

# THE LONG & FOSTER MARKET MINUTE™

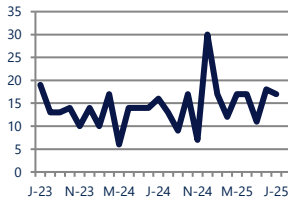
FOCUS ON: **SOUTHWEST AND WATERFRONT HOUSING MARKET**

JULY 2025

Zip Code(s): 20024

## Units Sold

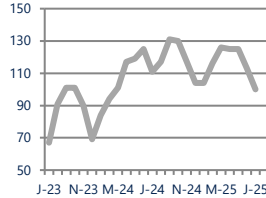
17



**Up 6%**  
Vs. Year Ago

## Active Inventory

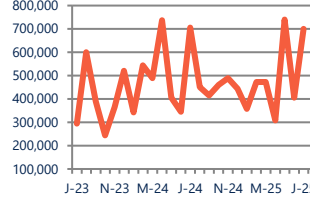
100



**Down -10%**  
Vs. Year Ago

## Median Sale Price

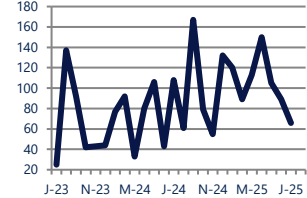
\$699,900



**Down**  
Vs. Year Ago

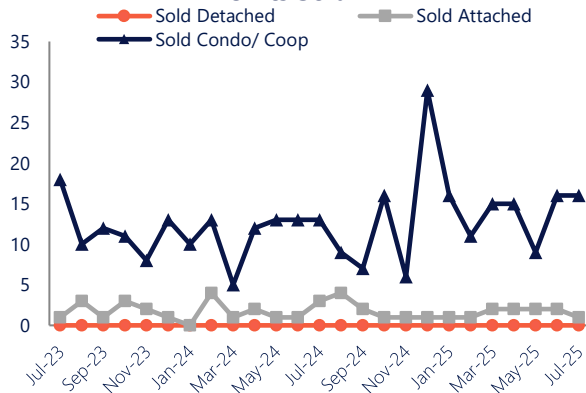
## Days On Market

66



**Down -39%**  
Vs. Year Ago

### Units Sold\*



## Units Sold

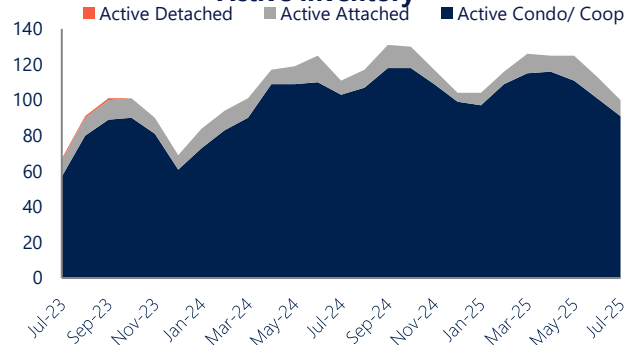
There was a decrease in total units sold in July, with 17 sold this month in Southwest and Waterfront versus 18 last month, a decrease of 6%. This month's total units sold was higher than at this time last year, an increase of 6% versus July 2024.

## Active Inventory

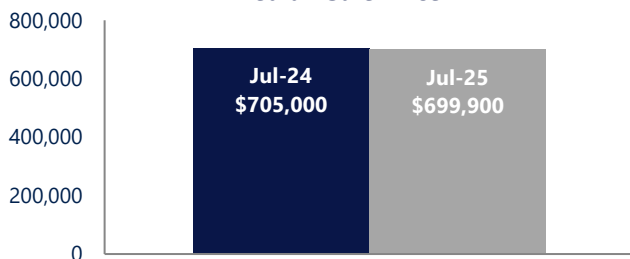
Versus last year, the total number of homes available this month is lower by 11 units or 10%. The total number of active inventory this July was 100 compared to 111 in July 2024.

This month's total of 100 is lower than the previous month's total supply of available inventory of 113, a decrease of 12%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Southwest and Waterfront Homes was \$705,000. This July, the median sale price was \$699,900, a decrease of \$5,100 compared to last year. The current median sold price is 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.

Southwest and Waterfront are defined as properties in zip code 20024.

\*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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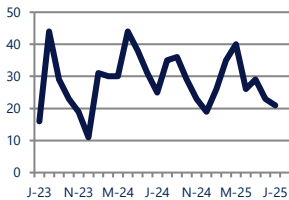
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JULY 2025

Zip Code(s): 20024

## New Listings

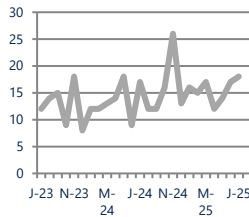
21



**Down -16%**  
Vs. Year Ago

## Current Contracts

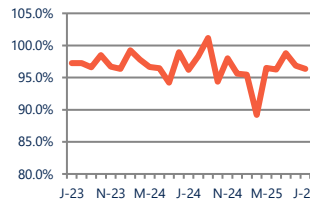
18



**Up 6%**  
Vs. Year Ago

## Sold Vs. List Price

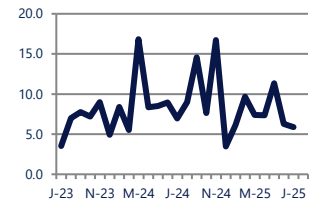
96.3%



**No Change**  
Vs. Year Ago

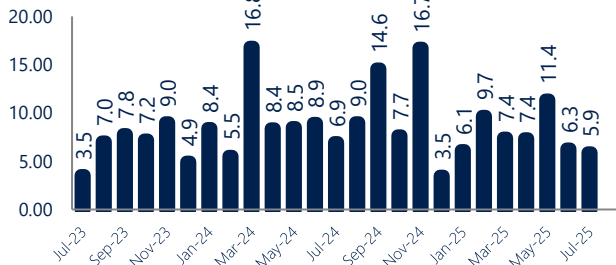
## Months of Supply

5.9



**Down -15%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

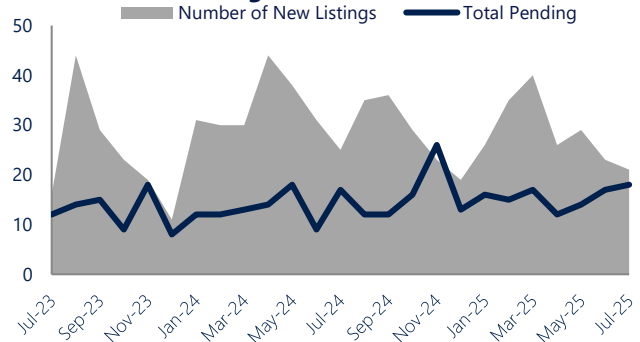
In July, there was 5.9 months of supply available in Southwest and Waterfront, compared to 6.9 in July 2024. That is a decrease of 15% versus a year ago.

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.

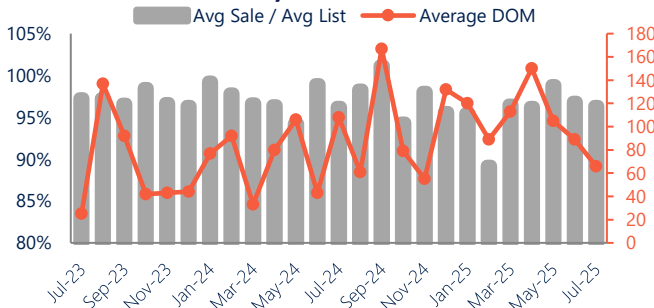
## New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Southwest and Waterfront compared to 25 in July 2024, a decrease of 16%. There were 18 current contracts pending sale this July compared to 17 a year ago. The number of current contracts is 6% 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 Southwest and Waterfront was 96.3% 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 66, lower than the average last year, which was 108, a decrease of 39%.

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