

THE LONG & FOSTER MARKET MINUTE™

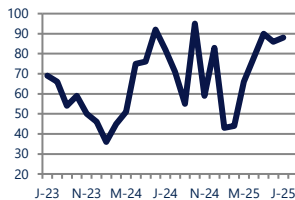
FOCUS ON: **ASHBURN HOUSING MARKET**

JULY 2025

Zip Code(s): 20147 and 20146

Units Sold

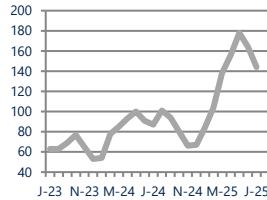
88



Up 7%
Vs. Year Ago

Active Inventory

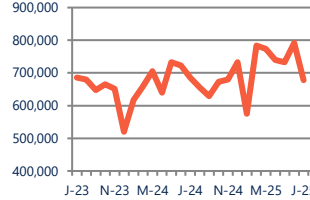
144



Up 66%
Vs. Year Ago

Median Sale Price

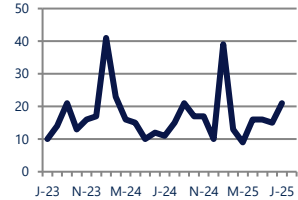
\$677,490



Down -1%
Vs. Year Ago

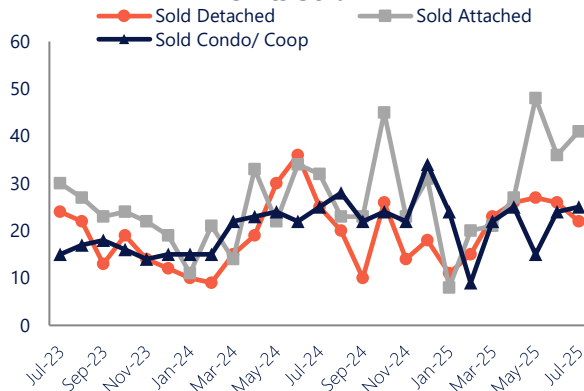
Days On Market

21



Up 91%
Vs. Year Ago

Units Sold*



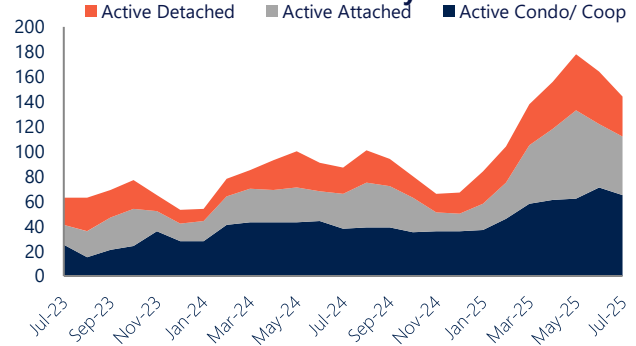
Units Sold

There was an increase in total units sold in July, with 88 sold this month in Ashburn versus 86 last month, an increase of 2%. This month's total units sold was higher than at this time last year, an increase of 7% versus July 2024.

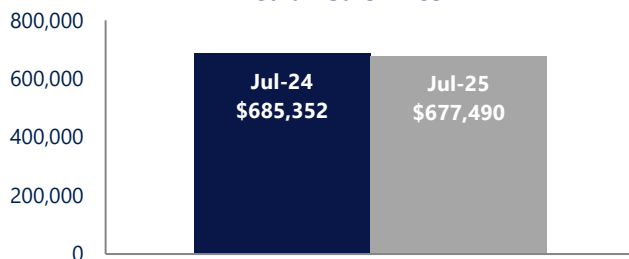
Active Inventory

Versus last year, the total number of homes available this month is higher by 57 units or 66%. The total number of active inventory this July was 144 compared to 87 in July 2024. This month's total of 144 is lower than the previous month's total supply of available inventory of 164, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Ashburn Homes was \$685,352. This July, the median sale price was \$677,490, a decrease of 1% or \$7,862 compared to last year. The current median sold price is 14% 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.

Ashburn are defined as properties listed in zip code/s 20147 and 20146.

*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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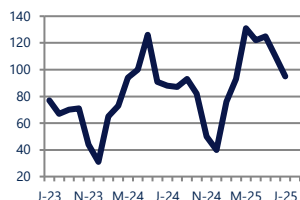
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JULY 2025

Zip Code(s): 20147 and 20146

New Listings

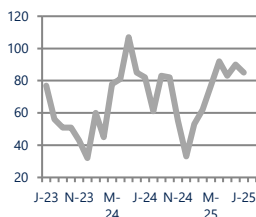
95



Up 8%
Vs. Year Ago

Current Contracts

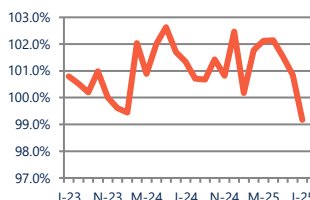
85



Up 4%
Vs. Year Ago

Sold Vs. List Price

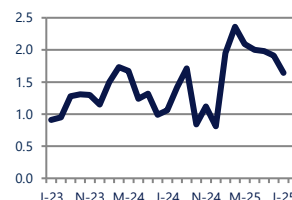
99.2%



Down -2.1%
Vs. Year Ago

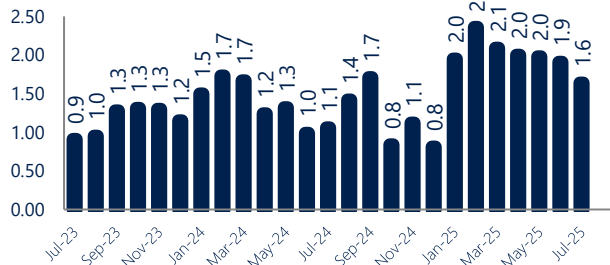
Months of Supply

1.6



Up 55%
Vs. Year Ago

Months Of Supply



Months of Supply

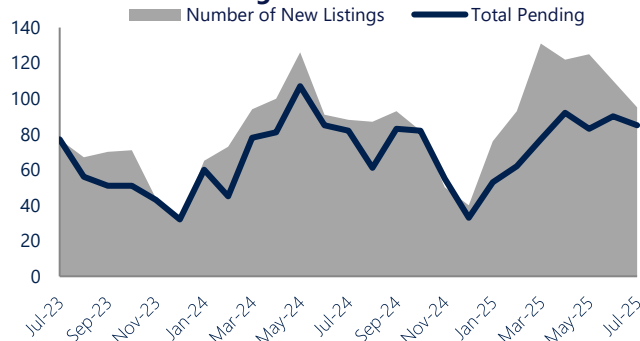
In July, there was 1.6 months of supply available in Ashburn, compared to 1.1 in July 2024. That is an increase of 54% versus a year ago.

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.

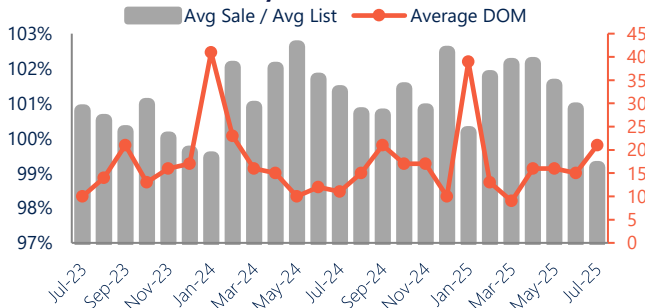
New Listings & Current Contracts

This month there were 95 homes newly listed for sale in Ashburn compared to 88 in July 2024, an increase of 8%. There were 85 current contracts pending sale this July compared to 82 a year ago. The number of current contracts is 4% 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 Ashburn was 99.2% of the average list price, which is 2.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 11, an increase of 91%.

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