

THE WASHINGTON INSIDER

The Kimberly Casey Team



The Future Looks Bright! With a potential Fed interest-rate reduction on the horizon, more buyers are poised to re-enter the market. Multiple offers are becoming common again, indicating strong demand.

Thank you for joining our newsletter, your source for the latest global and local real estate insights.

Despite global uncertainties, the luxury property market in Washington, DC, Northern Virginia, and Maryland remains resilient. High-end buyers are seeking spacious homes with modern amenities, smart systems, and energy efficiency, driving demand in neighborhoods like Georgetown, Kalorama, Capitol Hill, McLean, Alexandria, Arlington, Great Falls, Bethesda, and Potomac.

In 2023, luxury home prices increased by 5% in DC, 7% in Virginia, and 4% in Maryland. With limited inventory pushing values higher, now is an ideal time to consider listing your property.

For investors, redeveloping older properties to meet modern standards offers significant potential. Buyers today are not just looking for houses; they seek vibrant communities with access to cultural landmarks, dining, and entertainment.

As for the upcoming presidential election, while it may dominate headlines, its impact on the real estate market is expected to be minimal. The housing market is more influenced by economic fundamentals than political drama.

Warmly,

Kimberly Casey

LOCAL FEATURED LISTINGS



Potomac | 9900 Woodford Rd
\$2,800,000 - UNDER CONTRACT
3 Beds, 4 Baths, 3,045 Sqft



Wharf | 601 Wharf St SE #405
\$1,699,000 - UNDER CONTRACT
2 Beds, 2.5 Baths, 2,165 Sqft



Mclean | 6627 Fletcher Lane
\$1,850,000 - PRIVATE
 4 Beds, 3 Baths, **1,885** Sqft



Navy Yard | 1014 3rd St
\$785,000 - UNDER CONTRACT
 3 Beds, 2 Baths, **1,440** Sqft



Georgetown | 2439 P Street
\$1,275,000 - SOLD
 2 Beds, 2 Baths, **1,207** Sqft



Adams Morgan | 2315 Ontario Rd
Unit 2
\$1,395,000 - ACTIVE
 3 Beds, 4 Baths, **1,953** Sqft



Georgetown | 2111 Wisconsin Ave
NW PH1
\$TBD - PRIVATE
 2 Beds, **2.5** Baths, **1,663** Sqft



Georgetown | 2111 Wisconsin Ave
PH8
\$TBD - PRIVATE
 2 Beds, **2.5** Baths, **1454** Sqft



Georgetown | 2915-2917

Dumbarton Street

\$1,995,000 - UNDER CONTRACT

4 Beds, 4.5 Baths, 3,600 Sqft



Cleveland Park| 3525 Springland

Lane

\$TBD - PRIVATE

4 Beds, 3.5 Baths, +5,500 Sqft

LONDON CALLING: KIMBERLY CASEY BRINGS MAYFAIR MAGIC TO DC NEW DEVELOPMENTS

Location: Mayfair, London, UK





Location: Logan Circle, Washington DC (*Photo shows rendering of new development project: The Mayfair Residences*)

Kimberly recently stayed in Mayfair in London, immersing herself in the timeless architecture and modern opulence as part of our research for The Mayfair Residences in Washington, D.C. This exclusive development in Logan Circle will capture the sophistication and elegance of London's Mayfair district, featuring bespoke interiors and the finest finishes. We can't wait to share all the details with you soon!



" I'm thrilled to share highlights from my recent trip to London, where I had the incredible opportunity to visit the UK Sotheby's International Realty office. This trip wasn't just about exploring one of my favorite cities; it was a chance to deepen my understanding of global investment markets and strengthen relationships with top agents. "



" During my stay, I toured several prestigious properties, including a stunning new construction project overlooking Hyde Park with a price tag of £130,000,000. These visits are not only inspiring but also crucial in staying ahead of market trends, allowing me to bring the best insights and opportunities to my clients back home."



LOCAL MARKET SNAPSHOTS

July Market Snapshot

Washington, DC

Active Listings

2,336 ▲34 %

Median Sales Price

\$674,950 ▲8%

Homes Sold

559 ▼9%

Avg. Days on Market

39

* July 2024 vs 2023; all residential sales in Washington, DC.

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INTERNATIONAL REALTY



July Market Snapshot

Northern Virginia

Active Listings

812 ▲7%

Median Sales Price

\$961,000 ▲3%

Homes Sold

743 ▲16%

Avg. Days on Market

17

* July 2024 vs 2023; all single family home sales in Fairfax, Arlington, Alexandria, and Falls Church, VA.

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INTERNATIONAL REALTY



July Market Snapshot

Montgomery County

Active Listings

1,051 ▲33%

Median Sales Price

\$635,959 ▲5%

Homes Sold

965 ▲13%

Avg. Days on Market

17

* July 2024 vs 2023; all residential sales in Montgomery County, MD.

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INTERNATIONAL REALTY

2024 MID-YEAR SOTHEBY'S LUXURY OUTLOOK



INSIDE THE GLOBAL REAL ESTATE MARKET



Spotlight On France: The Enduring Luxury Capital



Paris, Ile-De-France, 75007

France

\$10,847,826

3 Beds, 2 Baths, 3,562 Sqft



Paris, Ile-De-France, 75008

France

\$17,391,304

3 Beds, 2 Baths, 3,444 Sqft



Paris, Ile-De-France, 75001

France

\$4,565,217

3 Beds, 2 Baths, 3,336 Sqft

Paris, Ile-De-France, 75016

France

\$7,913,043

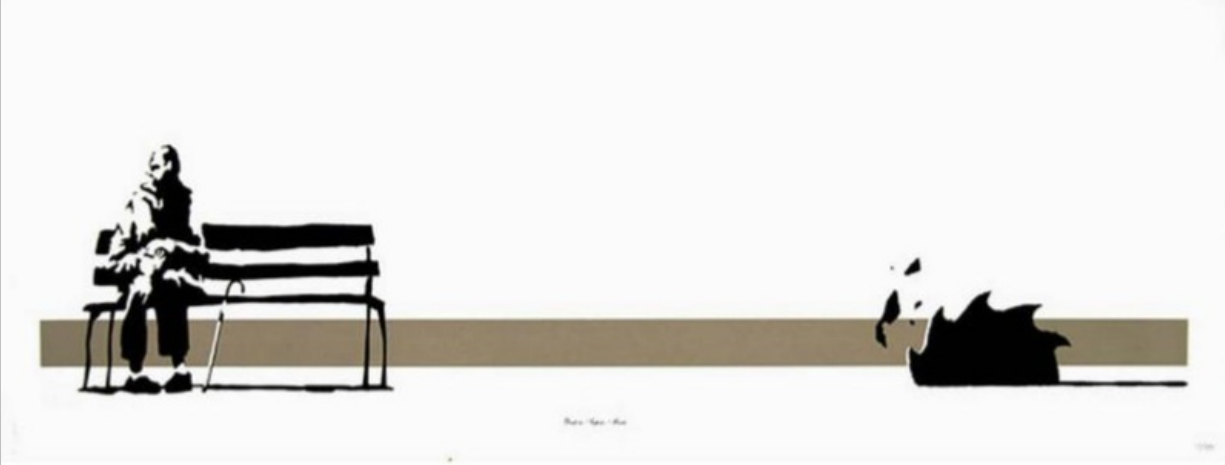
4 Beds, 3 Baths, 2,906 Sqft

DC NEIGHBORHOODS WHERE HOMES ARE SELLING THE FASTEST

HOME SALES DATA 2024

NEIGHBORHOOD	MEDIAN DAYS ON MARKET 2024	MEDIAN DAYS ON MARKET 2023
Spring Valley	2	3
AU Park	6	6
Chevy Chase	6	7
Palisades	6	11
Woodley Park	6	7
Cleveland Park	7	11

THIS MONTH AT SOTHEBY'S AUCTION



Sotheby's London Dedicates Auction to One of Britain's Most Popular Living Artists, Banksy



THE LOCAL STANDARD



Olympics 2024: The DC-Area Athletes Who Won Medals



Amazing Boating
Experiences You Need to
Try in Washington, DC



Labor Day 2024: Celebrate
Summer's Last Big
Weekend in Style

FEATURED ARTICLES



8 Expert Tips for
Styling Every Room



Etiquette 101: How to
Not Be A Rude House
Guest



The Evolution Of Luxury Home Staging



Reside Summer 2024: Living With Nature

THE KIMBERLY CASEY TEAM RECOMMEND READS AND LISTENS



Summer 2024 Real Estate Shift: Market Update

Summer 2024 Real Estate Shift: Market
Update



Founders Podcast: History of Rolex

Learn from history's greatest
entrepreneurs.



The Luxury Strategy: Break the Rules of Marketing to Build Luxury Brands:

Luxury Strategy: Break the Rules of Marketing to Build Luxury Brands



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The Kimberly Casey Team

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Entrepreneur

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POSTS

REELS

TAGGED



WHAT IS THE KIMBERLY CASEY TEAM DOING THIS WEEKEND

Kimberly is preparing for two networking conferences next month, the Sotheby's Global Networking Event in Nashville and Ryan Serhant's Pro Branding Mastermind in New York.

Farleigh will be with family moving in their son to college!

Michael is trying to up his pickleball game for an upcoming KC Team tournament.

Kayla is going to watch one of her sister's soccer scrimmages in Virginia.

Graham is back from his honeymoon and enjoying married life.



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