

THE LONG & FOSTER MARKET MINUTE™

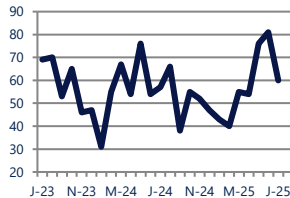
FOCUS ON: OLD TOWN, PARKER GRAY, AND EISENHOWER VALLEY HOUSING MARKET

JULY 2025

Zip Code(s): 22314

Units Sold

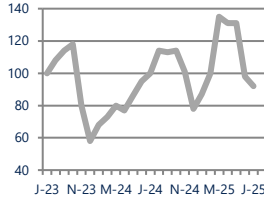
60



Up 5%
Vs. Year Ago

Active Inventory

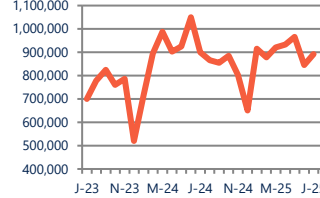
92



Down -8%
Vs. Year Ago

Median Sale Price

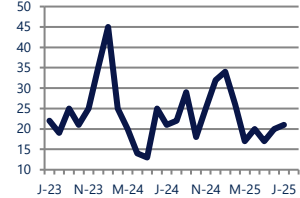
\$892,450



Down -1%
Vs. Year Ago

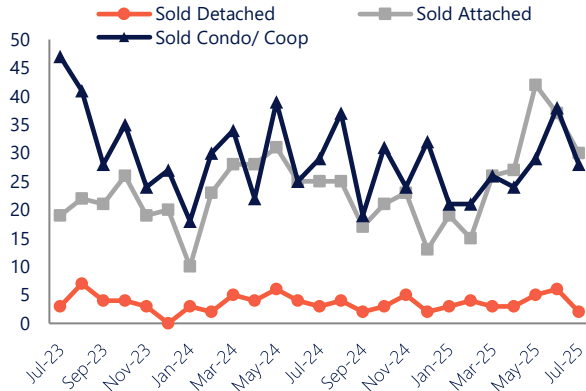
Days On Market

21



No Change
Vs. Year Ago

Units Sold*



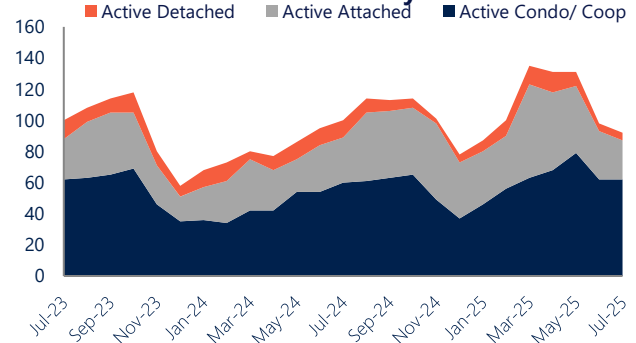
Units Sold

There was a decrease in total units sold in July, with 60 sold this month in Old Town, Parker Gray, and Eisenhower Valley versus 81 last month, a decrease of 26%. This month's total units sold was higher than at this time last year, an increase of 5% versus July 2024.

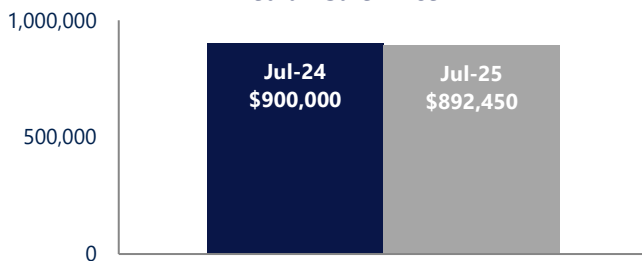
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 8%. The total number of active inventory this July was 92 compared to 100 in July 2024. This month's total of 92 is lower than the previous month's total supply of available inventory of 98, a decrease of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$900,000. This July, the median sale price was \$892,450, a decrease of 1% or \$7,550 compared to last year. The current median sold price is 6% 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.

Old Town, Parker Gray, and Eisenhower Valley are defined as properties listed in zip code/s 22314.

*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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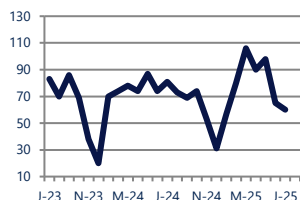
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JULY 2025

Zip Code(s): 22314

New Listings

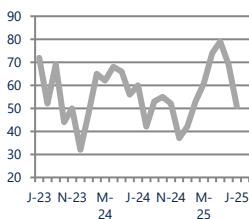
60



Down -26%
Vs. Year Ago

Current Contracts

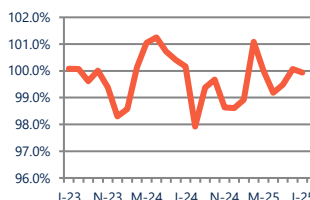
51



Down -15%
Vs. Year Ago

Sold Vs. List Price

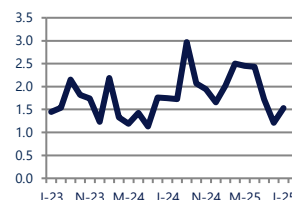
99.9%



No Change
Vs. Year Ago

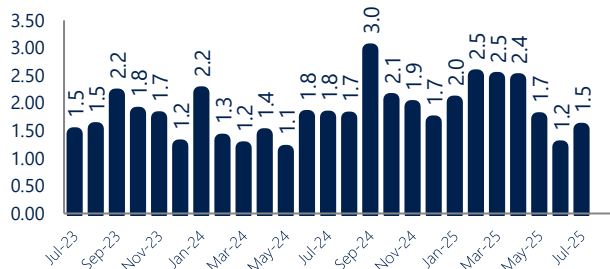
Months of Supply

1.5



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

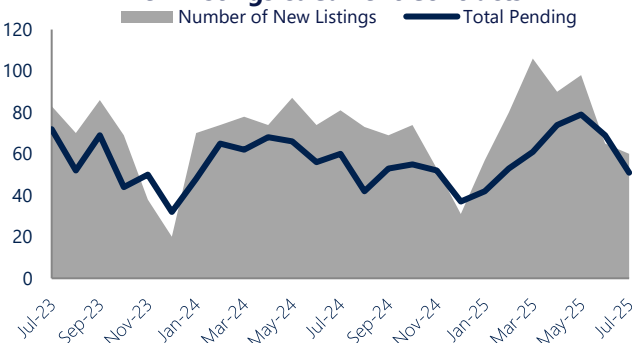
In July, there was 1.5 months of supply available in Old Town, Parker Gray, and Eisenhower Valley, compared to 1.8 in July 2024. That is a decrease of 13% versus a year ago.

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.

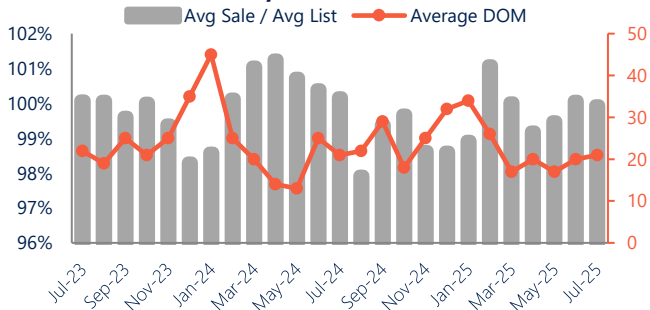
New Listings & Current Contracts

This month there were 60 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 81 in July 2024, a decrease of 26%. There were 51 current contracts pending sale this July compared to 60 a year ago. The number of current contracts is 15% 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 Old Town, Parker Gray, and Eisenhower Valley was 99.9% 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 21, which is similar compared to a year ago.

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