

THE LONG & FOSTER MARKET MINUTE™

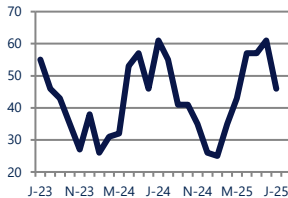
FOCUS ON: **MOUNT VERNON AND FORT HUNT HOUSING MARKET**

JULY 2025

Zip Code(s): 22308 and 22309

Units Sold

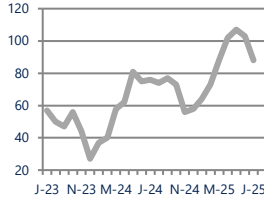
46



Down -25%
Vs. Year Ago

Active Inventory

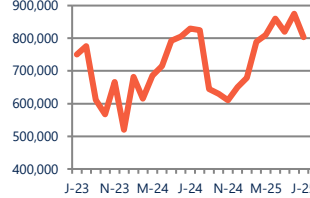
88



Up 16%
Vs. Year Ago

Median Sale Price

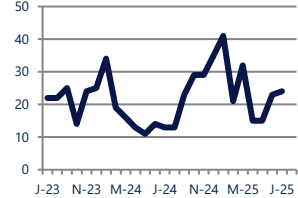
\$802,760



Down -3%
Vs. Year Ago

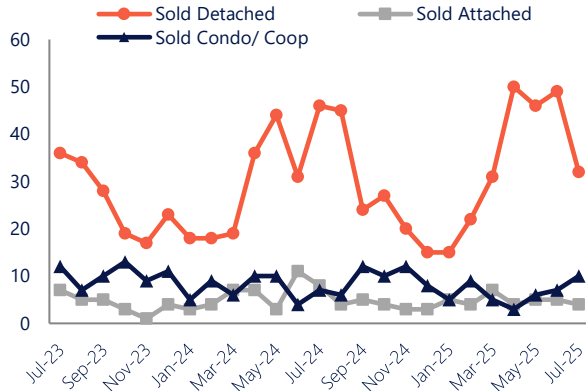
Days On Market

24



Up 85%
Vs. Year Ago

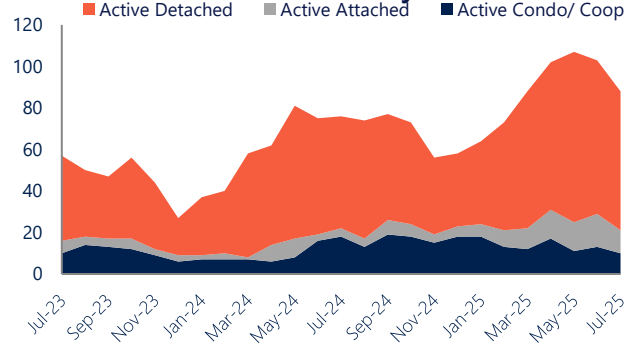
Units Sold*



Units Sold

There was a decrease in total units sold in July, with 46 sold this month in Mount Vernon and Fort Hunt versus 61 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 25% versus July 2024.

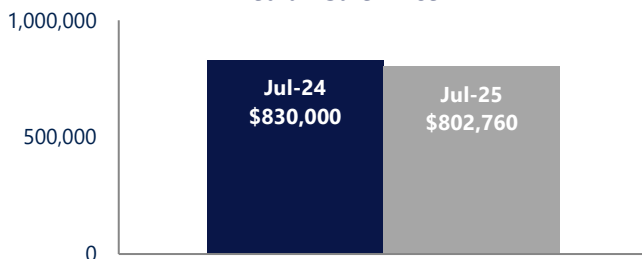
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 16%. The total number of active inventory this July was 88 compared to 76 in July 2024. This month's total of 88 is lower than the previous month's total supply of available inventory of 103, a decrease of 15%.

Median Sale Price



Median Sale Price

Last July, the median sale price for Mount Vernon and Fort Hunt Homes was \$830,000. This July, the median sale price was \$802,760, a decrease of 3% or \$27,240 compared to last year. The current median sold price is 8% 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.

Mount Vernon and Fort Hunt are defined as properties listed in zip code/s 22308 and 22309.

*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™

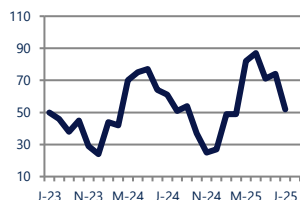
FOCUS ON: **MOUNT VERNON AND FORT HUNT HOUSING MARKET**

JULY 2025

Zip Code(s): 22308 and 22309

New Listings

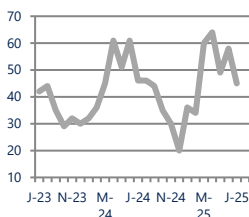
52



Down -15%
Vs. Year Ago

Current Contracts

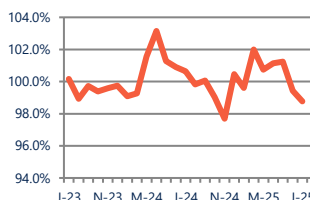
45



Down -2%
Vs. Year Ago

Sold Vs. List Price

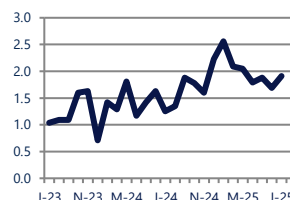
98.8%



Down -1.9%
Vs. Year Ago

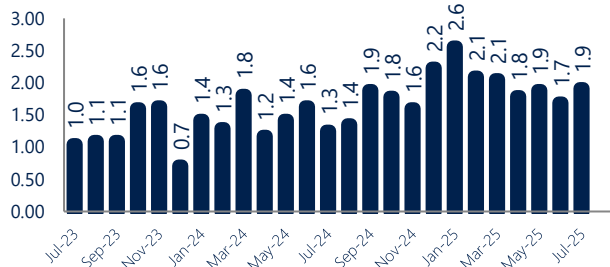
Months of Supply

1.9



Up 53%
Vs. Year Ago

Months Of Supply



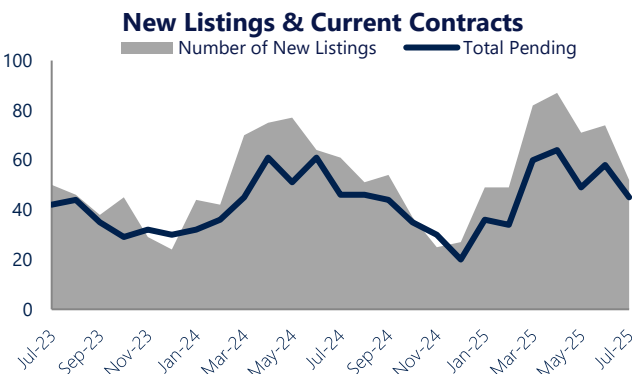
Months of Supply

In July, there was 1.9 months of supply available in Mount Vernon and Fort Hunt, compared to 1.2 in July 2024. That is an increase of 54% versus a year ago.

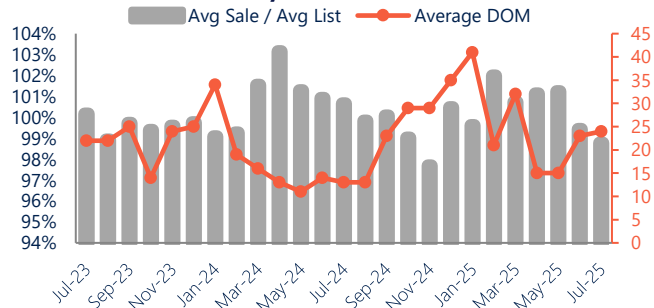
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Mount Vernon and Fort Hunt compared to 61 in July 2024, a decrease of 15%. There were 45 current contracts pending sale this July compared to 46 a year ago. The number of current contracts is 2% lower than last July.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Mount Vernon and Fort Hunt was 98.8% of the average list price, which is 1.9% lower than at this time last year.

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%.

Mount Vernon and Fort Hunt are defined as properties listed in zip code/s 22308 and 22309.

*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.