zip Code(s): 20008

## New Listings

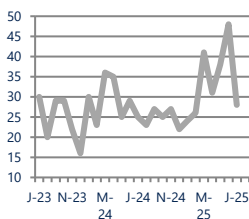
40



Up 8%  
Vs. Year Ago

## Current Contracts

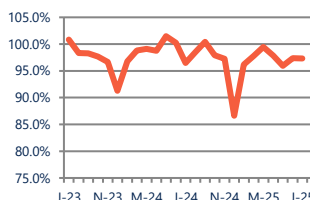
28



Up 12%  
Vs. Year Ago

## Sold Vs. List Price

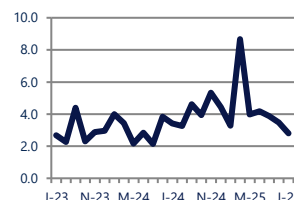
97.3%



Up 0.9%  
Vs. Year Ago

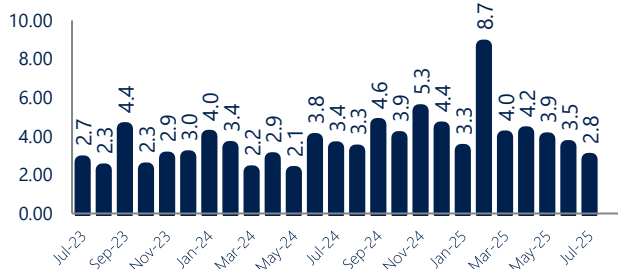
## Months of Supply

2.8



Down -18%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

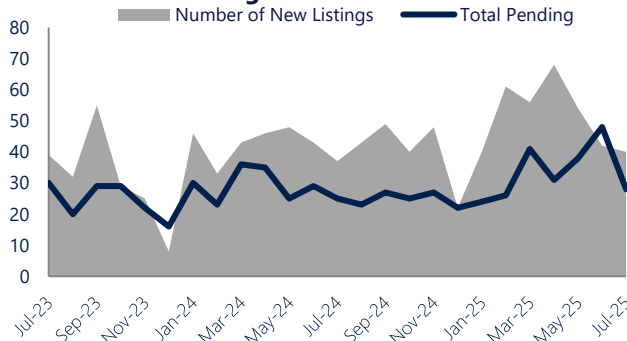
In July, there was 2.8 months of supply available in Cleveland Park and Kalorama, compared to 3.4 in July 2024. That is a decrease of 18% versus a year ago.

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.

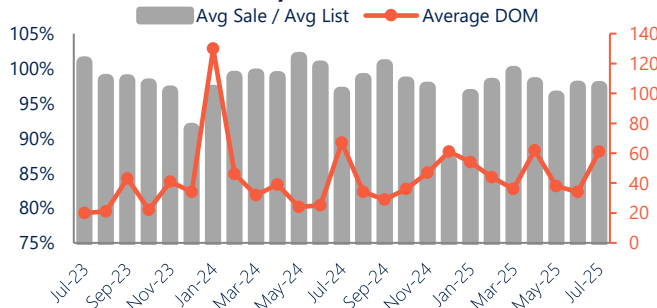
## New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Cleveland Park and Kalorama compared to 37 in July 2024, an increase of 8%. There were 28 current contracts pending sale this July compared to 25 a year ago. The number of current contracts is 12% 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 Cleveland Park and Kalorama was 97.3% of the average list price, which is 0.8% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 61, lower than the average last year, which was 67, a decrease of 9%.

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