

THE LONG & FOSTER MARKET MINUTE™

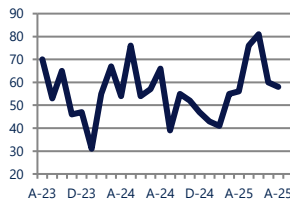
FOCUS ON: OLD TOWN, PARKER GRAY, AND EISENHOWER VALLEY HOUSING MARKET

AUGUST 2025

Zip Code(s): 22314

Units Sold

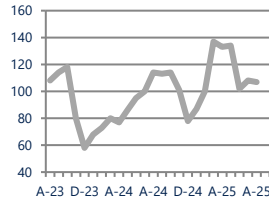
58



Down -12%
Vs. Year Ago

Active Inventory

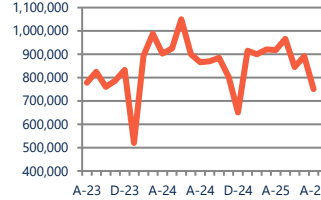
107



Down -6%
Vs. Year Ago

Median Sale Price

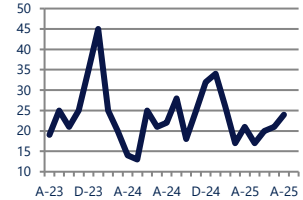
\$750,100



Down -13%
Vs. Year Ago

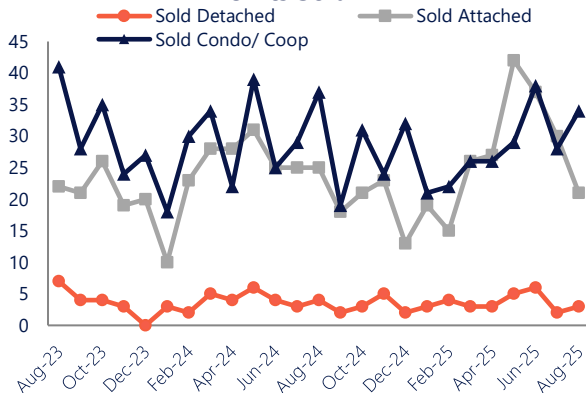
Days On Market

24



Up 9%
Vs. Year Ago

Units Sold*



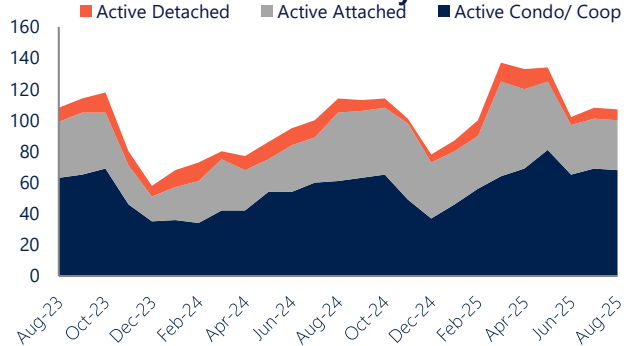
Units Sold

There was a decrease in total units sold in August, with 58 sold this month in Old Town, Parker Gray, and Eisenhower Valley versus 60 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 12% versus August 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 6%. The total number of active inventory this August was 107 compared to 114 in August 2024. This month's total of 107 is lower than the previous month's total supply of available inventory of 108, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Old Town, Parker Gray, and Eisenhower Valley Homes was \$866,000. This August, the median sale price was \$750,100, a decrease of 13% or \$115,900 compared to last year. The current median sold price is 16% lower than in July.

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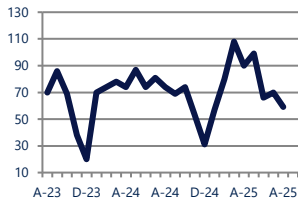
FOCUS ON: OLD TOWN, PARKER GRAY, AND EISENHOWER VALLEY HOUSING MARKET

AUGUST 2025

Zip Code(s): 22314

New Listings

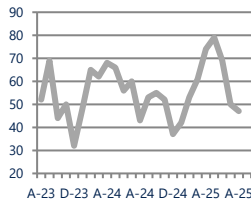
59



Down -20%
Vs. Year Ago

Current Contracts

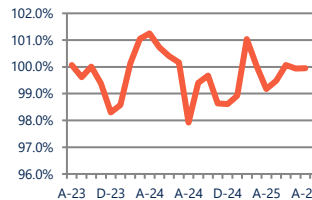
47



Up 9%
Vs. Year Ago

Sold Vs. List Price

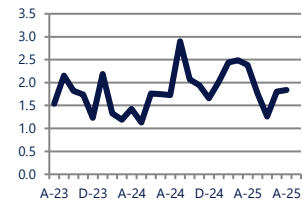
100.0%



Up 2.1%
Vs. Year Ago

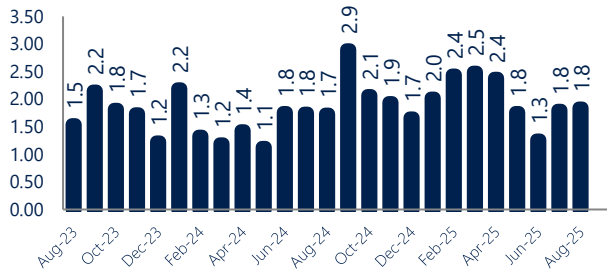
Months of Supply

1.8



Up 6%
Vs. Year Ago

Months Of Supply



Months of Supply

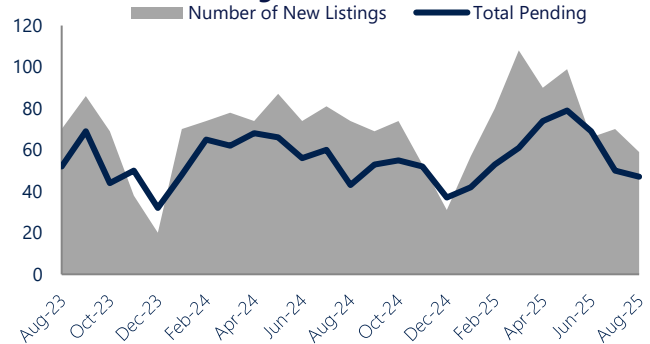
In August, there was 1.8 months of supply available in Old Town, Parker Gray, and Eisenhower Valley, compared to 1.7 in August 2024. That is an increase of 7% versus a year ago.

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.

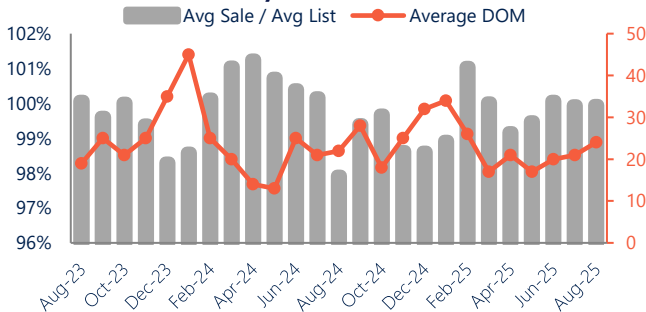
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Old Town, Parker Gray, and Eisenhower Valley compared to 74 in August 2024, a decrease of 20%. There were 47 current contracts pending sale this August compared to 43 a year ago. The number of current contracts is 9% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Old Town, Parker Gray, and Eisenhower Valley was 100.0% of the average list price, which is 2.0% higher 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 22, an increase of 9%.

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