

# THE LONG & FOSTER MARKET MINUTE™

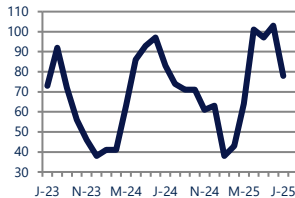
FOCUS ON: **HERNDON HOUSING MARKET**

JULY 2025

Zip Code(s): 20170 and 20171

## Units Sold

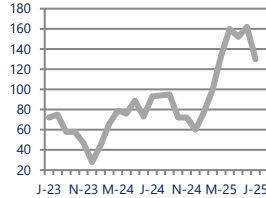
78



**Down -6%**  
Vs. Year Ago

## Active Inventory

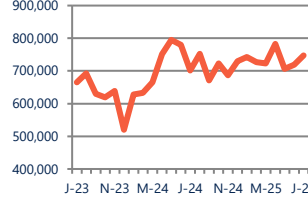
130



**Up 40%**  
Vs. Year Ago

## Median Sale Price

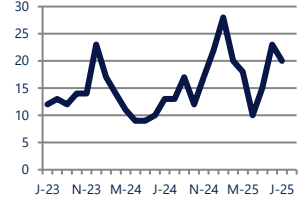
\$747,500



**Up 7%**  
Vs. Year Ago

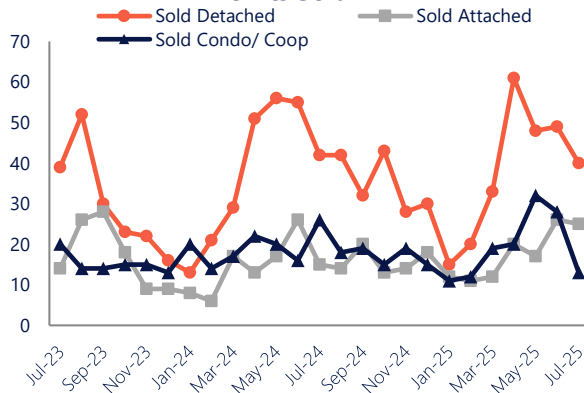
## Days On Market

20



**Up 54%**  
Vs. Year Ago

## Units Sold\*



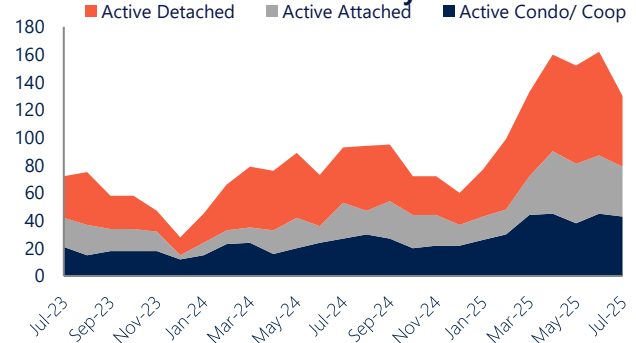
## Units Sold

There was a decrease in total units sold in July, with 78 sold this month in Herndon versus 103 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 6% versus July 2024.

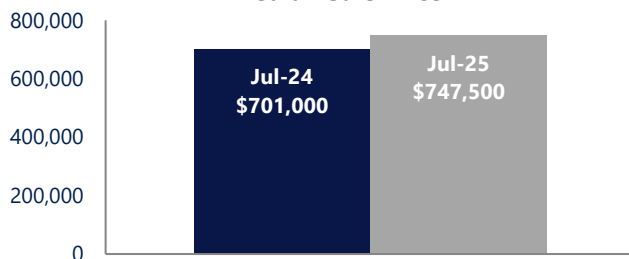
## Active Inventory

Versus last year, the total number of homes available this month is higher by 37 units or 40%. The total number of active inventory this July was 130 compared to 93 in July 2024. This month's total of 130 is lower than the previous month's total supply of available inventory of 162, a decrease of 20%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Herndon Homes was \$701,000. This July, the median sale price was \$747,500, an increase of 7% or \$46,500 compared to last year. The current median sold price is 4% 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.

Herndon are defined as properties listed in zip code/s 20170 and 20171.

\*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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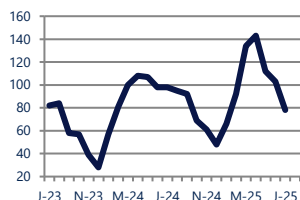
FOCUS ON: **HERNDON HOUSING MARKET**

JULY 2025

Zip Code(s): 20170 and 20171

## New Listings

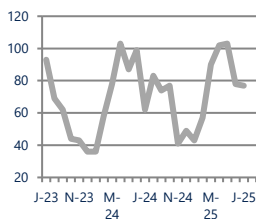
78



**Down -20%**  
Vs. Year Ago

## Current Contracts

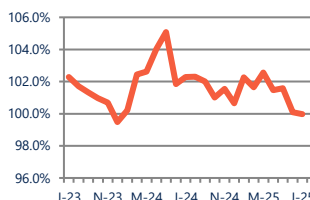
77



**Up 24%**  
Vs. Year Ago

## Sold Vs. List Price

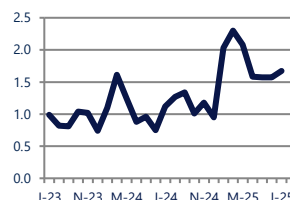
100.0%



**Down -2.2%**  
Vs. Year Ago

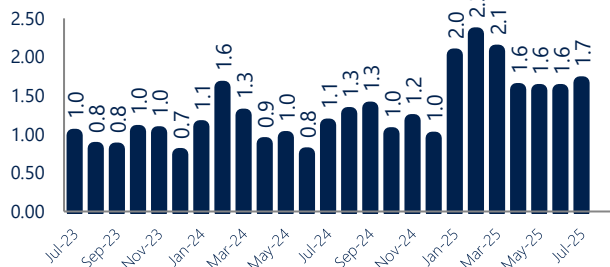
## Months of Supply

1.7



**Up 49%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

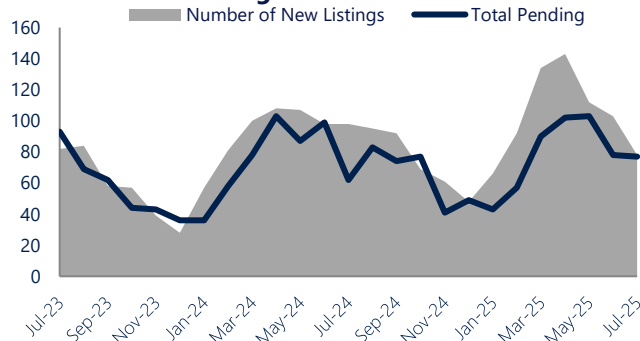
In July, there was 1.7 months of supply available in Herndon, compared to 1.1 in July 2024. That is an increase of 49% versus a year ago.

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.

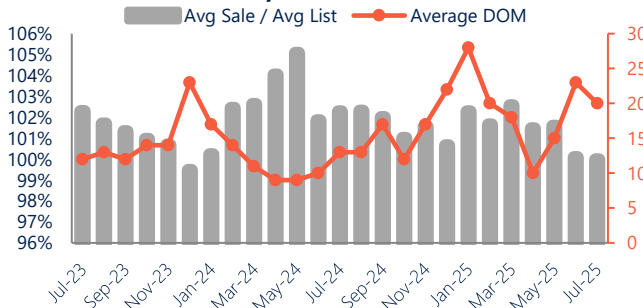
## New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Herndon compared to 98 in July 2024, a decrease of 20%. There were 77 current contracts pending sale this July compared to 62 a year ago. The number of current contracts is 24% 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 Herndon was 100.0% of the average list price, which is 2.3% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 13, an increase of 54%.

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