

THE LONG & FOSTER MARKET MINUTE™

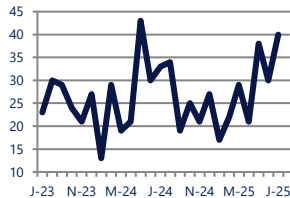
FOCUS ON: **FOGGY BOTTOM AND WEST END HOUSING MARKET**

JULY 2025

Zip Code(s): 20036 and 20037

Units Sold

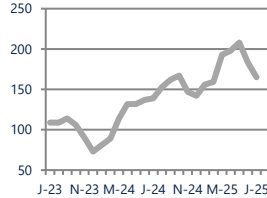
40



Up 21%
Vs. Year Ago

Active Inventory

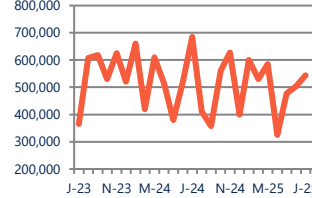
165



Up 19%
Vs. Year Ago

Median Sale Price

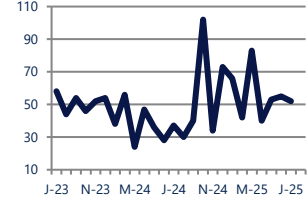
\$544,000



Down -21%
Vs. Year Ago

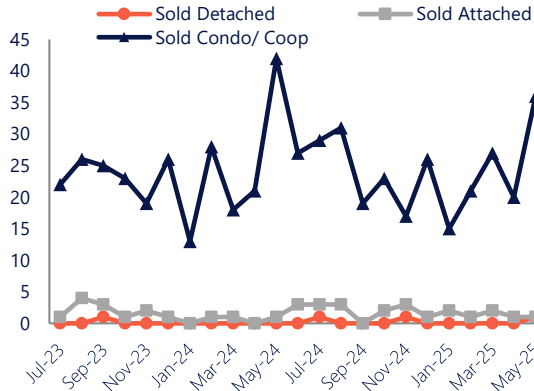
Days On Market

52



Up 41%
Vs. Year Ago

Units Sold*



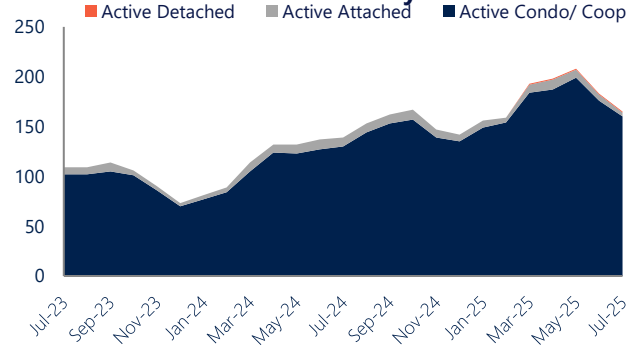
Units Sold

There was an increase in total units sold in July, with 40 sold this month in Foggy Bottom and West End versus 30 last month, an increase of 33%. This month's total units sold was higher than at this time last year, an increase of 21% versus July 2024.

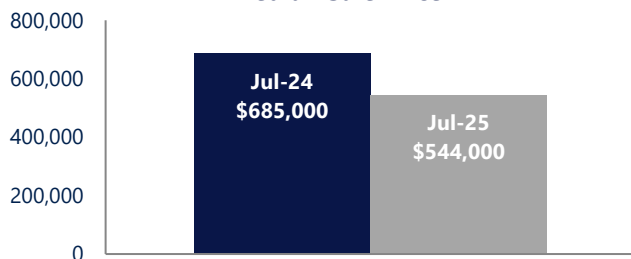
Active Inventory

Versus last year, the total number of homes available this month is higher by 26 units or 19%. The total number of active inventory this July was 165 compared to 139 in July 2024. This month's total of 165 is lower than the previous month's total supply of available inventory of 183, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Foggy Bottom and West End Homes was \$685,000. This July, the median sale price was \$544,000, a decrease of 21% or \$141,000 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.

Foggy Bottom and West End are defined as properties in zip codes 20036/20037.

*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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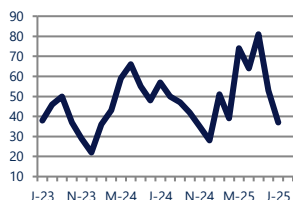
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JULY 2025

Zip Code(s): 20036 and 20037

New Listings

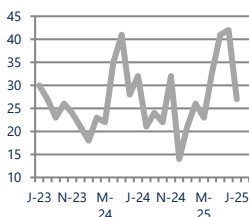
37



Down -35%
Vs. Year Ago

Current Contracts

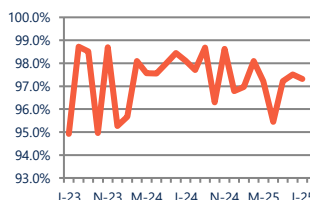
27



Down -16%
Vs. Year Ago

Sold Vs. List Price

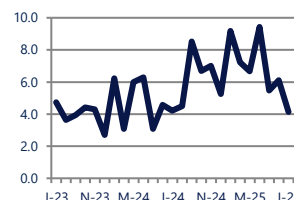
97.3%



Down -0.8%
Vs. Year Ago

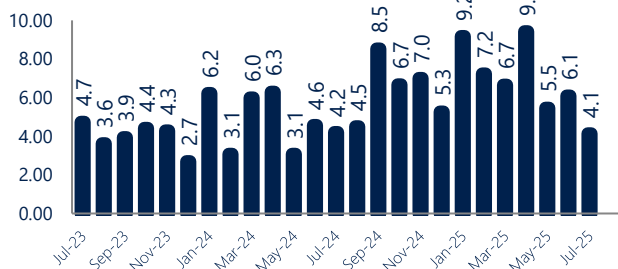
Months of Supply

4.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

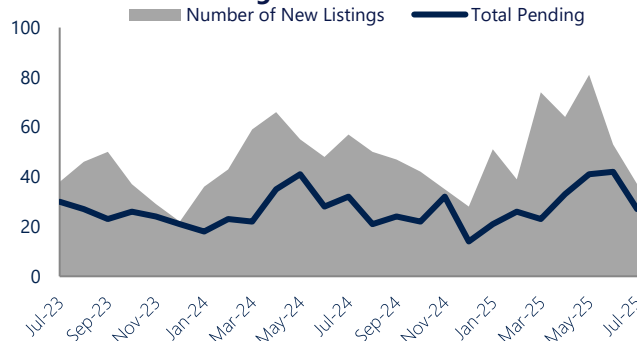
In July, there was 4.1 months of supply available in Foggy Bottom and West End. The amount of supply is similar compared to a year ago.

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.

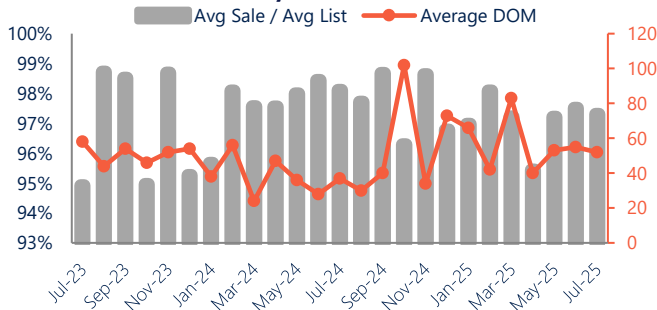
New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Foggy Bottom and West End compared to 57 in July 2024, a decrease of 35%. There were 27 current contracts pending sale this July compared to 32 a year ago. The number of current contracts is 16% 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 Foggy Bottom and West End was 97.3% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 37, an increase of 41%.

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