

# THE LONG & FOSTER MARKET MINUTE™

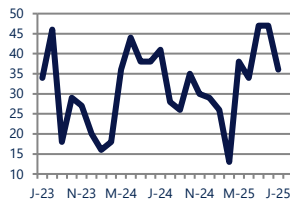
FOCUS ON: **EASTERN MCLEAN HOUSING MARKET**

JULY 2025

Zip Code(s): 22101

## Units Sold

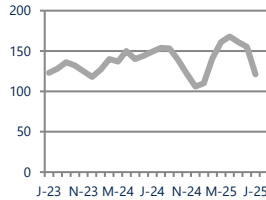
36



**Down -12%**  
Vs. Year Ago

## Active Inventory

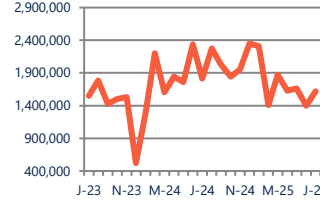
121



**Down -19%**  
Vs. Year Ago

## Median Sale Price

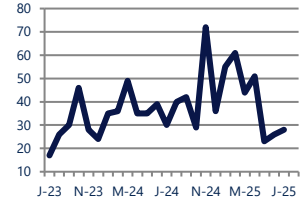
\$1,620,000



**Down -11%**  
Vs. Year Ago

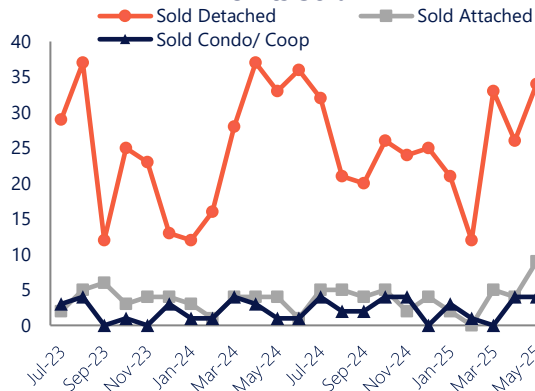
## Days On Market

28



**Down -7%**  
Vs. Year Ago

## Units Sold\*



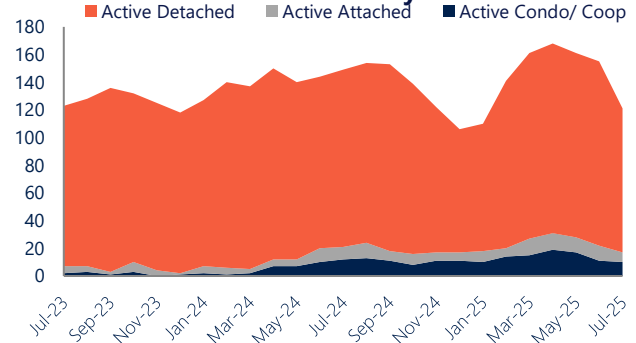
## Units Sold

There was a decrease in total units sold in July, with 36 sold this month in Eastern McLean versus 47 last month, a decrease of 23%. This month's total units sold was lower than at this time last year, a decrease of 12% versus July 2024.

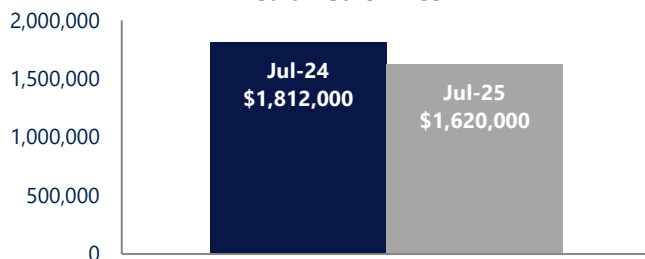
## Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 19%. The total number of active inventory this July was 121 compared to 149 in July 2024. This month's total of 121 is lower than the previous month's total supply of available inventory of 155, a decrease of 22%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Eastern McLean Homes was \$1,812,000. This July, the median sale price was \$1,620,000, a decrease of 11% or \$192,000 compared to last year. The current median sold price is 16% higher 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.

Eastern McLean are defined as properties listed in zip code/s 22101.

\*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



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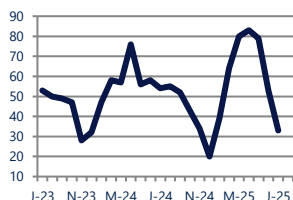
FOCUS ON: **EASTERN MCLEAN HOUSING MARKET**

JULY 2025

Zip Code(s): 22101

## New Listings

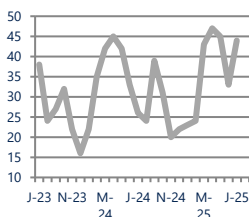
33



**Down -39%**  
Vs. Year Ago

## Current Contracts

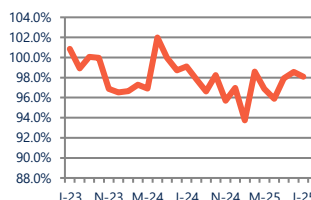
44



**Up 69%**  
Vs. Year Ago

## Sold Vs. List Price

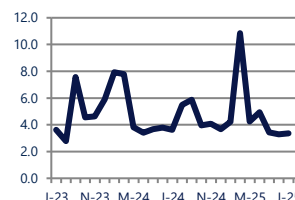
98.1%



**Down -1%**  
Vs. Year Ago

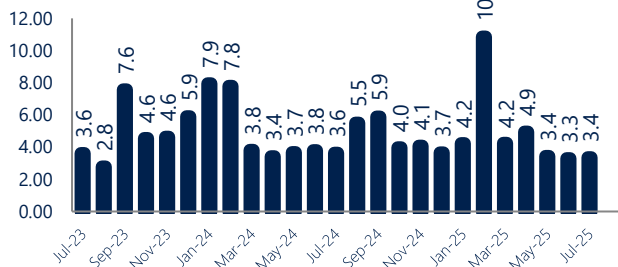
## Months of Supply

3.4



**Down -7%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

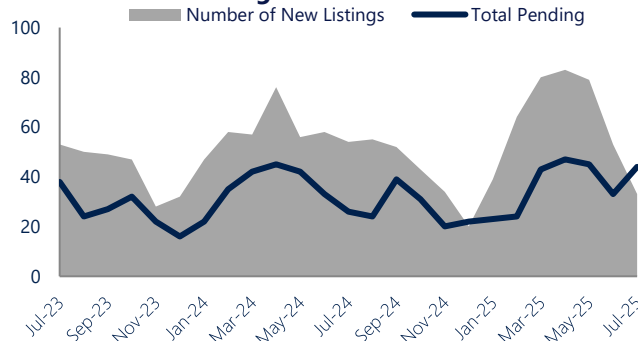
In July, there was 3.4 months of supply available in Eastern McLean, compared to 3.6 in July 2024. That is a decrease of 8% versus a year ago.

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.

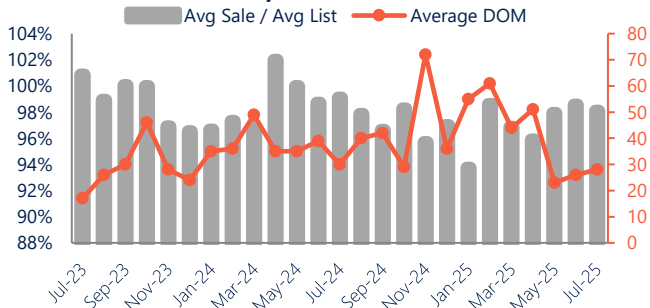
## New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Eastern McLean compared to 54 in July 2024, a decrease of 39%. There were 44 current contracts pending sale this July compared to 26 a year ago. The number of current contracts is 69% 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 Eastern McLean was 98.1% of the average list price, which is 1.0% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 28, lower than the average last year, which was 30, a decrease of 7%.

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