

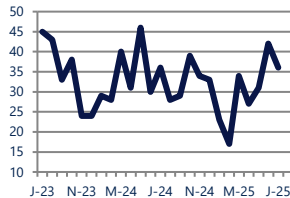
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ABINGDON HOUSING MARKET**

JULY 2025

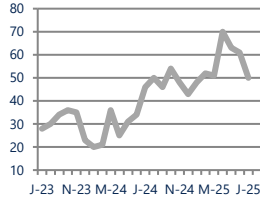
Zip Code(s): 21009

**Units Sold**  
**36**



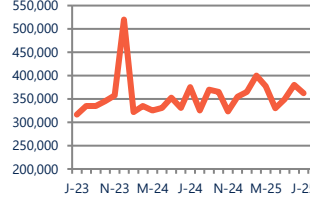
**No Change**  
Vs. Year Ago

**Active Inventory**  
**50**



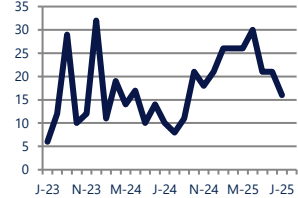
**Up 9%**  
Vs. Year Ago

**Median Sale Price**  
**\$362,500**

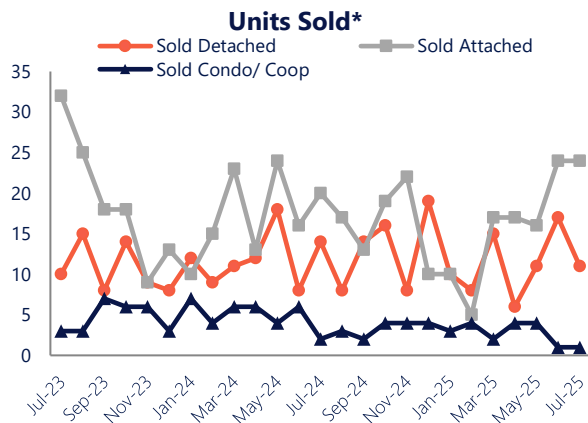


**Down -3%**  
Vs. Year Ago

**Days On Market**  
**16**

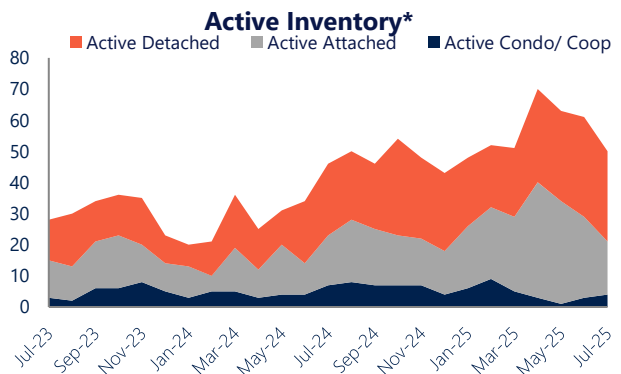


**Up**  
Vs. Year Ago



## Units Sold

There was a decrease in total units sold in July, with 36 sold this month in Abingdon, a decrease of 14%. This month's total units sold is similar compared to a year ago.



## Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 9%. The total number of active inventory this July was 50 compared to 46 in July 2024. This month's total of 50 is lower than the previous month's total supply of available inventory of 61, a decrease of 18%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Abingdon Homes was \$375,000. This July, the median sale price was \$362,500, a decrease of 3% or \$12,500 compared to last year. The current median sold price is 5% 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.

Abingdon are defined as properties listed in zip code/s 21009.

\*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™

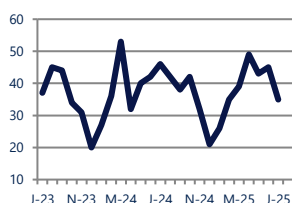
FOCUS ON: **ABINGDON HOUSING MARKET**

JULY 2025

Zip Code(s): 21009

## New Listings

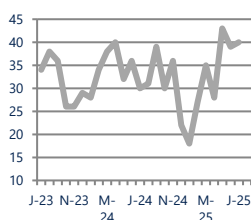
35



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

## Current Contracts

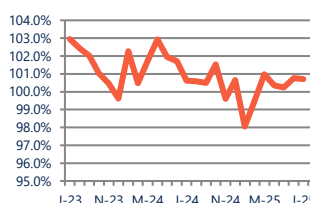
40



**Up 33%**  
Vs. Year Ago

## Sold Vs. List Price

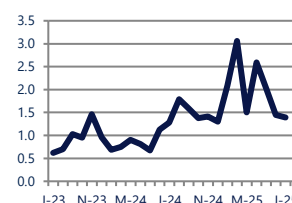
100.7%



**No Change**  
Vs. Year Ago

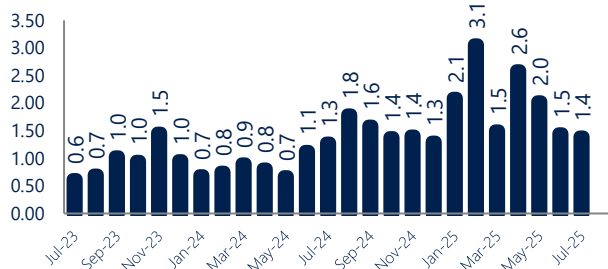
## Months of Supply

1.4



**Up 9%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

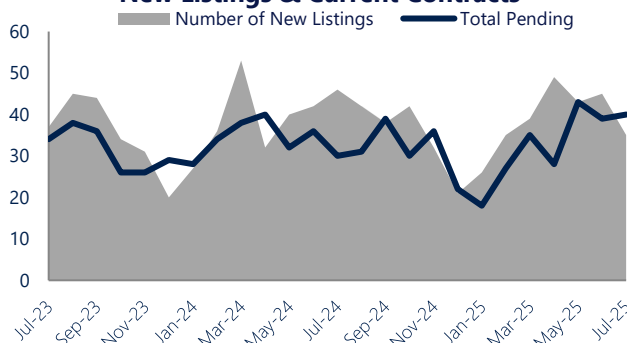
In July, there was 1.4 months of supply available in Abingdon, compared to 1.3 in July 2024. That is an increase of 9% versus a year ago.

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.

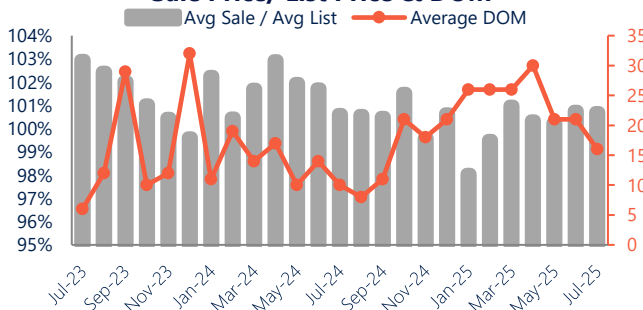
## New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Abingdon compared to 46 in July 2024, a decrease of 24%. There were 40 current contracts pending sale this July compared to 30 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 Abingdon was 100.7% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 10. This increase was impacted by the limited number of sales.

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