

THE LONG & FOSTER MARKET MINUTE™

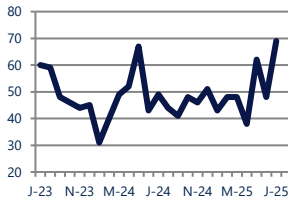
FOCUS ON: **BRIGHTWOOD AND PETWORTH HOUSING MARKET**

JULY 2025

Zip Code(s): 20011

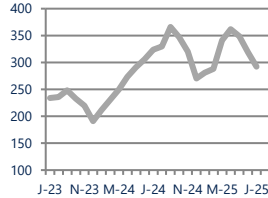
Units Sold

69



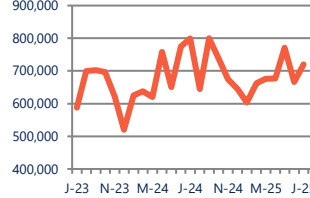
Active Inventory

292



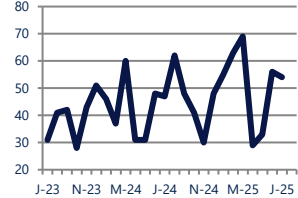
Median Sale Price

\$720,000



Days On Market

54



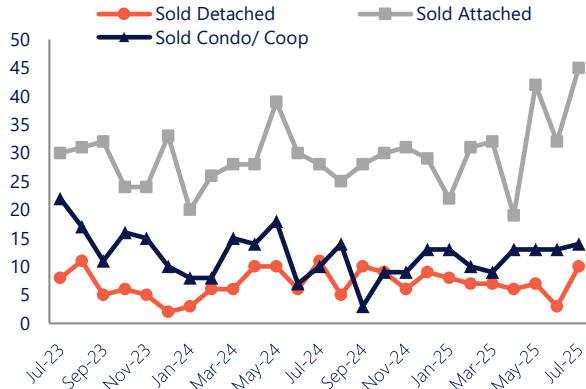
Up
Vs. Year Ago

Down -10%
Vs. Year Ago

Down -10%
Vs. Year Ago

Up 15%
Vs. Year Ago

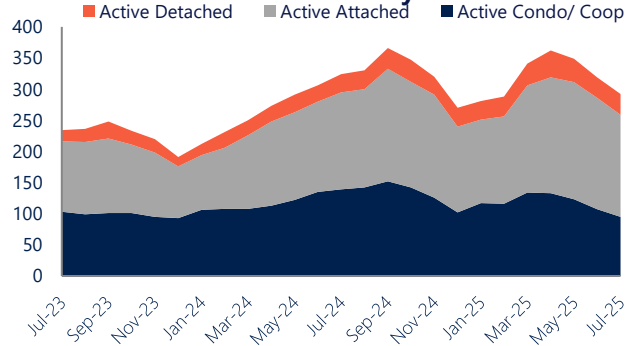
Units Sold*



Units Sold

There was an increase in total units sold in July, with 69 sold this month in Brightwood and Petworth. This month's total units sold was higher than at this time last year.

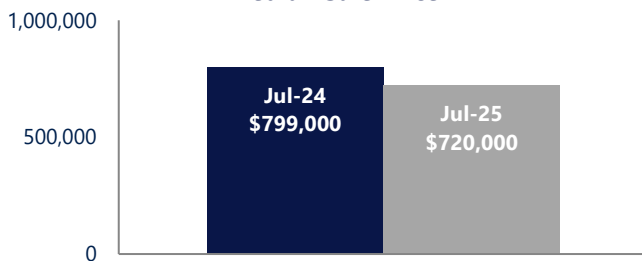
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 10%. The total number of active inventory this July was 292 compared to 324 in July 2024. This month's total of 292 is lower than the previous month's total supply of available inventory of 319, a decrease of 8%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Brightwood and Petworth Homes was \$799,000. This July, the median sale price was \$720,000, a decrease of 10% or \$79,000 compared to last year. The current median sold price is 8% 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.

Brightwood and Petworth are defined as properties listed in zip code/s 20011.

*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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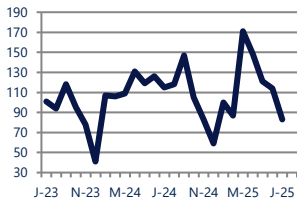
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JULY 2025

Zip Code(s): 20011

New Listings

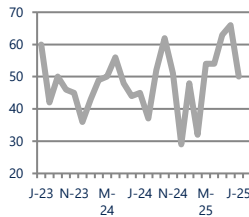
83



Down -28%
Vs. Year Ago

Current Contracts

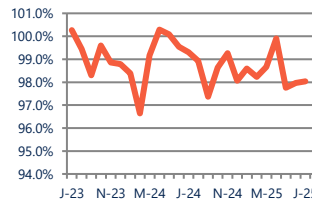
50



Up 11%
Vs. Year Ago

Sold Vs. List Price

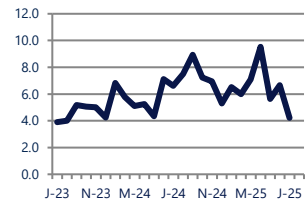
98.0%



Down -1.3%
Vs. Year Ago

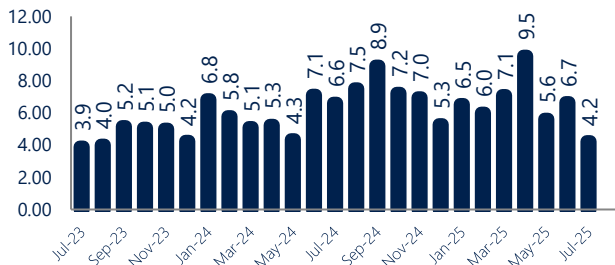
Months of Supply

4.2



Down -36%
Vs. Year Ago

Months Of Supply



Months of Supply

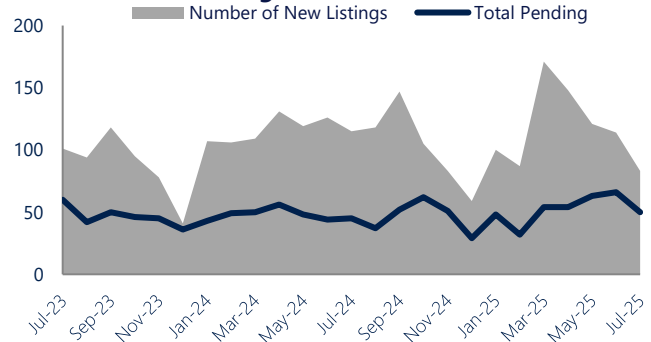
In July, there was 4.2 months of supply available in Brightwood and Petworth, compared to 6.6 in July 2024. That is a decrease of 36% versus a year ago.

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.

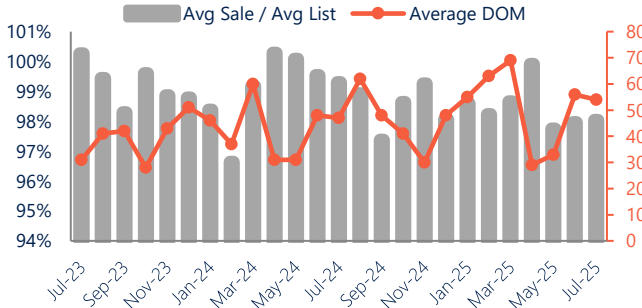
New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Brightwood and Petworth compared to 115 in July 2024, a decrease of 28%. There were 50 current contracts pending sale this July compared to 45 a year ago. The number of current contracts is 11% 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 Brightwood and Petworth was 98.0% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 54, higher than the average last year, which was 47, an increase of 15%.

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