

# THE LONG & FOSTER MARKET MINUTE™

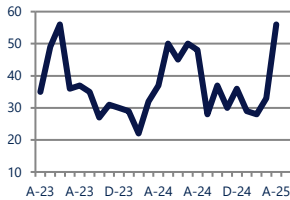
FOCUS ON: **DOWNTOWN SILVER SPRING AND TAKOMA PARK HOUSING MARKET**

APRIL 2025

Zip Code(s): 20910, 20912 and 20907

## Units Sold

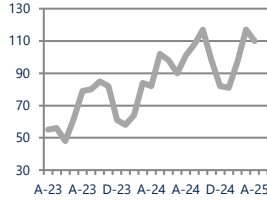
56



**Up**  
Vs. Year Ago

## Active Inventory

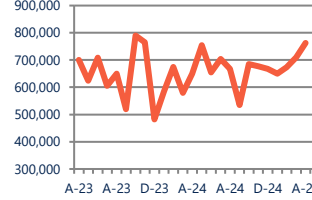
110



**Up 34%**  
Vs. Year Ago

## Median Sale Price

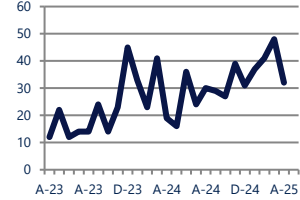
\$762,500



**Up 17%**  
Vs. Year Ago

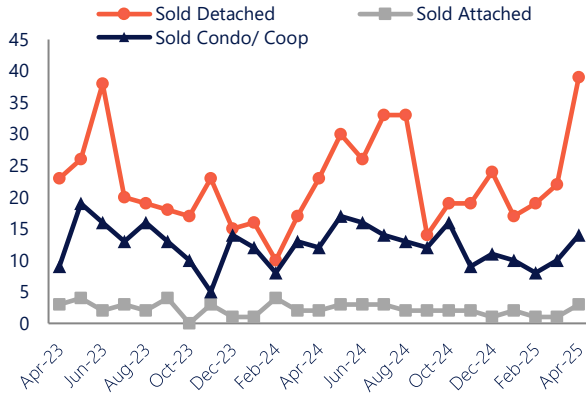
## Days On Market

32



**Up 68%**  
Vs. Year Ago

## Units Sold\*



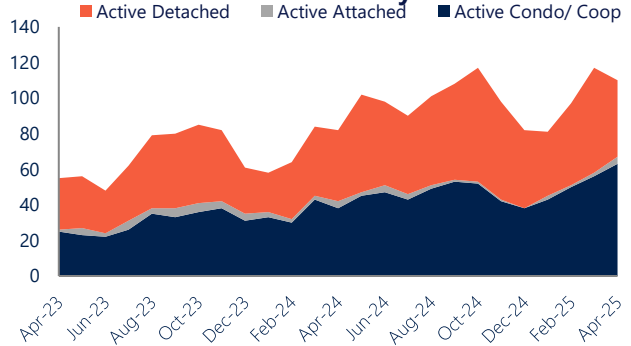
## Units Sold

There was an increase in total units sold in April, with 56 sold this month in Downtown Silver Spring and Takoma Park. This month's total units sold was higher than at this time last year.

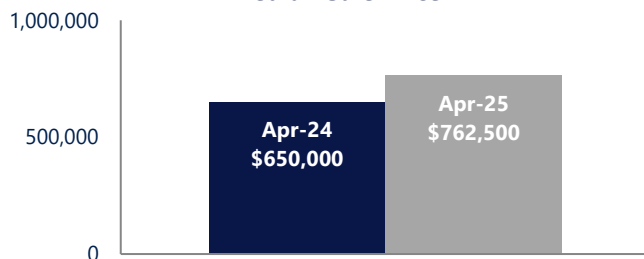
## Active Inventory

Versus last year, the total number of homes available this month is higher by 28 units or 34%. The total number of active inventory this April was 110 compared to 82 in April 2024. This month's total of 110 is lower than the previous month's total supply of available inventory of 117, a decrease of 6%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Downtown Silver Spring and Takoma Park Homes was \$650,000. This April, the median sale price was \$762,500, an increase of 17% or \$112,500 compared to last year. The current median sold price is 7% 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.

Downtown Silver Spring and Takoma Park are defined as properties listed in zip code/s 20910, 20912 and 20907.

\*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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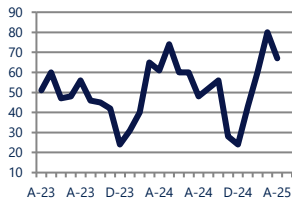
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APRIL 2025

Zip Code(s): 20910, 20912 and 20907

### New Listings

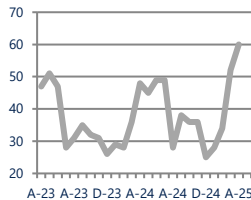
67



**Up 10%**  
Vs. Year Ago

### Current Contracts

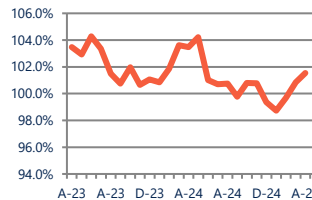
60



**Up 25%**  
Vs. Year Ago

### Sold Vs. List Price

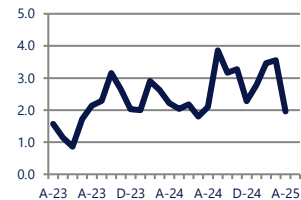
101.5%



**Down -1.9%**  
Vs. Year Ago

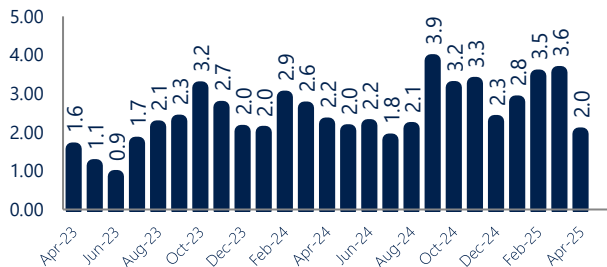
### Months of Supply

2.0



**Down -12%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

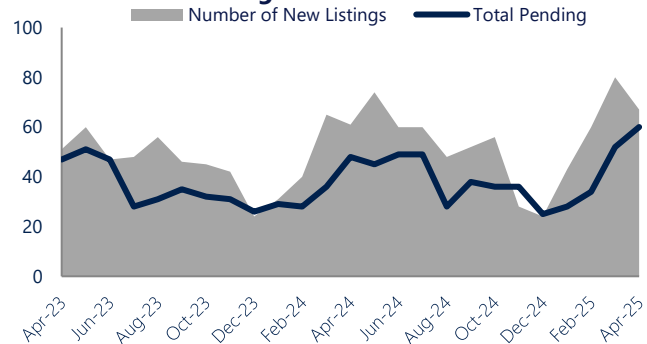
In April, there was 2.0 months of supply available in Downtown Silver Spring and Takoma Park, compared to 2.2 in April 2024. That is a decrease of 11% versus a year ago.

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.

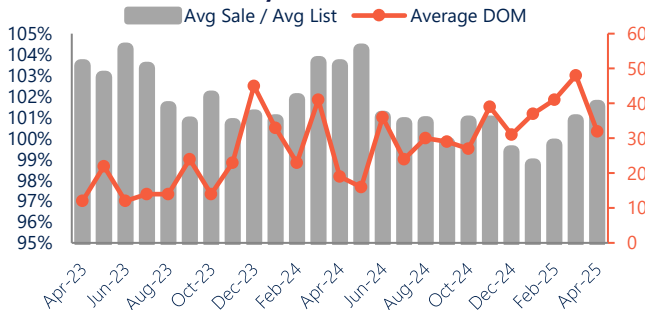
### New Listings & Current Contracts

This month there were 67 homes newly listed for sale in Downtown Silver Spring and Takoma Park compared to 61 in April 2024, an increase of 10%. There were 60 current contracts pending sale this April compared to 48 a year ago. The number of current contracts is 25% higher 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 Downtown Silver Spring and Takoma Park was 101.5% of the average list price, which is 1.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 32, higher than the average last year, which was 19, an increase of 68%.

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