

THE LONG & FOSTER MARKET MINUTE™

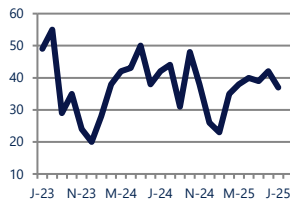
FOCUS ON: **PENN QUARTER AND SHAW HOUSING MARKET**

JULY 2025

Zip Code(s): 20001

Units Sold

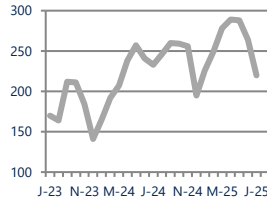
37



Down -12%
Vs. Year Ago

Active Inventory

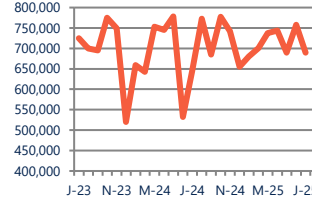
220



Down -6%
Vs. Year Ago

Median Sale Price

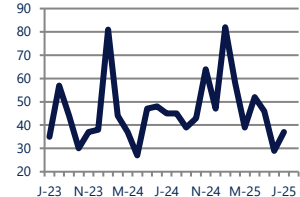
\$690,000



Up 7%
Vs. Year Ago

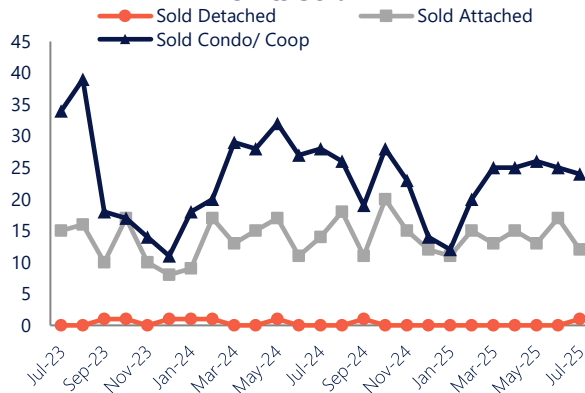
Days On Market

37



Down -18%
Vs. Year Ago

Units Sold*



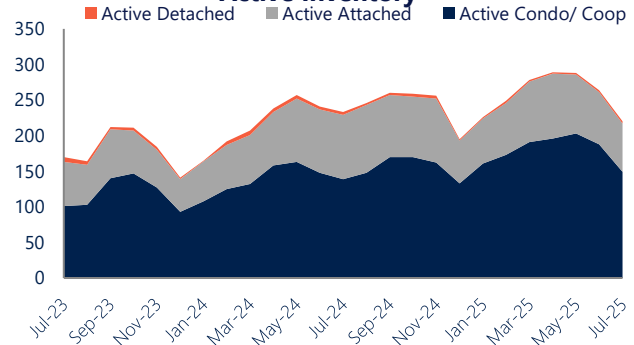
Units Sold

There was a decrease in total units sold in July, with 37 sold this month in Penn Quarter and Shaw versus 42 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 12% versus July 2024.

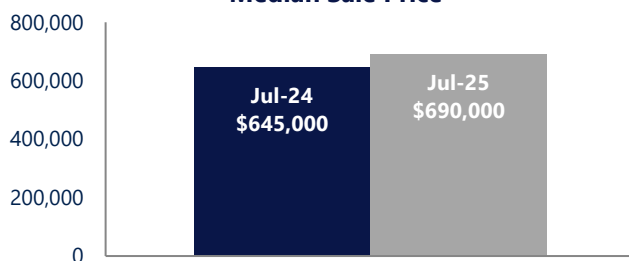
Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 6%. The total number of active inventory this July was 220 compared to 233 in July 2024. This month's total of 220 is lower than the previous month's total supply of available inventory of 264, a decrease of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Penn Quarter and Shaw Homes was \$645,000. This July, the median sale price was \$690,000, an increase of 7% or \$45,000 compared to last year. The current median sold price is 9% 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.

Penn Quarter and Shaw are defined as properties in zip code 20001 and includes, but is not limited to these neighborhoods: Penn Quarter, Shaw, and LeDroit Park.

*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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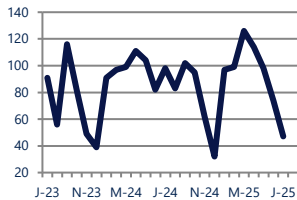
FOCUS ON: **PENN QUARTER AND SHAW HOUSING MARKET**

JULY 2025

Zip Code(s): 20001

New Listings

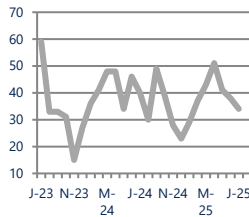
47



Down -52%
Vs. Year Ago

Current Contracts

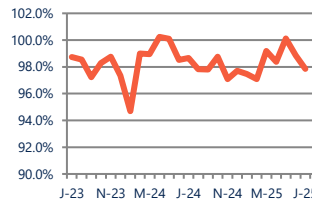
34



Down -15%
Vs. Year Ago

Sold Vs. List Price

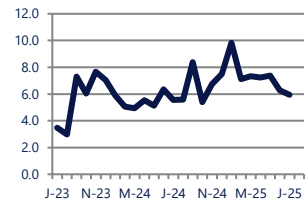
97.9%



Down -0.8%
Vs. Year Ago

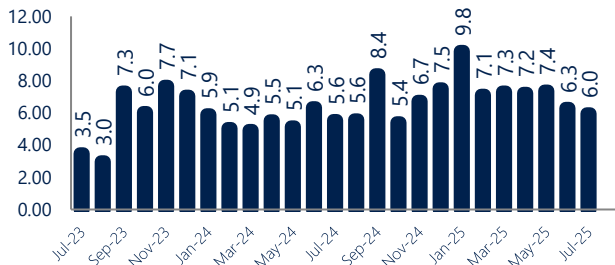
Months of Supply

6.0



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

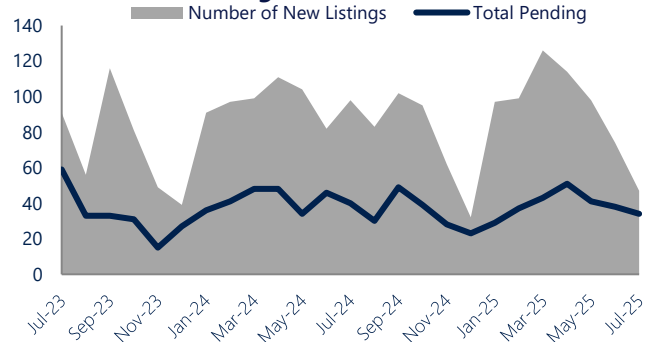
In July, there was 5.9 months of supply available in Penn Quarter and Shaw, compared to 5.5 in July 2024. That is an increase of 7% versus a year ago.

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.

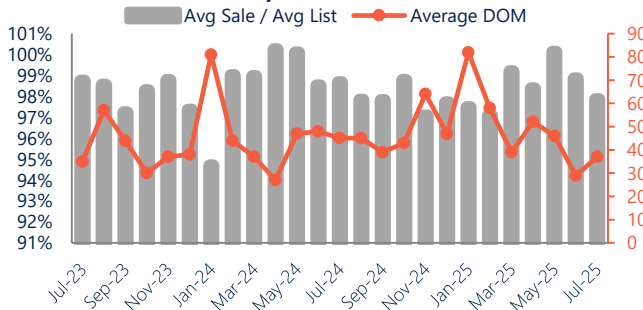
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Penn Quarter and Shaw compared to 98 in July 2024, a decrease of 52%. There were 34 current contracts pending sale this July compared to 40 a year ago. The number of current contracts is 15% lower 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 Penn Quarter and Shaw was 97.9% 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 37, lower than the average last year, which was 45, a decrease of 18%.

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