

# THE LONG & FOSTER MARKET MINUTE™

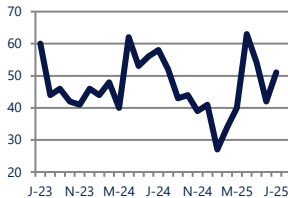
FOCUS ON: **DUMFRIES HOUSING MARKET**

JULY 2025

Zip Code(s): 22025 and 22026

## Units Sold

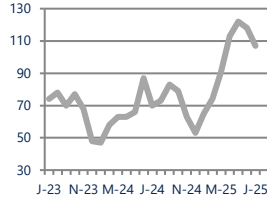
51



**Down -12%**  
Vs. Year Ago

## Active Inventory

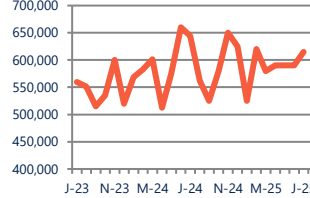
107



**Up 53%**  
Vs. Year Ago

## Median Sale Price

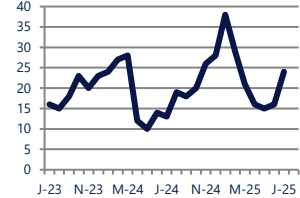
\$615,000



**Down -5%**  
Vs. Year Ago

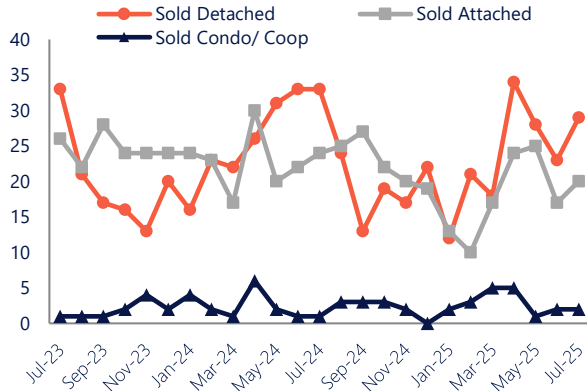
## Days On Market

24



**Up 85%**  
Vs. Year Ago

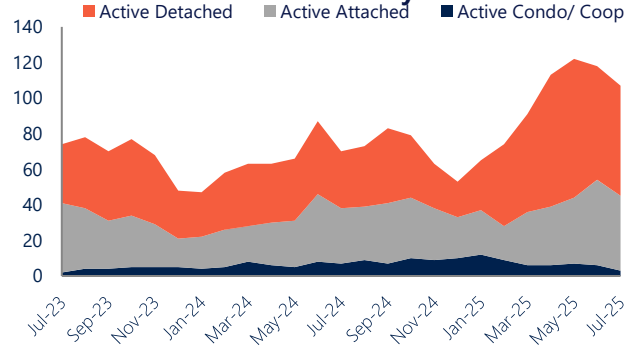
## Units Sold\*



## Units Sold

There was an increase in total units sold in July, with 51 sold this month in Dumfries versus 42 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 12% versus July 2024.

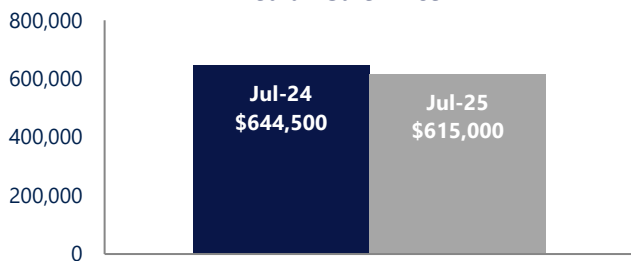
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 37 units or 53%. The total number of active inventory this July was 107 compared to 70 in July 2024. This month's total of 107 is lower than the previous month's total supply of available inventory of 118, a decrease of 9%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Dumfries Homes was \$644,500. This July, the median sale price was \$615,000, a decrease of 5% or \$29,500 compared to last year. The current median sold price is 4% 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.

Dumfries are defined as properties listed in zip code/s 22025 and 22026.

\*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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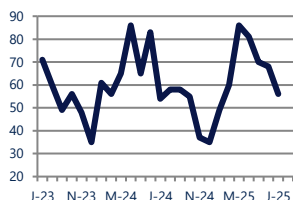
FOCUS ON: **DUMFRIES HOUSING MARKET**

JULY 2025

Zip Code(s): 22025 and 22026

## New Listings

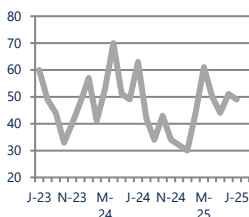
56



**Up 4%**  
Vs. Year Ago

## Current Contracts

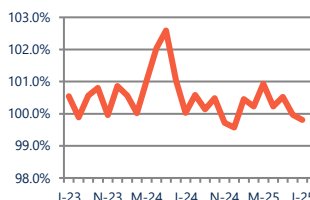
49



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

## Sold Vs. List Price

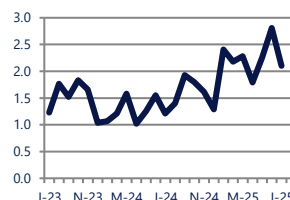
99.8%



**No Change**  
Vs. Year Ago

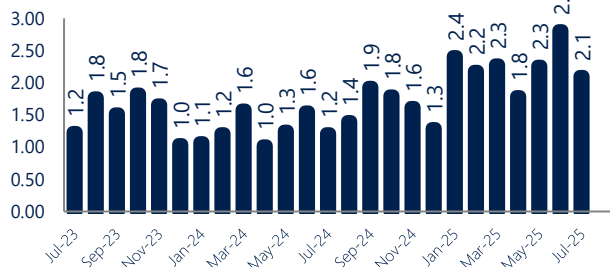
## Months of Supply

2.1



**Up 74%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

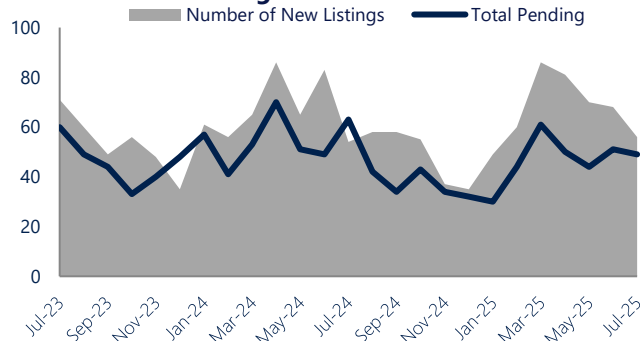
In July, there was 2.1 months of supply available in Dumfries, compared to 1.2 in July 2024. That is an increase of 74% versus a year ago.

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.

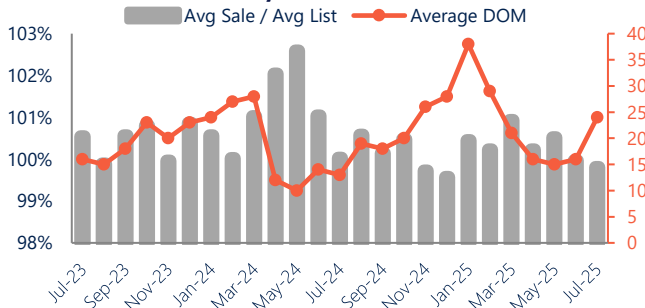
## New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Dumfries compared to 54 in July 2024, an increase of 4%. There were 49 current contracts pending sale this July compared to 63 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 Dumfries 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 24, higher than the average last year, which was 13, an increase of 85%.

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