

# THE LONG & FOSTER MARKET MINUTE™

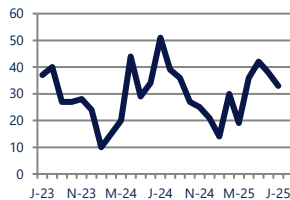
FOCUS ON: **BRISTOW HOUSING MARKET**

JULY 2025

Zip Code(s): 20136

## Units Sold

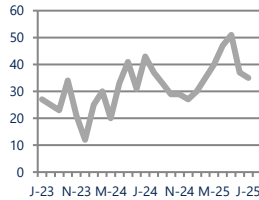
33



**Down**  
Vs. Year Ago

## Active Inventory

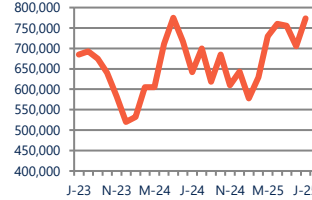
35



**Down -19%**  
Vs. Year Ago

## Median Sale Price

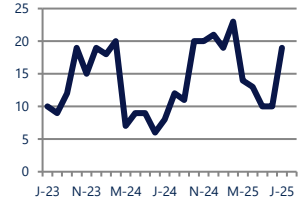
\$773,500



**Up 20%**  
Vs. Year Ago

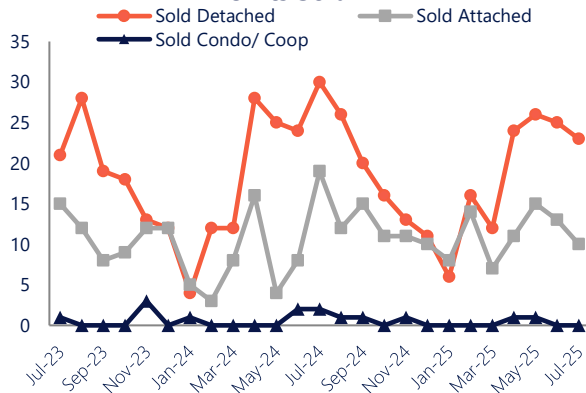
## Days On Market

19



**Up**  
Vs. Year Ago

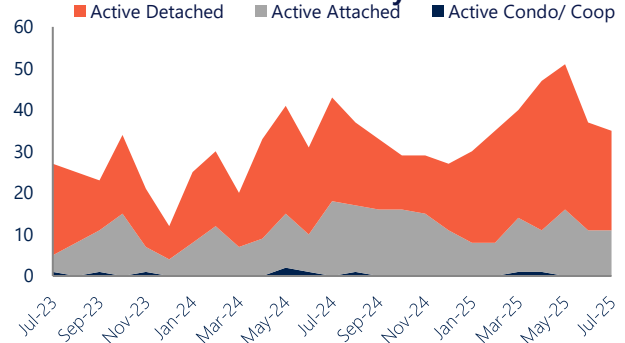
## Units Sold\*



## Units Sold

With relatively few transactions, there was a decrease in total units sold in July, with 33 sold this month in Bristow. This month's total units sold was lower than at this time last year, a decrease from July 2024.

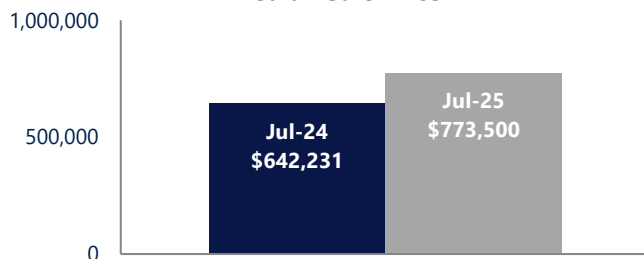
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 19%. The total number of active inventory this July was 35 compared to 43 in July 2024. This month's total of 35 is lower than the previous month's total supply of available inventory of 37, a decrease of 5%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Bristow Homes was \$642,231. This July, the median sale price was \$773,500, an increase of 20% or \$131,269 compared to last year. The current median sold price is 10% 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.

Bristow are defined as properties listed in zip code/s 20136.

\*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



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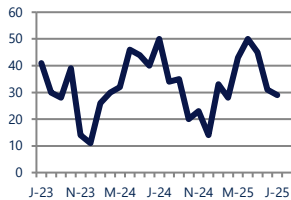
FOCUS ON: **BRISTOW HOUSING MARKET**

JULY 2025

Zip Code(s): 20136

## New Listings

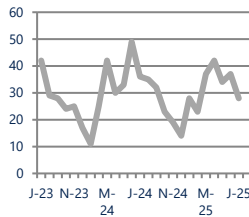
29



**Down -42%**  
Vs. Year Ago

## Current Contracts

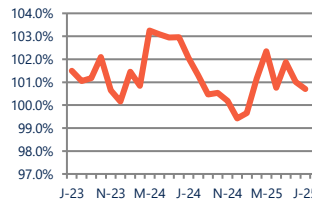
28



**Down -22%**  
Vs. Year Ago

## Sold Vs. List Price

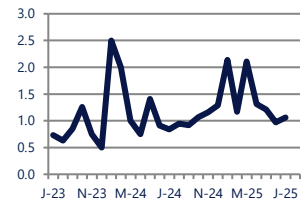
100.7%



**Down -1.3%**  
Vs. Year Ago

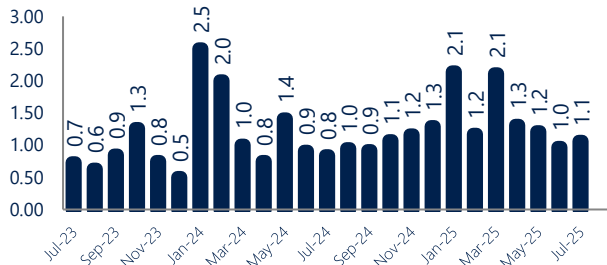
## Months of Supply

1.1



**Up 26%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

In July, there was 1.1 months of supply available in Bristow, compared to 0.8 in July 2024. That is an increase of 26% versus a year ago.

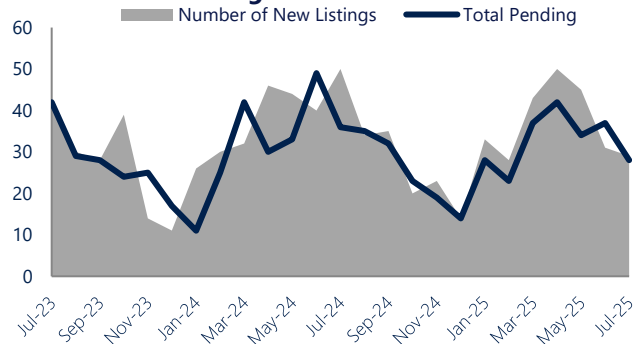
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

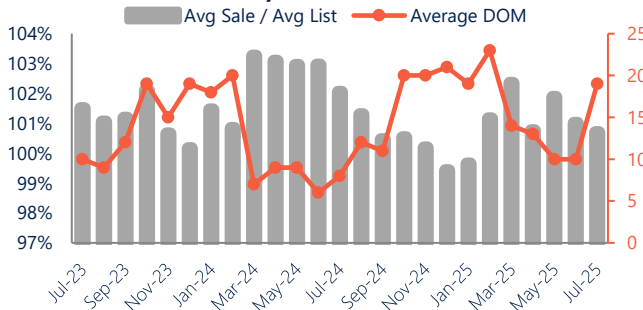
This month there were 29 homes newly listed for sale in Bristow compared to 50 in July 2024, a decrease of 42%.

There were 28 current contracts pending sale this July compared to 36 a year ago. The number of current contracts is 22% 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 Bristow was 100.7% of the average list price, which is 1.4% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 8. This increase was impacted by the limited number of sales.

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