

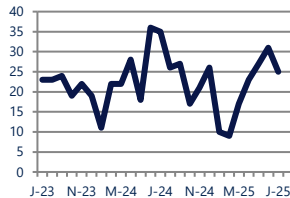
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **OAK HILL HOUSING MARKET**

JULY 2025

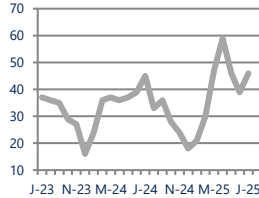
Zip Code(s): 20171

Units Sold
25



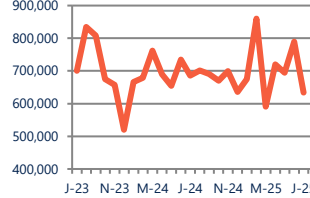
Down -29%
Vs. Year Ago

Active Inventory
46



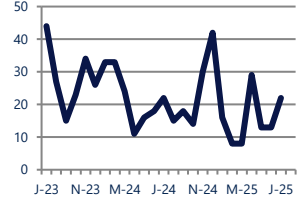
Up 2%
Vs. Year Ago

Median Sale Price
\$633,999

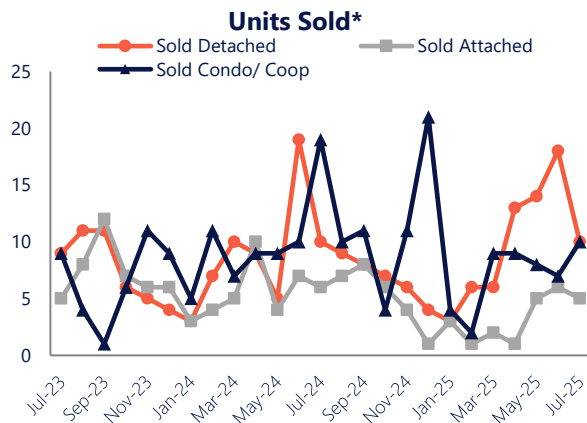


Down -8%
Vs. Year Ago

Days On Market
22

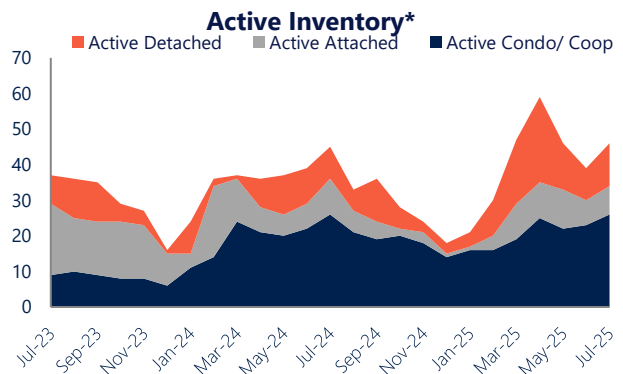


No Change
Vs. Year Ago



Units Sold

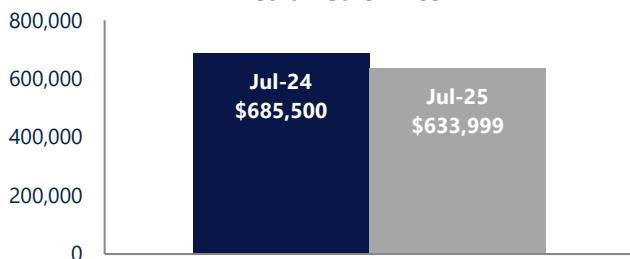
There was a decrease in total units sold in July, with 25 sold this month in Oak Hill versus 31 last month, a decrease of 19%. This month's total units sold was lower than at this time last year, a decrease of 29% versus July 2024.



Active Inventory

Versus last year, the total number of homes available this month is higher by 1 units or 2%. The total number of active inventory this July was 46 compared to 45 in July 2024. This month's total of 46 is higher than the previous month's total supply of available inventory of 39, an increase of 18%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Oak Hill Homes was \$685,500. This July, the median sale price was \$633,999, a decrease of 8% or \$51,501 compared to last year. The current median sold price is 20% 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.

Oak Hill are defined as properties listed in zip code/s 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.

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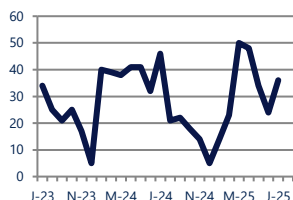
FOCUS ON: **OAK HILL HOUSING MARKET**

JULY 2025

Zip Code(s): 20171

New Listings

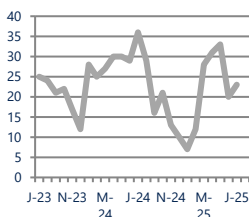
36



Down -22%
Vs. Year Ago

Current Contracts

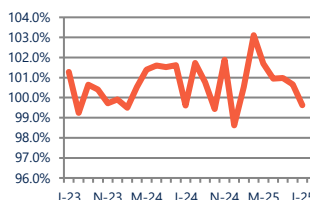
23



Down -36%
Vs. Year Ago

Sold Vs. List Price

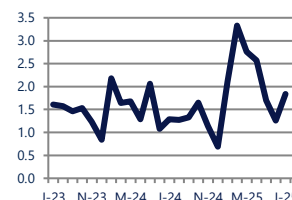
99.6%



No Change
Vs. Year Ago

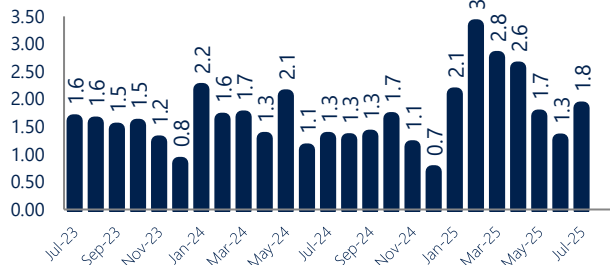
Months of Supply

1.8



Up 43%
Vs. Year Ago

Months Of Supply



Months of Supply

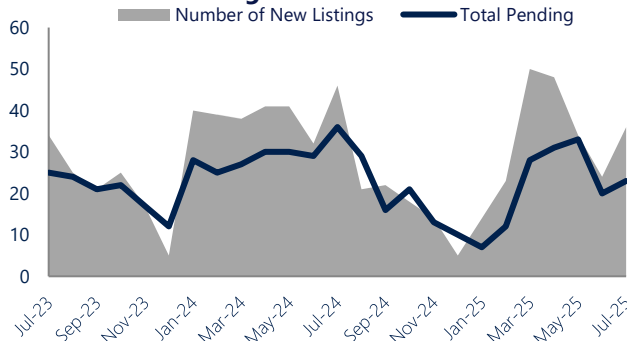
In July, there was 1.8 months of supply available in Oak Hill, compared to 1.3 in July 2024. That is an increase of 43% versus a year ago.

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.

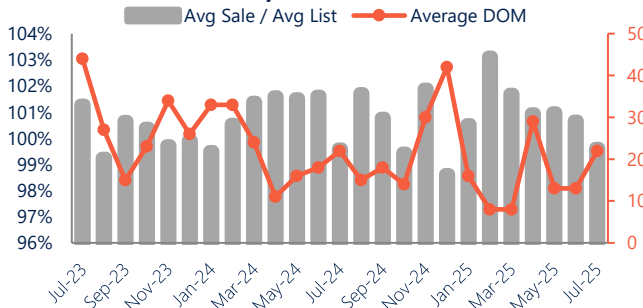
New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Oak Hill compared to 46 in July 2024, a decrease of 22%. There were 23 current contracts pending sale this July compared to 36 a year ago. The number of current contracts is 36% 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 Oak Hill was 99.6% 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 22, which is similar compared to a year ago.

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