

THE LONG & FOSTER MARKET MINUTE™

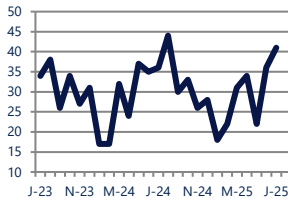
FOCUS ON: **LUSBY AND SOLOMONS ISLAND HOUSING MARKET**

JULY 2025

Zip Code(s): 20657, 20688 and 20629

Units Sold

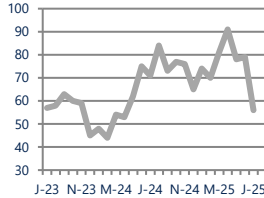
41



Up 14%
Vs. Year Ago

Active Inventory

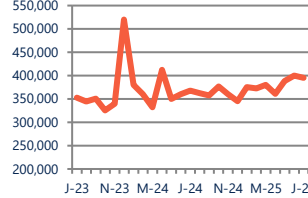
56



Down -21%
Vs. Year Ago

Median Sale Price

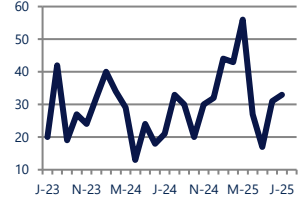
\$395,500



Up 8%
Vs. Year Ago

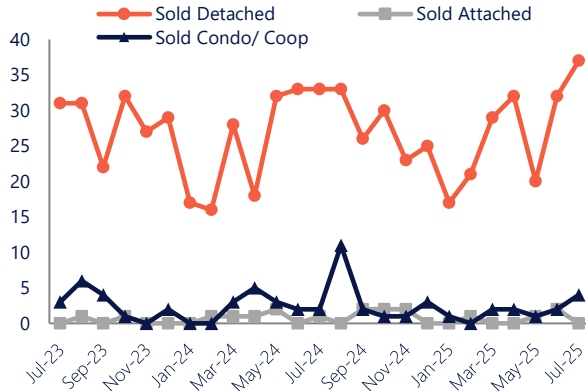
Days On Market

33



Up 57%
Vs. Year Ago

Units Sold*



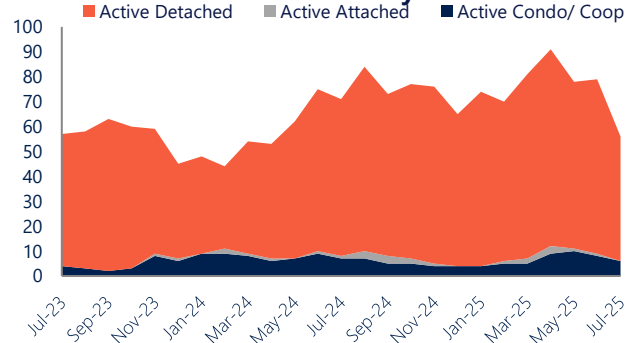
Units Sold

There was an increase in total units sold in July, with 41 sold this month in Lusby and Solomons Island versus 36 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 14% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 21%. The total number of active inventory this July was 56 compared to 71 in July 2024. This month's total of 56 is lower than the previous month's total supply of available inventory of 79, a decrease of 29%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Lusby and Solomons Island Homes was \$367,500. This July, the median sale price was \$395,500, an increase of 8% or \$28,000 compared to last year. The current median sold price is 1% 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.

Lusby and Solomons Island are defined as properties listed in zip code/s 20657, 20688 and 20629.

*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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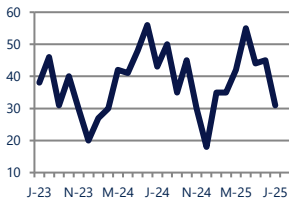
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JULY 2025

Zip Code(s): 20657, 20688 and 20629

New Listings

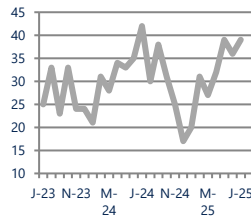
31



Down -28%
Vs. Year Ago

Current Contracts

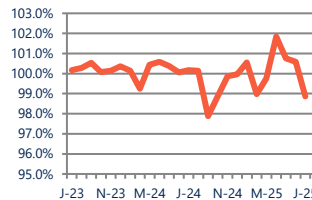
39



Down -7%
Vs. Year Ago

Sold Vs. List Price

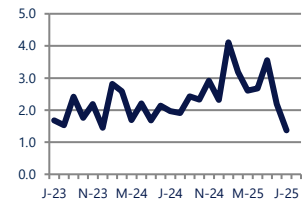
98.9%



Down -1.3%
Vs. Year Ago

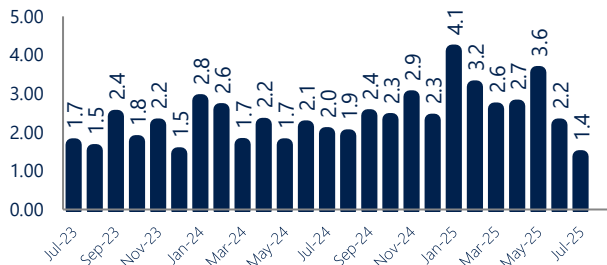
Months of Supply

1.4



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

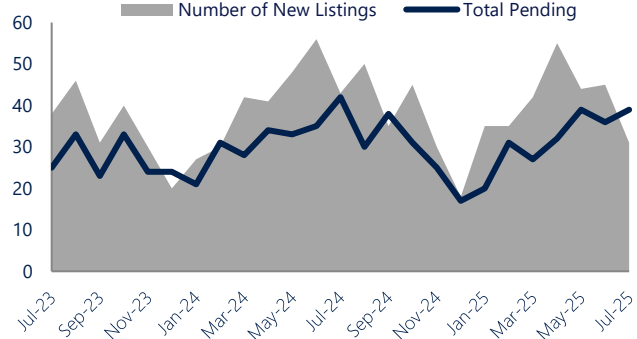
In July, there was 1.4 months of supply available in Lusby and Solomons Island, compared to 2.0 in July 2024. That is a decrease of 31% versus a year ago.

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.

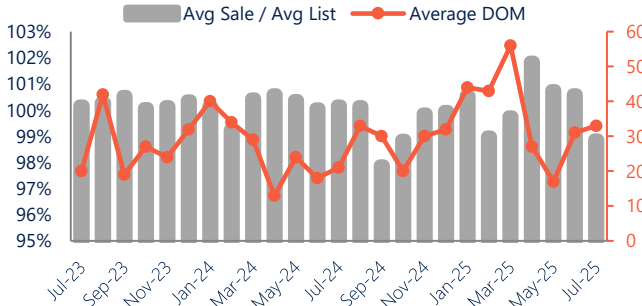
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Lusby and Solomons Island compared to 43 in July 2024, a decrease of 28%. There were 39 current contracts pending sale this July compared to 42 a year ago. The number of current contracts is 7% 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 Lusby and Solomons Island was 98.9% 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 33, higher than the average last year, which was 21, an increase of 57%.

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