

THE LONG & FOSTER MARKET MINUTE™

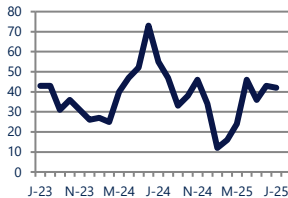
FOCUS ON: **HAYMARKET AND CATHARPIN HOUSING MARKET**

JULY 2025

Zip Code(s): 20169, 20168 and 20143

Units Sold

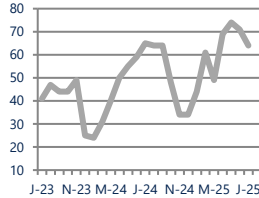
42



Down -24%
Vs. Year Ago

Active Inventory

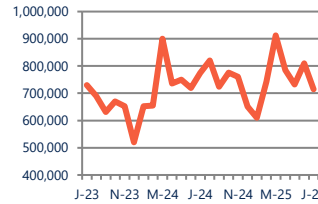
64



Down -2%
Vs. Year Ago

Median Sale Price

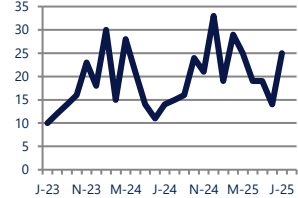
\$715,000



Down -8%
Vs. Year Ago

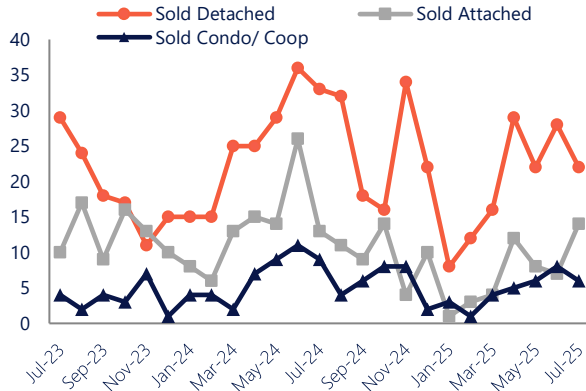
Days On Market

25



Up 79%
Vs. Year Ago

Units Sold*



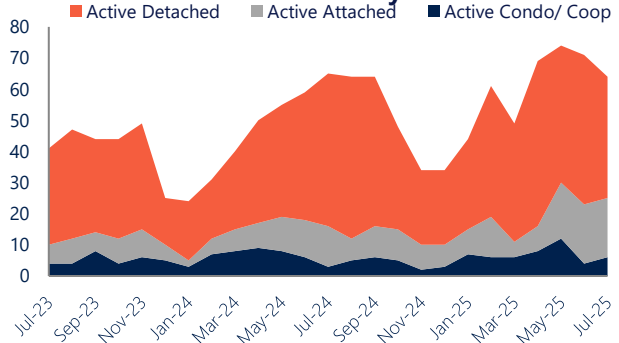
Units Sold

There was a decrease in total units sold in July, with 42 sold this month in Haymarket and Catharpin versus 43 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 24% versus July 2024.

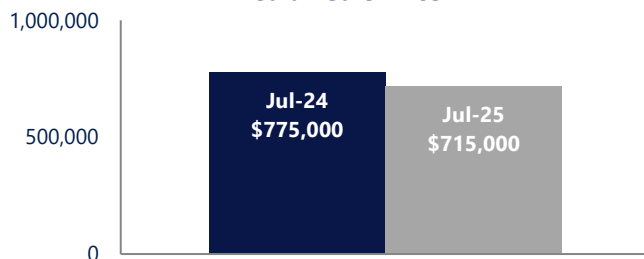
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 2%. The total number of active inventory this July was 64 compared to 65 in July 2024. This month's total of 64 is lower than the previous month's total supply of available inventory of 71, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Haymarket and Catharpin Homes was \$775,000. This July, the median sale price was \$715,000, a decrease of 8% or \$60,000 compared to last year. The current median sold price is 12% 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.

Haymarket and Catharpin are defined as properties listed in zip code/s 20169, 20168 and 20143.

*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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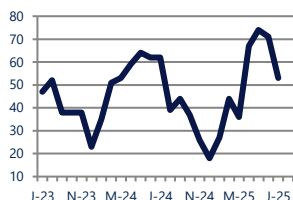
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JULY 2025

Zip Code(s): 20169, 20168 and 20143

New Listings

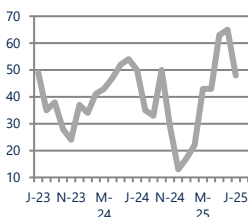
53



Down -15%
Vs. Year Ago

Current Contracts

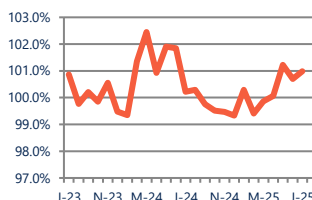
48



Down -4%
Vs. Year Ago

Sold Vs. List Price

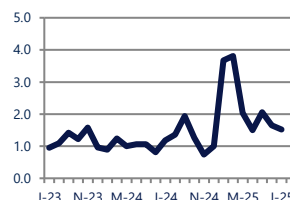
101.0%



Up 0.8%
Vs. Year Ago

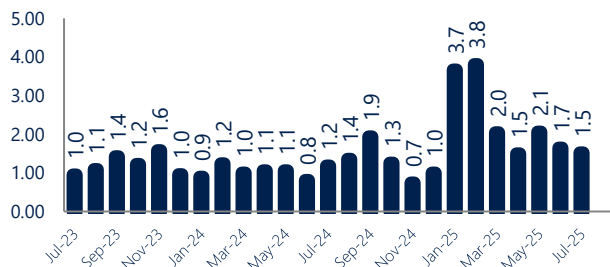
Months of Supply

1.5



Up 29%
Vs. Year Ago

Months Of Supply



Months of Supply

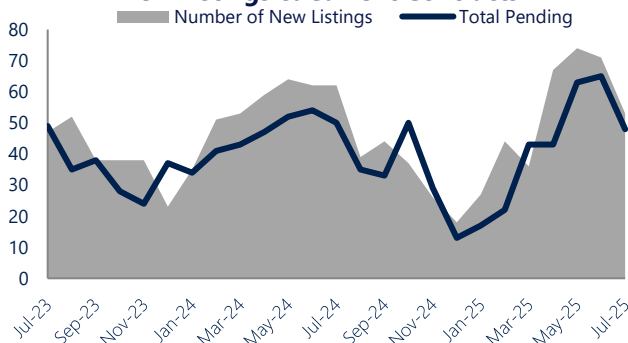
In July, there was 1.5 months of supply available in Haymarket and Catharpin, compared to 1.2 in July 2024. That is an increase of 29% versus a year ago.

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.

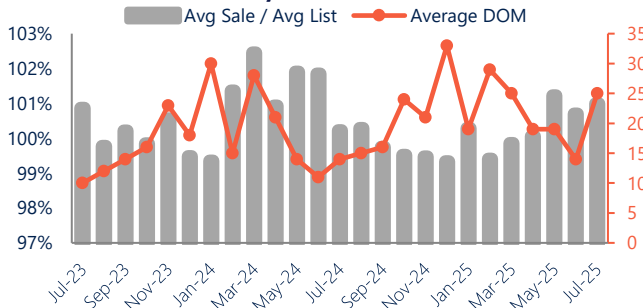
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Haymarket and Catharpin compared to 62 in July 2024, a decrease of 15%. There were 48 current contracts pending sale this July compared to 50 a year ago. The number of current contracts is 4% 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 Haymarket and Catharpin was 101.0% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 14, an increase of 79%.

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