

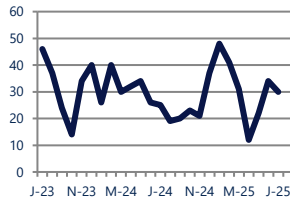
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DEANWOOD AND MARSHALL HEIGHTS HOUSING MARKET**

JULY 2025

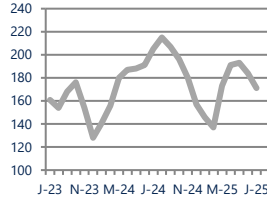
Zip Code(s): 20019

**Units Sold**  
**30**



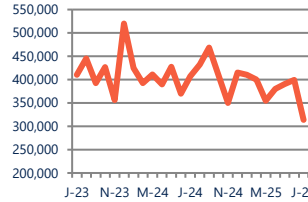
**Up 20%**  
Vs. Year Ago

**Active Inventory**  
**171**



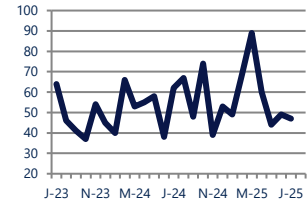
**Down -17%**  
Vs. Year Ago

**Median Sale Price**  
**\$313,750**

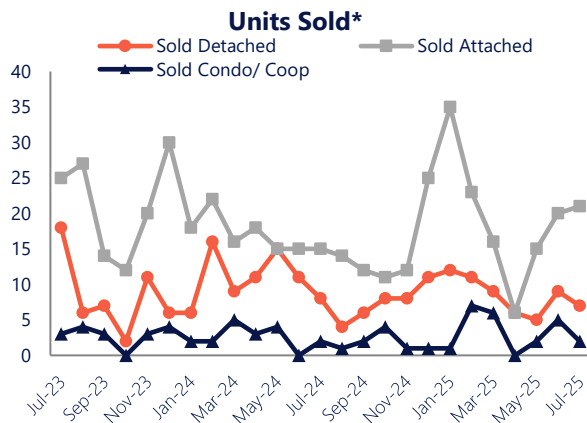


**Down -23%**  
Vs. Year Ago

**Days On Market**  
**47**

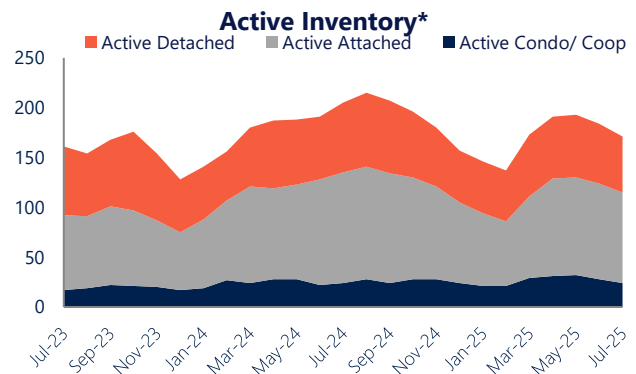


**Down -24%**  
Vs. Year Ago



## Units Sold

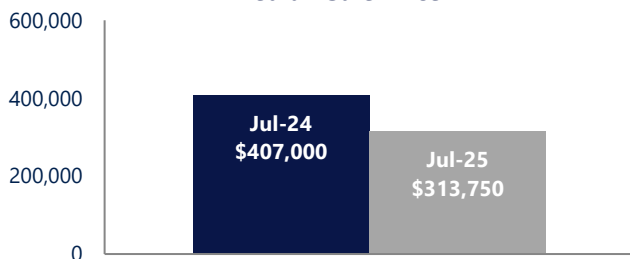
There was a decrease in total units sold in July, with 30 sold this month in Deanwood and Marshall Heights versus 34 last month, a decrease of 12%. This month's total units sold was higher than at this time last year, an increase of 20% versus July 2024.



## Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 17%. The total number of active inventory this July was 171 compared to 205 in July 2024. This month's total of 171 is lower than the previous month's total supply of available inventory of 184, a decrease of 7%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Deanwood and Marshall Heights Homes was \$407,000. This July, the median sale price was \$313,750, a decrease of 23% or \$93,250 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.

Deanwood and Marshall Heights are defined as properties listed in zip code/s 20019.

\*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



# THE LONG & FOSTER MARKET MINUTE™

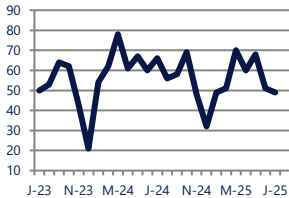
FOCUS ON: **DEANWOOD AND MARSHALL HEIGHTS HOUSING MARKET**

JULY 2025

Zip Code(s): 20019

## New Listings

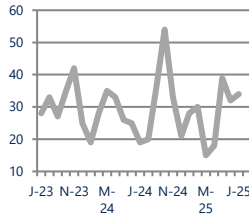
49



**Down -26%**  
Vs. Year Ago

## Current Contracts

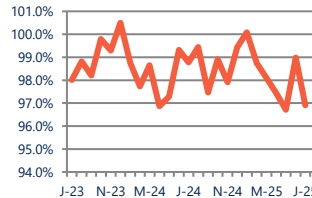
34



**Up 79%**  
Vs. Year Ago

## Sold Vs. List Price

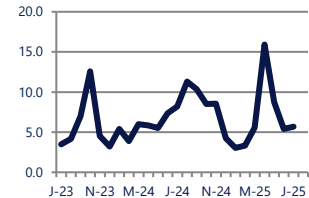
96.9%



**Down -1.9%**  
Vs. Year Ago

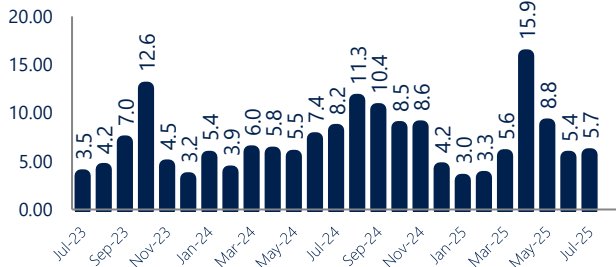
## Months of Supply

5.7



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

## Months Of Supply



## Months of Supply

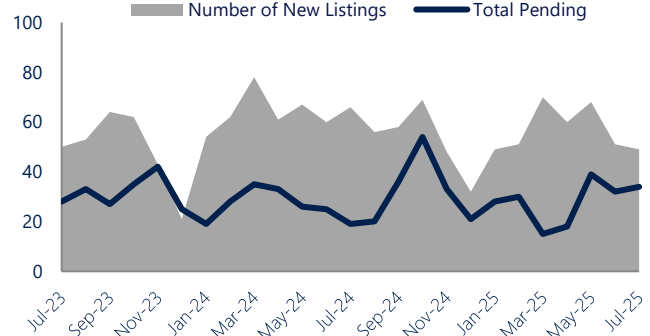
In July, there was 5.7 months of supply available in Deanwood and Marshall Heights, compared to 8.2 in July 2024. That is a decrease of 30% versus a year ago.

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.

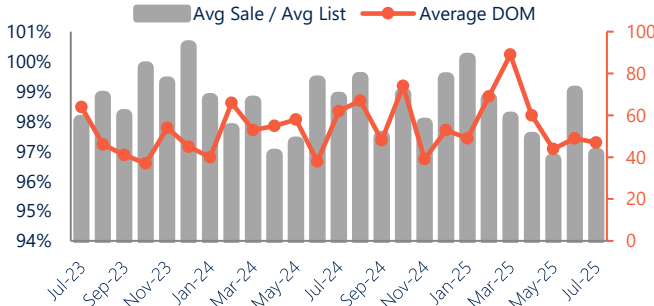
## New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Deanwood and Marshall Heights compared to 66 in July 2024, a decrease of 26%. There were 34 current contracts pending sale this July compared to 19 a year ago. The number of current contracts is 79% 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 Deanwood and Marshall Heights was 96.9% of the average list price, which is 1.9% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 47, lower than the average last year, which was 62, a decrease of 24%.

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