

THE LONG & FOSTER MARKET MINUTE™

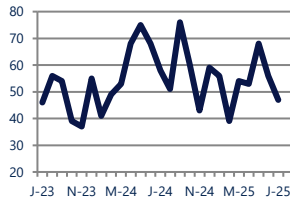
FOCUS ON: **FORT WASHINGTON AND ACCOKEEK HOUSING MARKET**

JULY 2025

Zip Code(s): 20744 and 20607

Units Sold

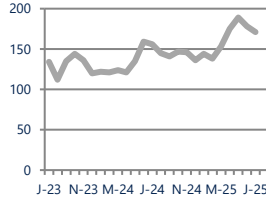
47



Down -19%
Vs. Year Ago

Active Inventory

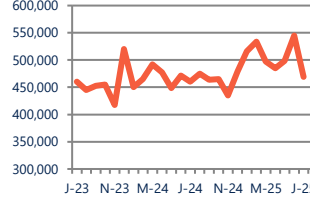
171



Up 10%
Vs. Year Ago

Median Sale Price

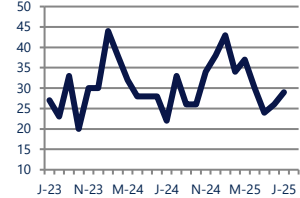
\$469,000



Up 2%
Vs. Year Ago

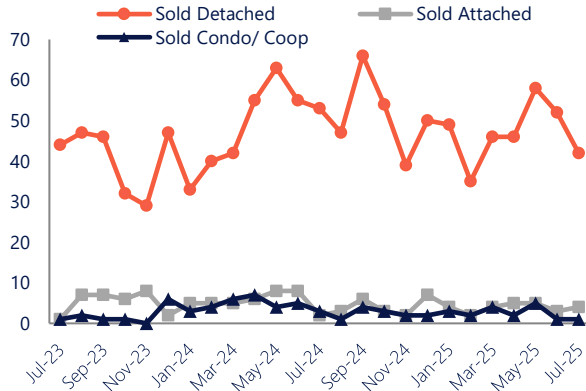
Days On Market

29



Up 32%
Vs. Year Ago

Units Sold*



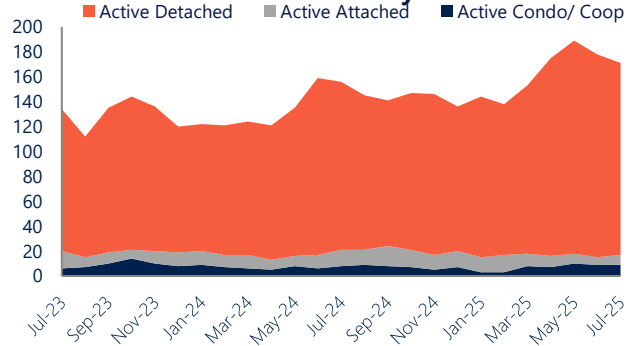
Units Sold

There was a decrease in total units sold in July, with 47 sold this month in Fort Washington and Accokeek versus 56 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 19% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 10%. The total number of active inventory this July was 171 compared to 156 in July 2024. This month's total of 171 is lower than the previous month's total supply of available inventory of 178, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Fort Washington and Accokeek Homes was \$460,000. This July, the median sale price was \$469,000, an increase of 2% or \$9,000 compared to last year. The current median sold price is 14% 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.

Fort Washington and Accokeek are defined as properties listed in zip code/s 20744 and 20607.

*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.

LONG & FOSTER
REAL ESTATE



THE LONG & FOSTER MARKET MINUTE™

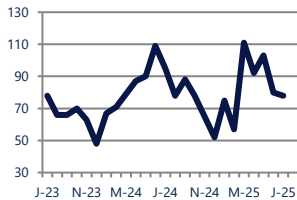
FOCUS ON: **FORT WASHINGTON AND ACCOKEEK HOUSING MARKET**

JULY 2025

Zip Code(s): 20744 and 20607

New Listings

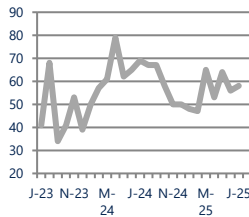
78



Down -18%
Vs. Year Ago

Current Contracts

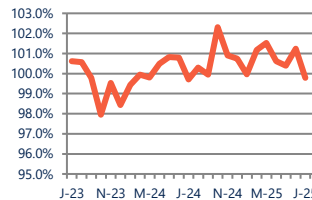
58



Down -16%
Vs. Year Ago

Sold Vs. List Price

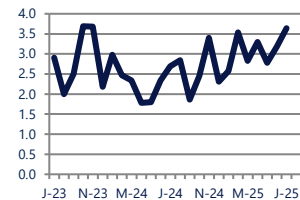
99.8%



No Change
Vs. Year Ago

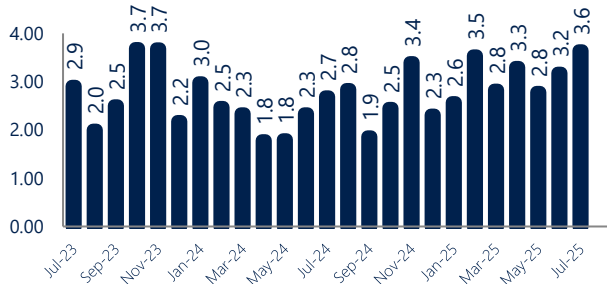
Months of Supply

3.6



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

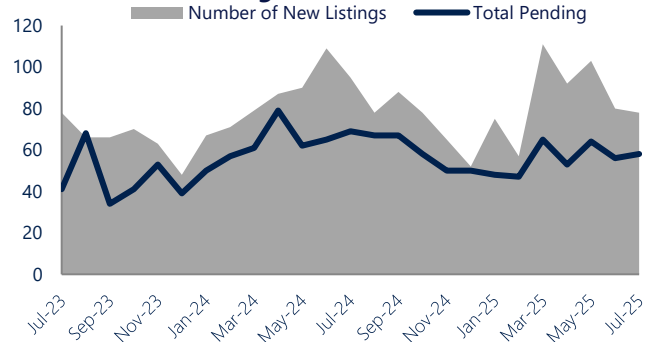
In July, there was 3.6 months of supply available in Fort Washington and Accokeek, compared to 2.7 in July 2024. That is an increase of 35% versus a year ago.

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.

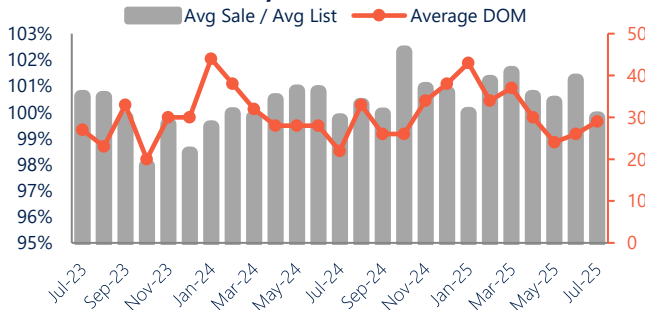
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Fort Washington and Accokeek compared to 95 in July 2024, a decrease of 18%. There were 58 current contracts pending sale this July compared to 69 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 Fort Washington and Accokeek was 99.8% 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 29, higher than the average last year, which was 22, an increase of 32%.

Fort Washington and Accokeek are defined as properties listed in zip code/s 20744 and 20607.

*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.