

# THE LONG & FOSTER MARKET MINUTE™

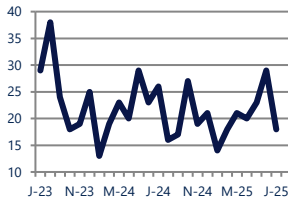
FOCUS ON: **COLUMBIA HEIGHTS AND MT. PLEASANT HOUSING MARKET**

JULY 2025

Zip Code(s): 20010

## Units Sold

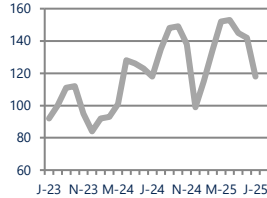
18



**Down**  
Vs. Year Ago

## Active Inventory

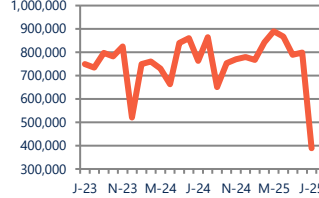
118



**No Change**  
Vs. Year Ago

## Median Sale Price

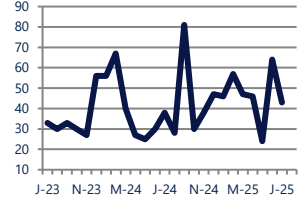
\$389,000



**Down**  
Vs. Year Ago

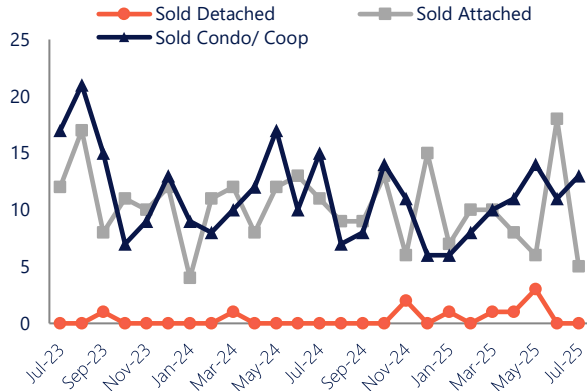
## Days On Market

43



**Up 13%**  
Vs. Year Ago

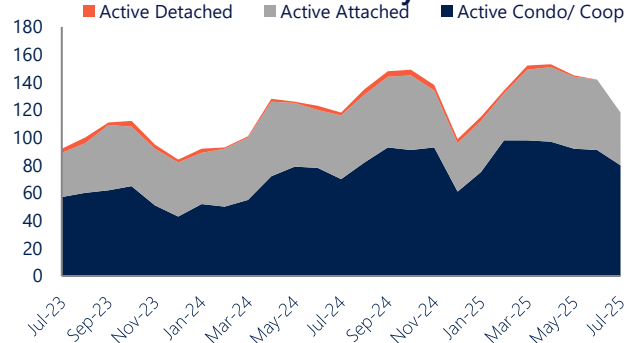
## Units Sold\*



## Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 18 sold this month in Columbia Heights and Mt. Pleasant. This month's total units sold was lower than at this time last year, a decrease from July 2024.

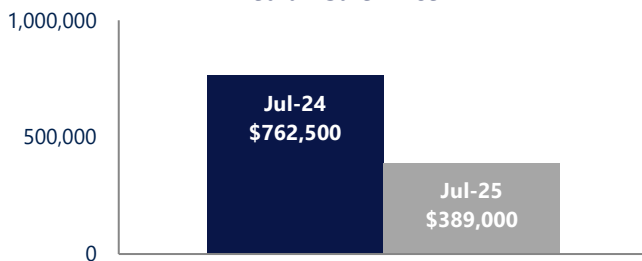
## Active Inventory\*



## Active Inventory

The total number of homes available this month is 118 units, which is similar compared to a year ago. This month's total of 118 is lower than the previous month's total supply of available inventory of 142, a decrease of 17%.

## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Columbia Heights and Mt. Pleasant Homes was \$762,500. This July, the median sale price was \$389,000, a decrease of \$373,500 compared to last year. The current median sold price is 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.

Columbia Heights and Mt. Pleasant are defined as properties in zip code 20010.

\*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.

**LONG & FOSTER**  
REAL ESTATE



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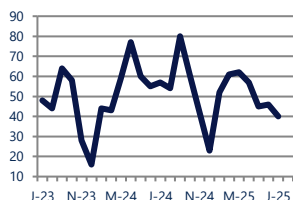
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JULY 2025

Zip Code(s): 20010

## New Listings

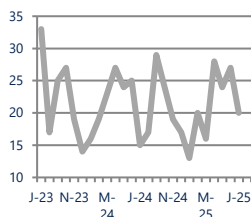
40



**Down -30%**  
Vs. Year Ago

## Current Contracts

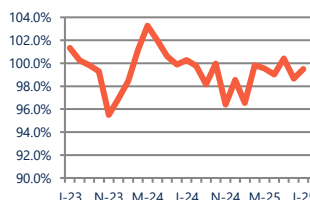
20



**Up 33%**  
Vs. Year Ago

## Sold Vs. List Price

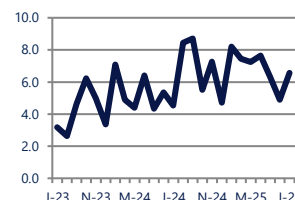
99.5%



**Down -0.8%**  
Vs. Year Ago

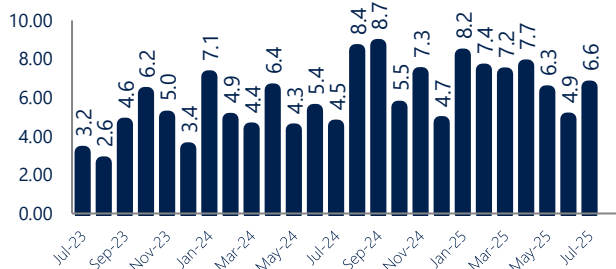
## Months of Supply

6.6



**Up 44%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

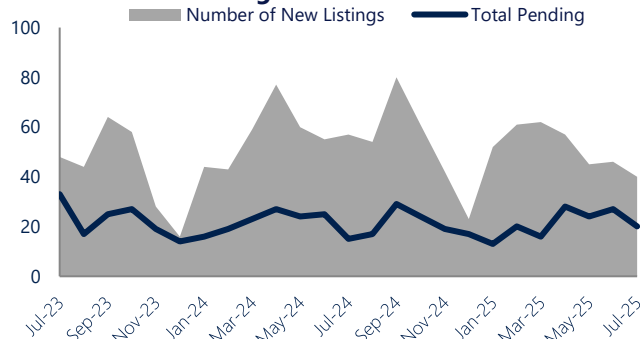
In July, there was 6.6 months of supply available in Columbia Heights and Mt. Pleasant, compared to 4.5 in July 2024. That is an increase of 44% versus a year ago.

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.

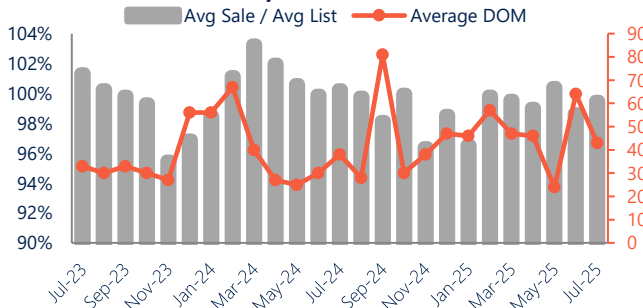
## New Listings & Current Contracts

This month there were 40 homes newly listed for sale in Columbia Heights and Mt. Pleasant compared to 57 in July 2024, a decrease of 30%. There were 20 current contracts pending sale this July compared to 15 a year ago. The number of current contracts is 33% 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 Columbia Heights and Mt. Pleasant was 99.5% of the average list price, which is 0.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 43, higher than the average last year, which was 38, an increase of 13%.

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