

THE LONG & FOSTER MARKET MINUTE™

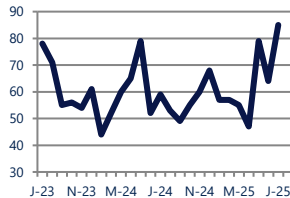
FOCUS ON: **SHEPHERD PARK AND PETWORTH HOUSING MARKET**

JULY 2025

Zip Code(s): 20011 and 20012

Units Sold

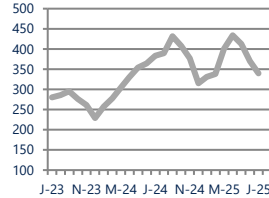
85



Up
Vs. Year Ago

Active Inventory

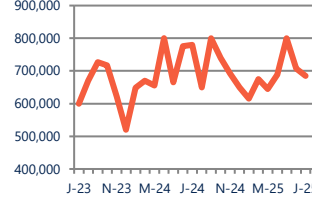
340



Down -11%
Vs. Year Ago

Median Sale Price

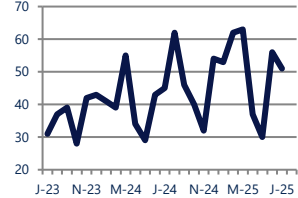
\$685,000



Down -12%
Vs. Year Ago

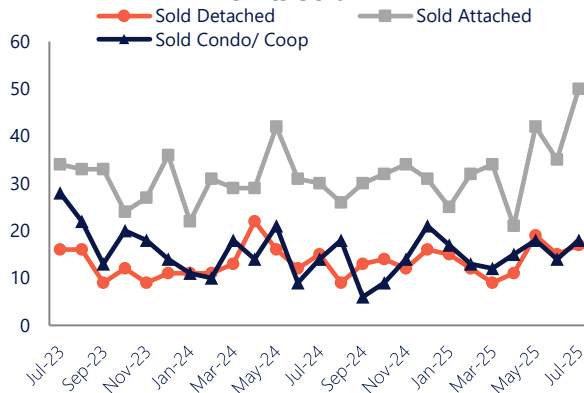
Days On Market

51



Up 13%
Vs. Year Ago

Units Sold*



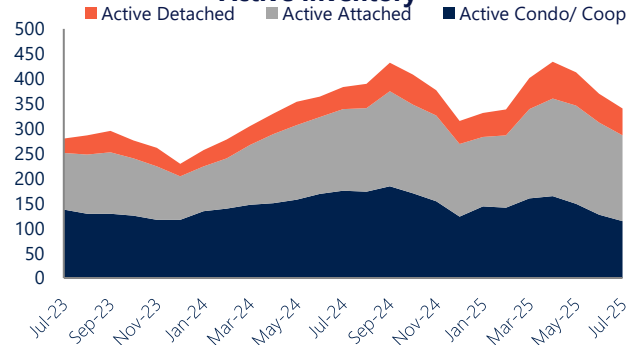
Units Sold

There was an increase in total units sold in July, with 85 sold this month in Shepherd Park and Petworth. This month's total units sold was higher than at this time last year.

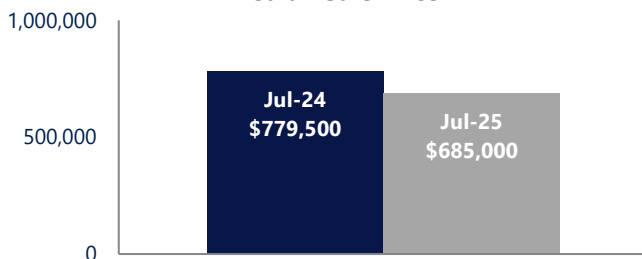
Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 11%. The total number of active inventory this July was 340 compared to 383 in July 2024. This month's total of 340 is lower than the previous month's total supply of available inventory of 370, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Shepherd Park and Petworth Homes was \$779,500. This July, the median sale price was \$685,000, a decrease of 12% or \$94,500 compared to last year. The current median sold price is 3% 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.

Shepherd Park and Petworth are defined by properties in zip codes 20011/20012 and includes but is not limited to these neighborhoods: Shepherd Park, Colonial Village, Crestwood, and Petworth.

*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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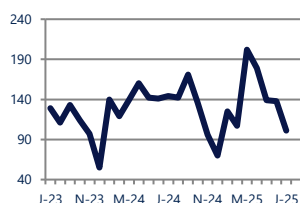
FOCUS ON: **SHEPHERD PARK AND PETWORTH HOUSING MARKET**

JULY 2025

Zip Code(s): 20011 and 20012

New Listings

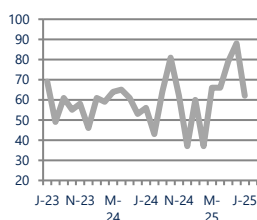
101



Down -30%
Vs. Year Ago

Current Contracts

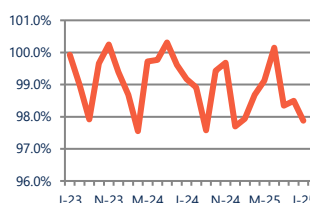
62



Up 11%
Vs. Year Ago

Sold Vs. List Price

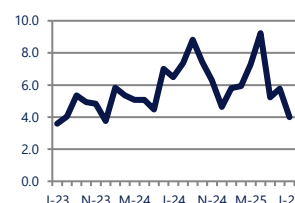
97.9%



Down -1.3%
Vs. Year Ago

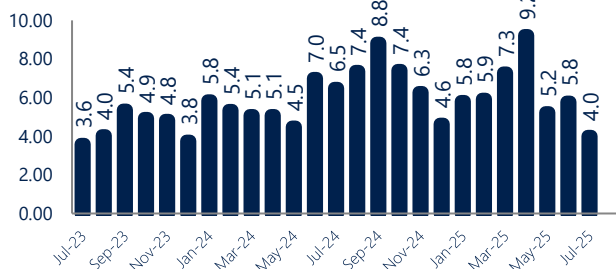
Months of Supply

4.0



Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

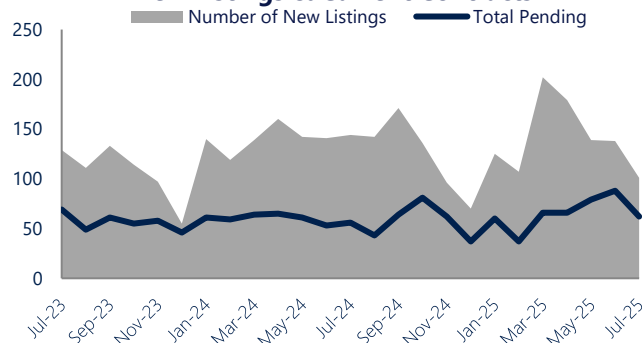
In July, there was 4.0 months of supply available in Shepherd Park and Petworth, compared to 6.5 in July 2024. That is a decrease of 38% versus a year ago.

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.

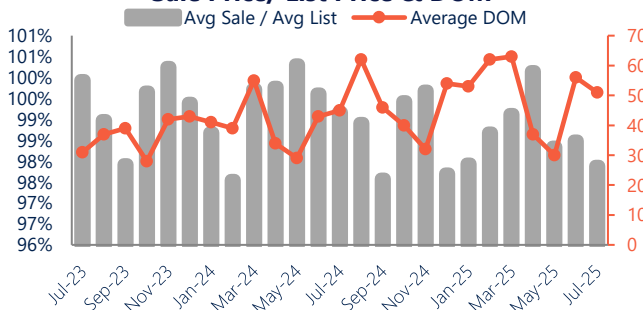
New Listings & Current Contracts

This month there were 101 homes newly listed for sale in Shepherd Park and Petworth compared to 144 in July 2024, a decrease of 30%. There were 62 current contracts pending sale this July compared to 56 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 Shepherd Park and Petworth was 97.9% 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 51, higher than the average last year, which was 45, an increase of 13%.

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