

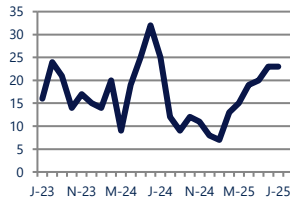
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DEL RAY/ROSEMONT HOUSING MARKET**

JULY 2025

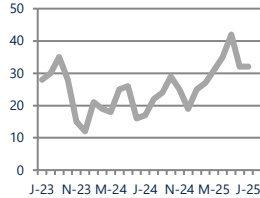
Zip Code(s): 22301

Units Sold
23



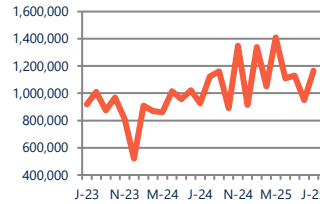
Down -8%
Vs. Year Ago

Active Inventory
32



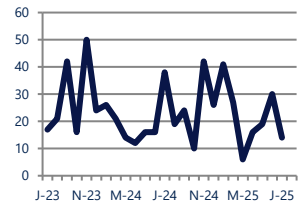
Up 88%
Vs. Year Ago

Median Sale Price
\$1,165,000



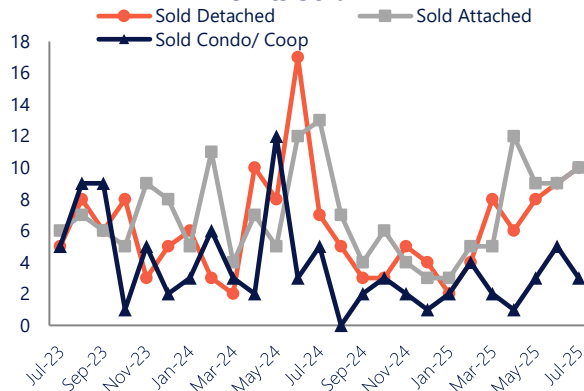
Up
Vs. Year Ago

Days On Market
14



Down
Vs. Year Ago

Units Sold*



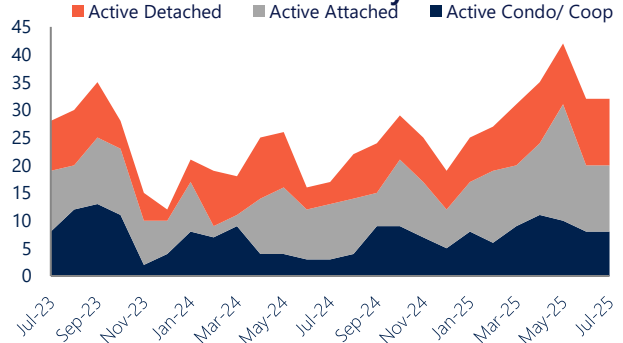
Units Sold

The number of units sold remained stable in July, with 23 sold this month in Del Ray/Rosemont. This month's total units sold was lower than at this time last year, a decrease of 8% versus July 2024.

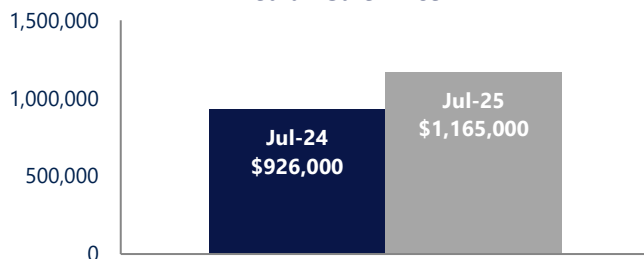
Active Inventory

Versus last year, the total number of homes available this month is higher by 15 units or 88%. The total number of active inventory this July was 32 compared to 17 in July 2024. This month's supply remained stable as compared to last month.

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 Del Ray/Rosemont Homes was \$926,000. This July, the median sale price was \$1,165,000, an increase of \$239,000 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.

Del Ray/Rosemont are defined as properties listed in zip code/s 22301.

*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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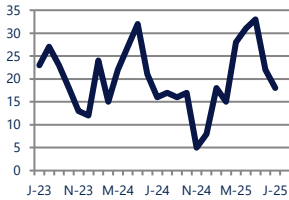
FOCUS ON: **DEL RAY/ROSEMONT HOUSING MARKET**

JULY 2025

Zip Code(s): 22301

New Listings

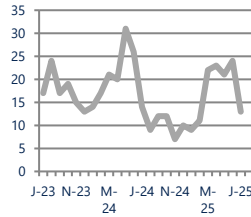
18



Up 13%
Vs. Year Ago

Current Contracts

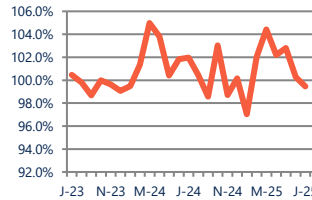
13



Down -7%
Vs. Year Ago

Sold Vs. List Price

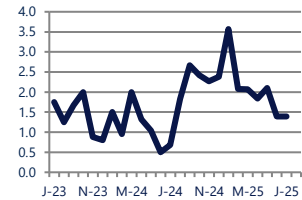
99.5%



Down -2.5%
Vs. Year Ago

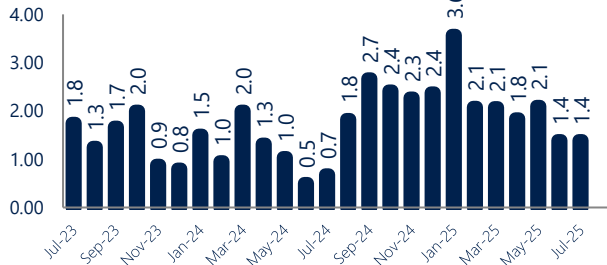
Months of Supply

1.4



Up 104%
Vs. Year Ago

Months Of Supply



Months of Supply

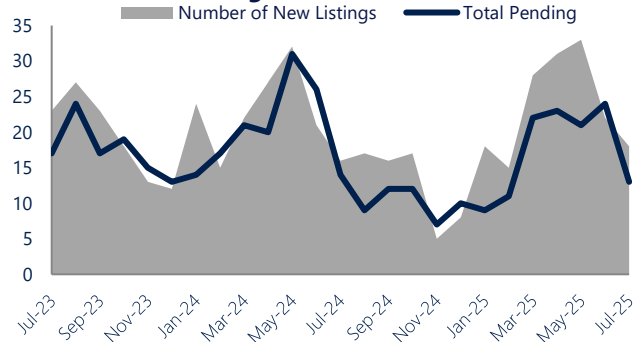
In July, there was 1.4 months of supply available in Del Ray/Rosemont, compared to 0.7 in July 2024. That is an increase of 105% versus a year ago.

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.

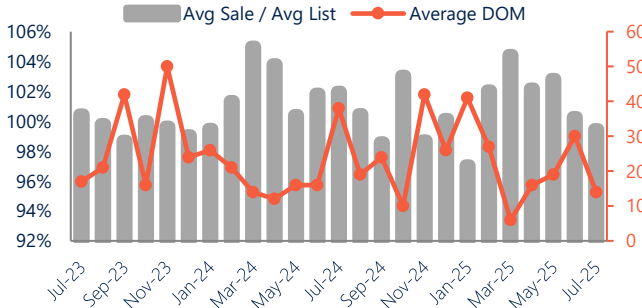
New Listings & Current Contracts

This month there were 18 homes newly listed for sale in Del Ray/Rosemont compared to 16 in July 2024, an increase of 13%. There were 13 current contracts pending sale this July compared to 14 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 Del Ray/Rosemont was 99.5% of the average list price, which is 2.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 38. This decrease was impacted by the limited number of sales.

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