

THE LONG & FOSTER MARKET MINUTE™

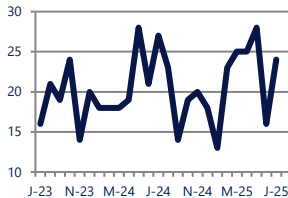
FOCUS ON: **LOGAN CIRCLE AND DUPONT HOUSING MARKET**

JULY 2025

Zip Code(s): 20005 and 20036

Units Sold

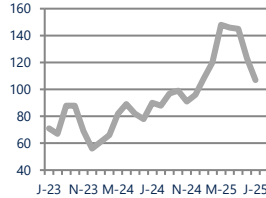
24



Down
Vs. Year Ago

Active Inventory

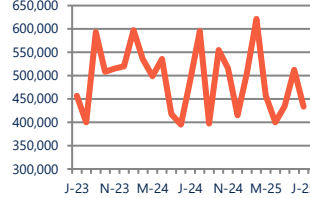
107



Up 19%
Vs. Year Ago

Median Sale Price

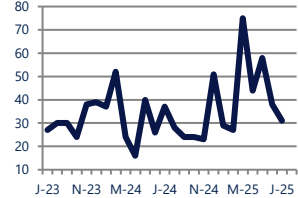
\$433,250



Down -12%
Vs. Year Ago

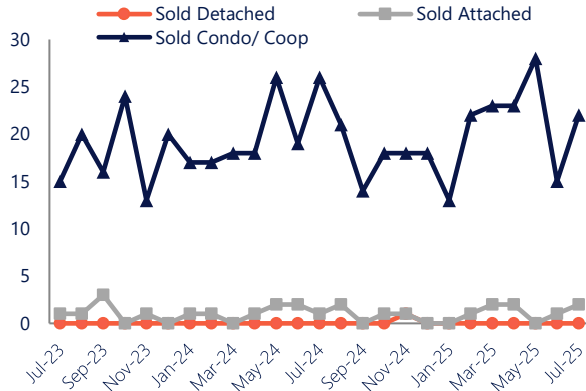
Days On Market

31



Down -16%
Vs. Year Ago

Units Sold*



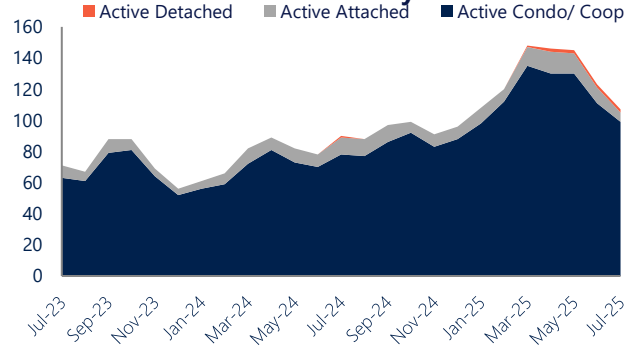
Units Sold

With relatively few transactions, there was an increase in total units sold in July, with 24 sold this month in Logan Circle and Dupont. This month's total units sold was lower than at this time last year, a decrease from July 2024.

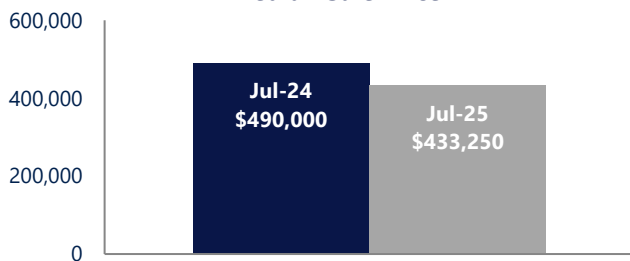
Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 19%. The total number of active inventory this July was 107 compared to 90 in July 2024. This month's total of 107 is lower than the previous month's total supply of available inventory of 123, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Logan Circle and Dupont Homes was \$490,000. This July, the median sale price was \$433,250, a decrease of 12% or \$56,750 compared to last year. The current median sold price is 15% 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.

Logan Circle and Dupont are defined as properties in zip codes 20005 and 20036.

*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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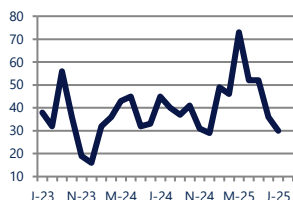
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JULY 2025

Zip Code(s): 20005 and 20036

New Listings

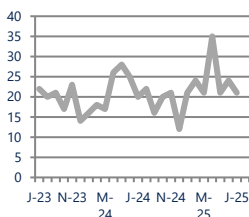
30



Down -33%
Vs. Year Ago

Current Contracts

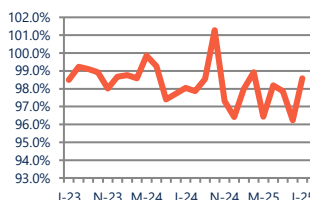
21



Up 5%
Vs. Year Ago

Sold Vs. List Price

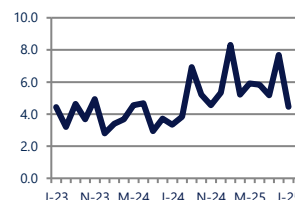
98.6%



Up 0.5%
Vs. Year Ago

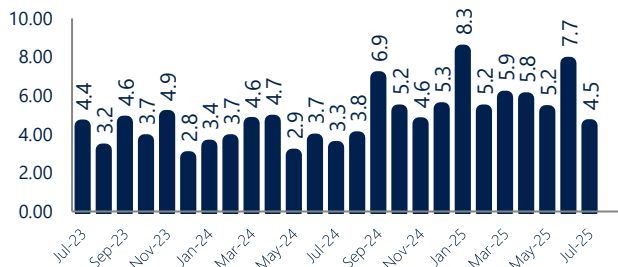
Months of Supply

4.5



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

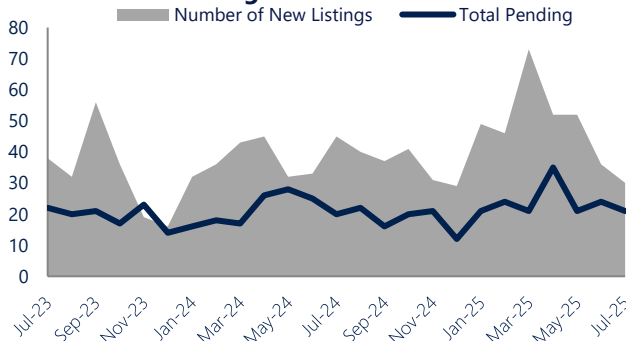
In July, there was 4.5 months of supply available in Logan Circle and Dupont, compared to 3.3 in July 2024. That is an increase of 34% versus a year ago.

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.

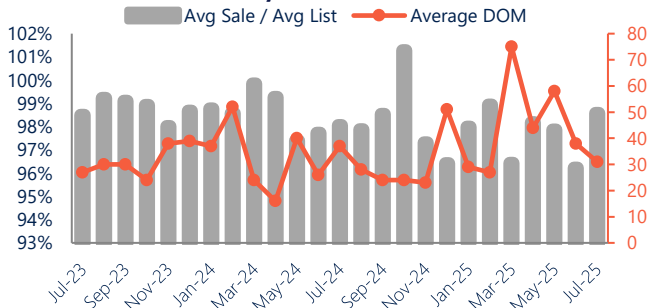
New Listings & Current Contracts

This month there were 30 homes newly listed for sale in Logan Circle and Dupont compared to 45 in July 2024, a decrease of 33%. There were 21 current contracts pending sale this July compared to 20 a year ago. The number of current contracts is 5% 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 Logan Circle and Dupont was 98.6% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 37, a decrease of 16%.

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