

THE LONG & FOSTER MARKET MINUTE™

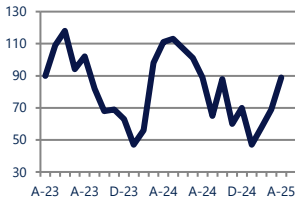
FOCUS ON: **BETHESDA AND CABIN JOHN HOUSING MARKET**

APRIL 2025

Zip Code(s): 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894

Units Sold

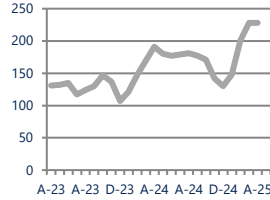
89



Down -20%
Vs. Year Ago

Active Inventory

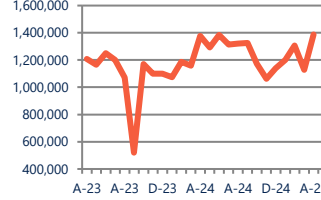
228



Up 19%
Vs. Year Ago

Median Sale Price

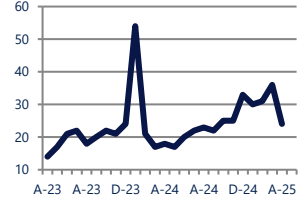
\$1,387,500



Up 1%
Vs. Year Ago

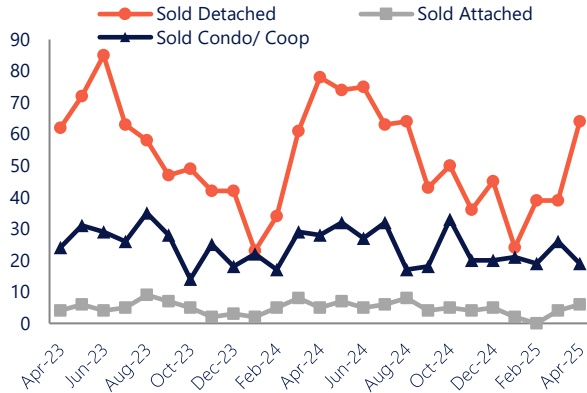
Days On Market

24



Up 33%
Vs. Year Ago

Units Sold*



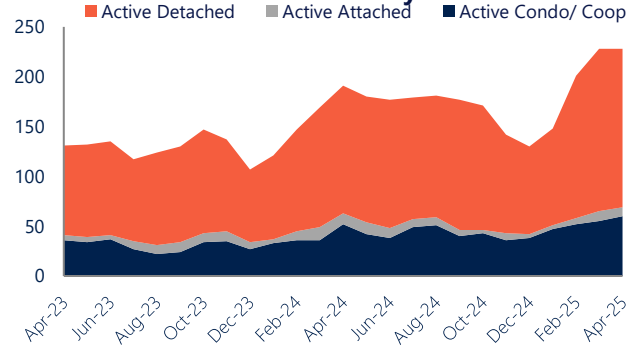
Units Sold

There was an increase in total units sold in April, with 89 sold this month in Bethesda and Cabin John versus 69 last month, an increase of 29%. This month's total units sold was lower than at this time last year, a decrease of 20% versus April 2024.

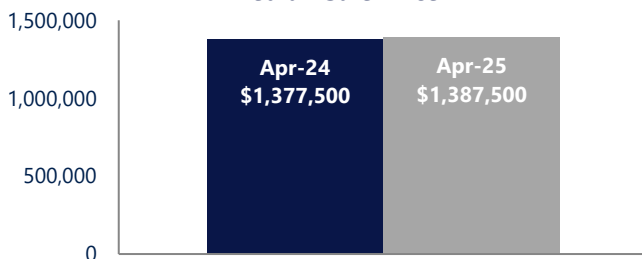
Active Inventory

Versus last year, the total number of homes available this month is higher by 37 units or 19%. The total number of active inventory this April was 228 compared to 191 in April 2024. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bethesda and Cabin John Homes was \$1,377,500. This April, the median sale price was \$1,387,500, an increase of 1% or \$10,000 compared to last year. The current median sold price is 23% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Bethesda and Cabin John are defined as properties listed in zip code/s 20814, 20816, 20817, 20818, 20812, 20889, 20892 and 20894.

*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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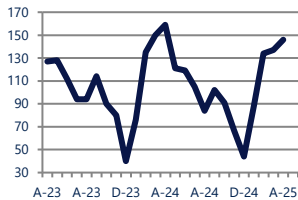
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New Listings

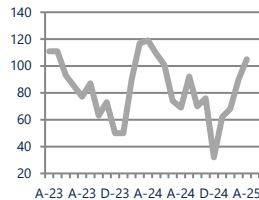
146



Down -8%
Vs. Year Ago

Current Contracts

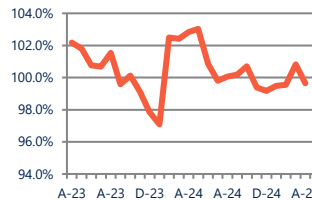
105



Down -12%
Vs. Year Ago

Sold Vs. List Price

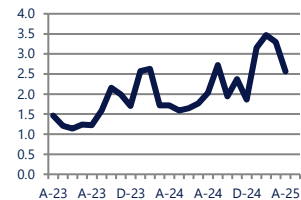
99.7%



Down -3.1%
Vs. Year Ago

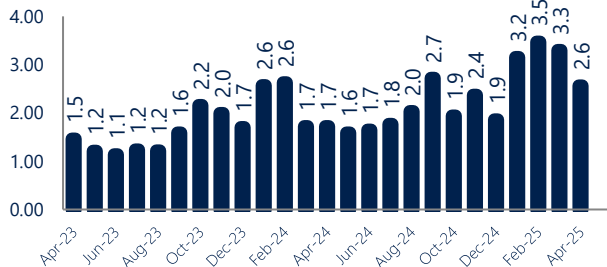
Months of Supply

2.6



Up 49%
Vs. Year Ago

Months Of Supply



Months of Supply

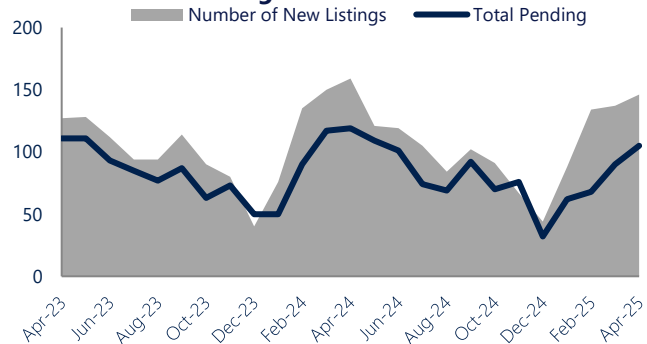
In April, there was 2.6 months of supply available in Bethesda and Cabin John, compared to 1.7 in April 2024. That is an increase of 49% versus a year ago.

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.

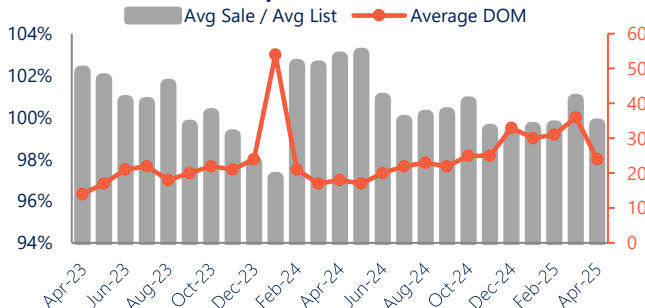
New Listings & Current Contracts

This month there were 146 homes newly listed for sale in Bethesda and Cabin John compared to 159 in April 2024, a decrease of 8%. There were 105 current contracts pending sale this April compared to 119 a year ago. The number of current contracts is 12% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Bethesda and Cabin John was 99.7% of the average list price, which is 3.2% lower 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 18, an increase of 33%.

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