

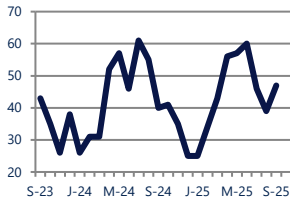
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MOUNT VERNON AND FORT HUNT HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 22308 and 22309

Units Sold

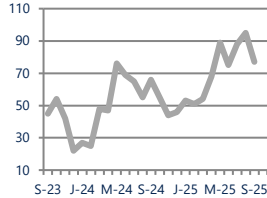
47



Up 18%
Vs. Year Ago

Active Inventory

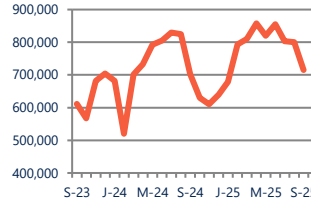
77



Up 17%
Vs. Year Ago

Median Sale Price

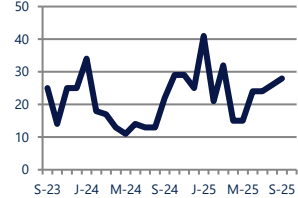
\$715,000



Up 2%
Vs. Year Ago

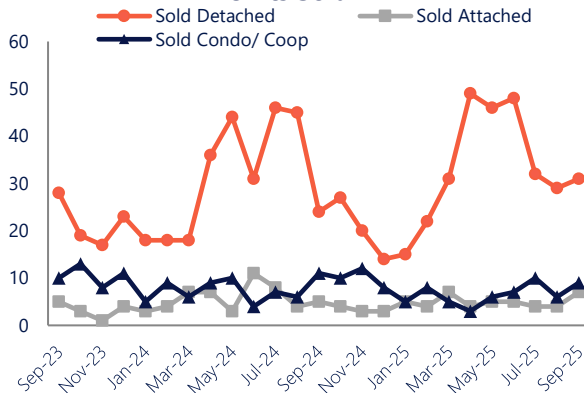
Days On Market

28



Up 27%
Vs. Year Ago

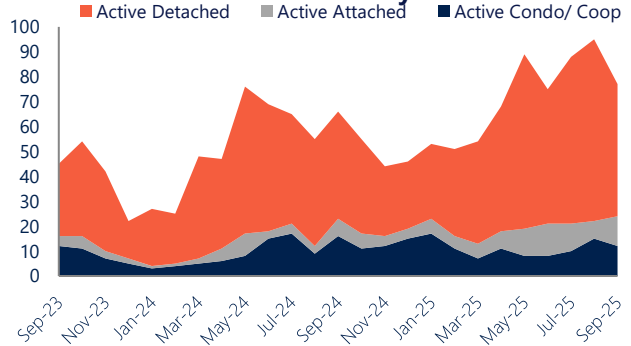
Units Sold*



Units Sold

There was an increase in total units sold in September, with 47 sold this month in Mount Vernon and Fort Hunt versus 39 last month, an increase of 21%. This month's total units sold was higher than at this time last year, an increase of 18% versus September 2024.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 11 units or 17%. The total number of active inventory this September was 77 compared to 66 in September 2024. This month's total of 77 is lower than the previous month's total supply of available inventory of 95, a decrease of 19%.

Median Sale Price



Median Sale Price

Last September, the median sale price for Mount Vernon and Fort Hunt Homes was \$702,500. This September, the median sale price was \$715,000, an increase of 2% or \$12,500 compared to last year. The current median sold price is 11% lower than in August.

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.

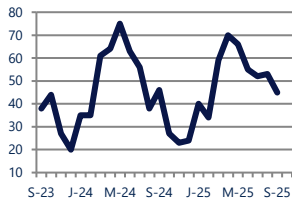
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MOUNT VERNON AND FORT HUNT HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 22308 and 22309

New Listings

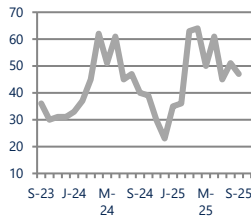
45



Down -2%
Vs. Year Ago

Current Contracts

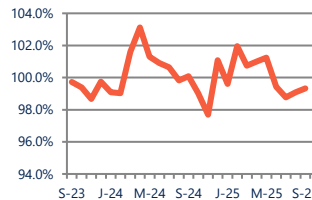
47



Up 18%
Vs. Year Ago

Sold Vs. List Price

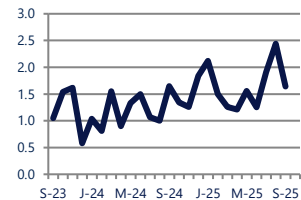
99.3%



Down -0.8%
Vs. Year Ago

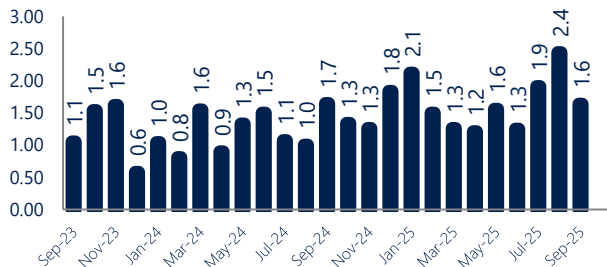
Months of Supply

1.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

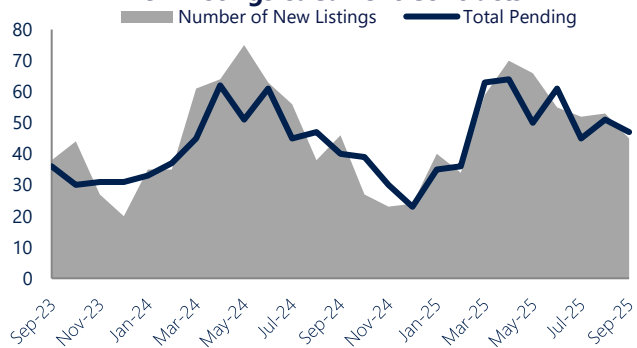
In September, there was 1.6 months of supply available in Mount Vernon and Fort Hunt. The amount of supply is similar compared to a year ago.

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.

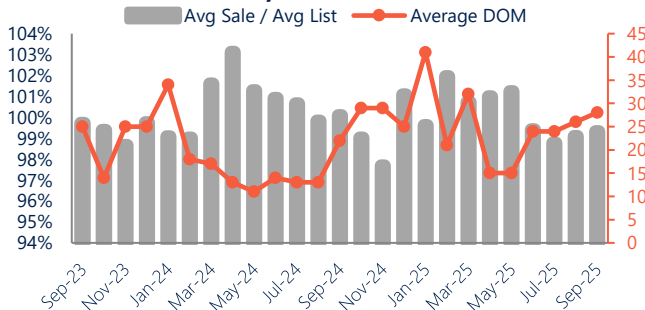
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Mount Vernon and Fort Hunt compared to 46 in September 2024, a decrease of 2%. There were 47 current contracts pending sale this September compared to 40 a year ago. The number of current contracts is 18% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Mount Vernon and Fort Hunt was 99.3% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 22, an increase of 27%.

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