

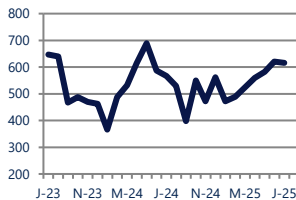
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON DC HOUSING MARKET**

JULY 2025

Units Sold

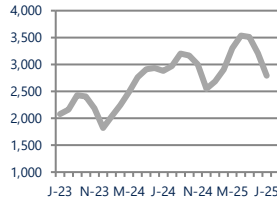
616



Up 9%
Vs. Year Ago

Active Inventory

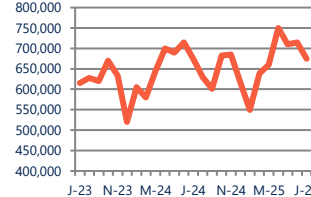
2,792



Down -3%
Vs. Year Ago

Median Sale Price

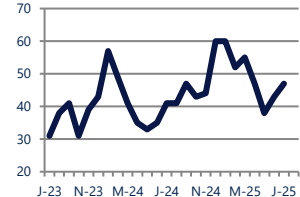
\$675,000



No Change
Vs. Year Ago

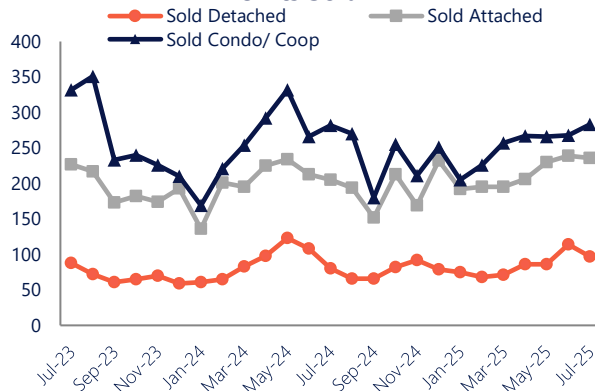
Days On Market

47



Up 15%
Vs. Year Ago

Units Sold*



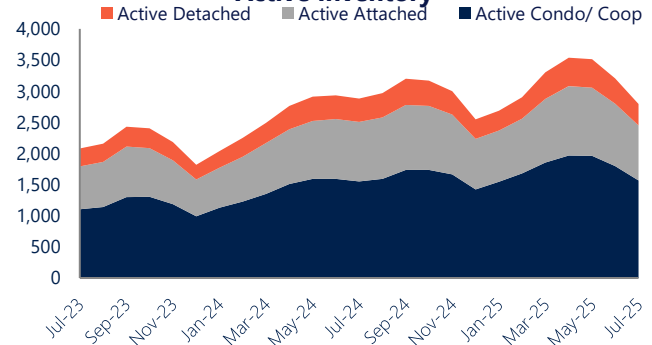
Units Sold

There was a decrease in total units sold in July, with 616 sold this month in Washington DC versus 621 last month, a decrease of 1%. This month's total units sold was higher than at this time last year, an increase of 9% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 87 units or 3%. The total number of active inventory this July was 2,792 compared to 2,879 in July 2024. This month's total of 2,792 is lower than the previous month's total supply of available inventory of 3,207, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Washington DC Homes was \$674,450. This July, the median sale price was \$675,000, which is similar compared to a year ago. The current median sold price is 6% 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.

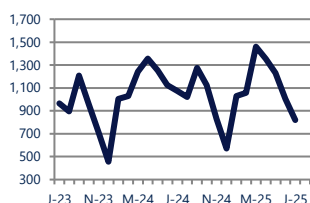
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WASHINGTON DC HOUSING MARKET**

JULY 2025

New Listings

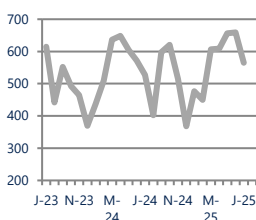
821



Down -24%
Vs. Year Ago

Current Contracts

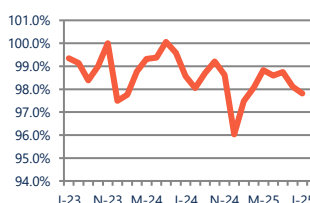
565



Up 7%
Vs. Year Ago

Sold Vs. List Price

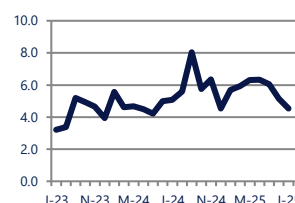
97.8%



Down -0.8%
Vs. Year Ago

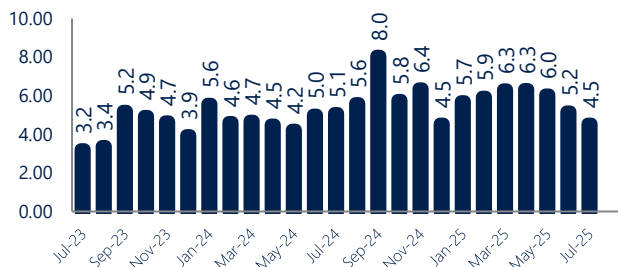
Months of Supply

4.5



Down -11%
Vs. Year Ago

Months Of Supply



Months of Supply

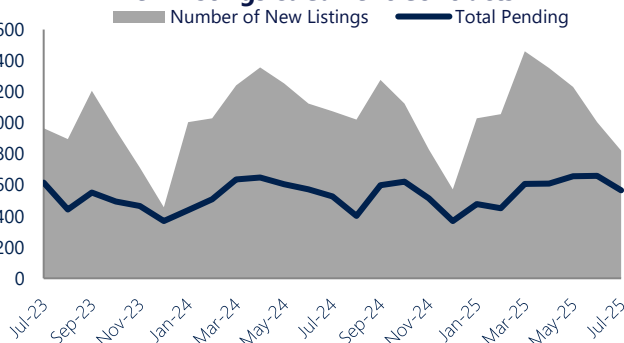
In July, there was 4.5 months of supply available in Washington DC, compared to 5.1 in July 2024. That is a decrease of 11% versus a year ago.

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.

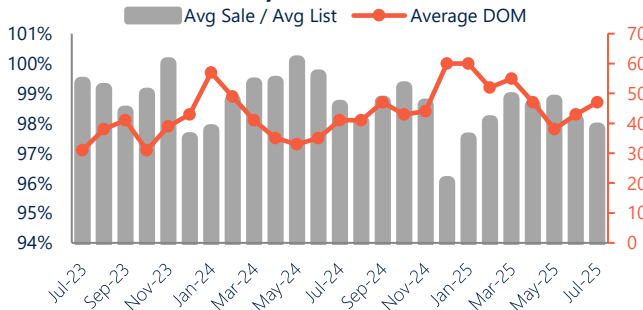
New Listings & Current Contracts

This month there were 821 homes newly listed for sale in Washington DC compared to 1,074 in July 2024, a decrease of 24%. There were 565 current contracts pending sale this July compared to 527 a year ago. The number of current contracts is 7% 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 Washington DC was 97.8% 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 47, higher than the average last year, which was 41, an increase of 15%.