

# THE LONG & FOSTER MARKET MINUTE™

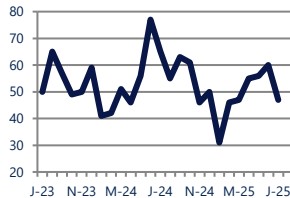
FOCUS ON: **STERLING AND DULLES HOUSING MARKET**

JULY 2025

Zip Code(s): 20164 and 20166

## Units Sold

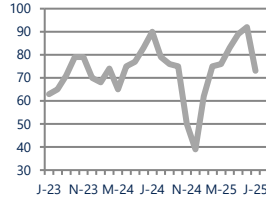
47



**Down -28%**  
Vs. Year Ago

## Active Inventory

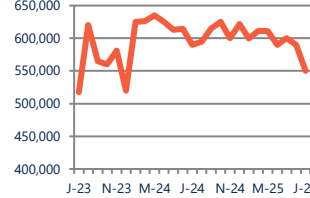
73



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

## Median Sale Price

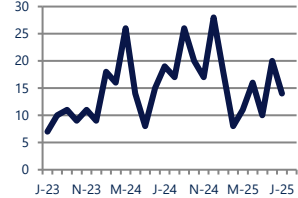
\$550,000



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

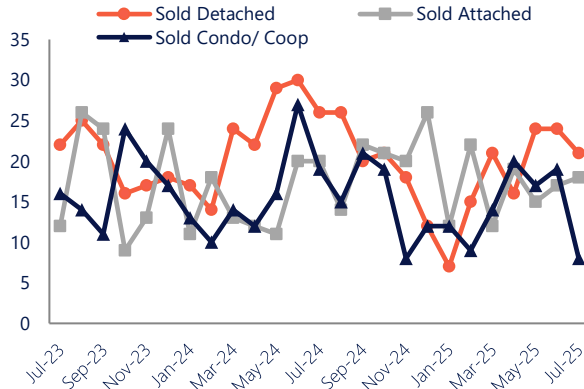
## Days On Market

14



**Down -26%**  
Vs. Year Ago

## Units Sold\*



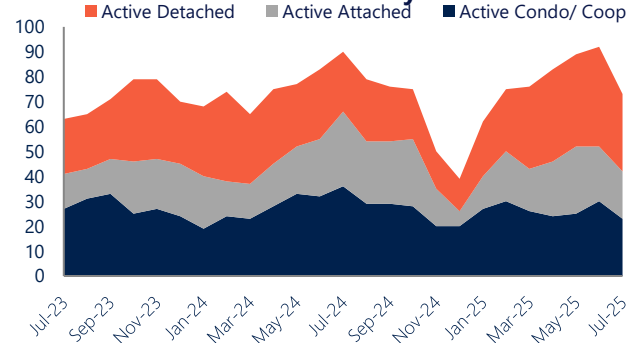
## Units Sold

There was a decrease in total units sold in July, with 47 sold this month in Sterling and Dulles versus 60 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 28% versus July 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 19%. The total number of active inventory this July was 73 compared to 90 in July 2024. This month's total of 73 is lower than the previous month's total supply of available inventory of 92, a decrease of 21%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Sterling and Dulles Homes was \$590,000. This July, the median sale price was \$550,000, a decrease of 7% or \$40,000 compared to last year. The current median sold price is 7% 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.

Sterling and Dulles are defined as properties listed in zip code/s 20164 and 20166.

\*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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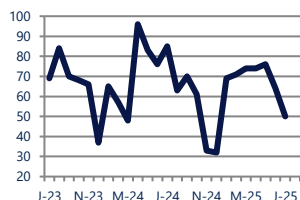
FOCUS ON: **STERLING AND DULLES HOUSING MARKET**

JULY 2025

Zip Code(s): 20164 and 20166

## New Listings

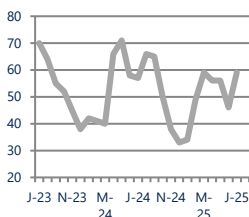
50



**Down -41%**  
Vs. Year Ago

## Current Contracts

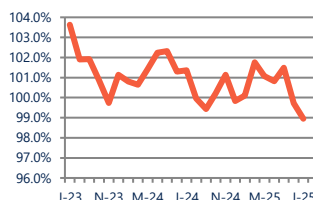
59



**Up 4%**  
Vs. Year Ago

## Sold Vs. List Price

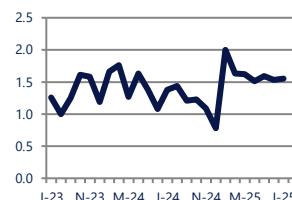
99.0%



**Down -2.4%**  
Vs. Year Ago

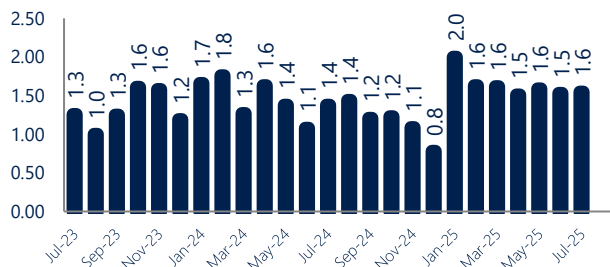
## Months of Supply

1.6



**Up 12%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

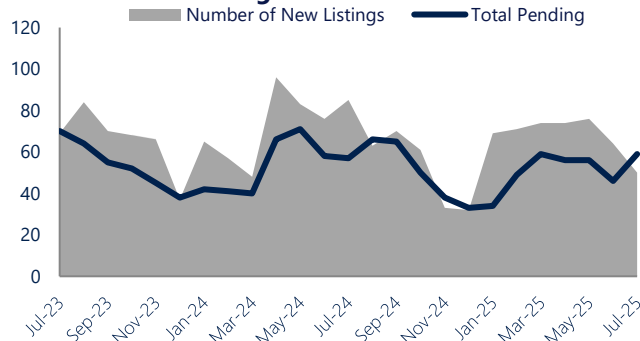
In July, there was 1.6 months of supply available in Sterling and Dulles, compared to 1.4 in July 2024. That is an increase of 12% versus a year ago.

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.

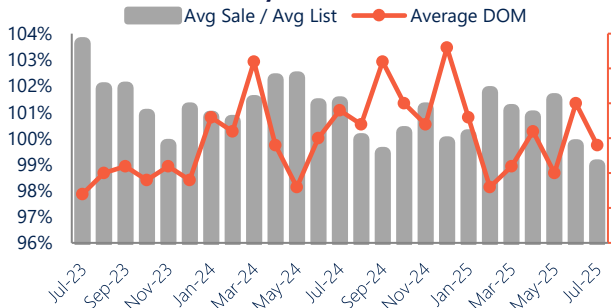
## New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Sterling and Dulles compared to 85 in July 2024, a decrease of 41%. There were 59 current contracts pending sale this July compared to 57 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 Sterling and Dulles was 99.0% of the average list price, which is 2.4% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 19, a decrease of 26%.

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