

THE LONG & FOSTER MARKET MINUTE™

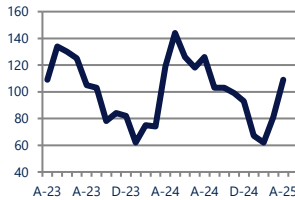
FOCUS ON: **GAITHERSBURG HOUSING MARKET**

APRIL 2025

Zip Code(s): 20877, 20878, 20879, 20882, 20880 and 20899

Units Sold

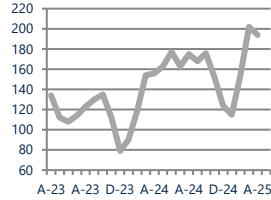
109



Down -8%
Vs. Year Ago

Active Inventory

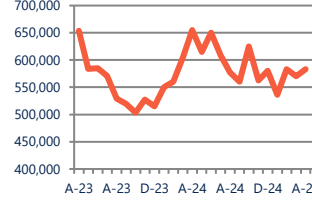
194



Up 24%
Vs. Year Ago

Median Sale Price

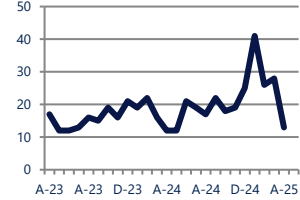
\$583,450



Down -11%
Vs. Year Ago

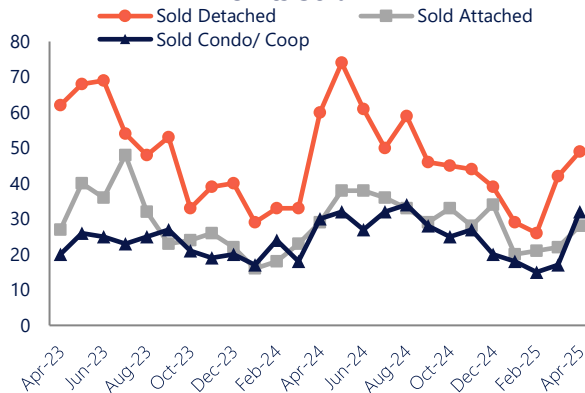
Days On Market

13



Up 8%
Vs. Year Ago

Units Sold*



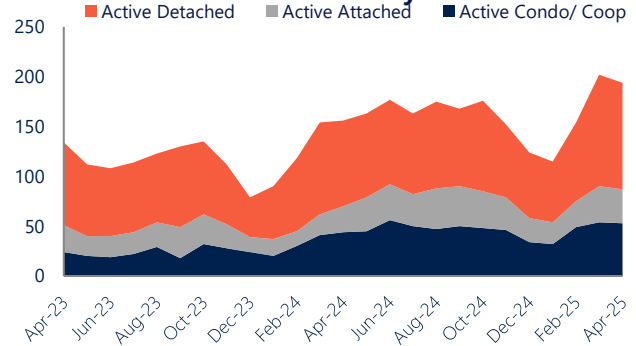
Units Sold

There was an increase in total units sold in April, with 109 sold this month in Gaithersburg versus 81 last month, an increase of 35%. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 38 units or 24%. The total number of active inventory this April was 194 compared to 156 in April 2024. This month's total of 194 is lower than the previous month's total supply of available inventory of 202, a decrease of 4%.

Active Inventory*

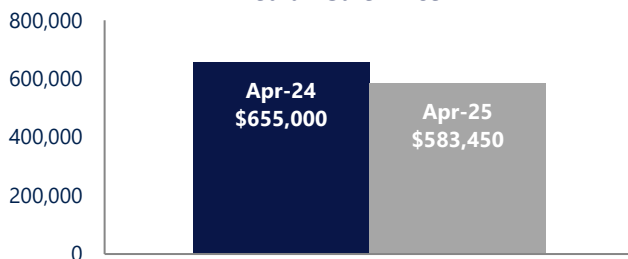


Median Sale Price

Last April, the median sale price for Gaithersburg Homes was \$655,000. This April, the median sale price was \$583,450, a decrease of 11% or \$71,550 compared to last year. The current median sold price is 2% 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.

Median Sale Price



Gaithersburg are defined as properties listed in zip code/s 20877, 20878, 20879, 20882, 20880 and 20899.

*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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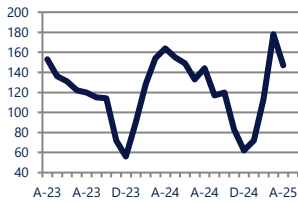
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APRIL 2025

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New Listings

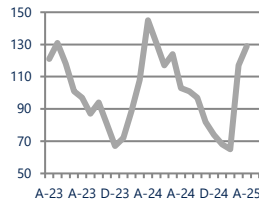
147



Down -10%
Vs. Year Ago

Current Contracts

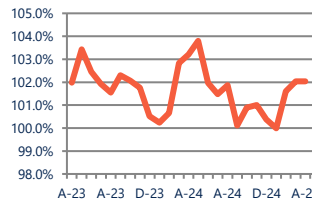
129



Down -11%
Vs. Year Ago

Sold Vs. List Price

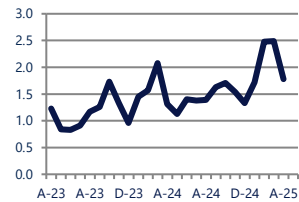
102.0%



Down -1.1%
Vs. Year Ago

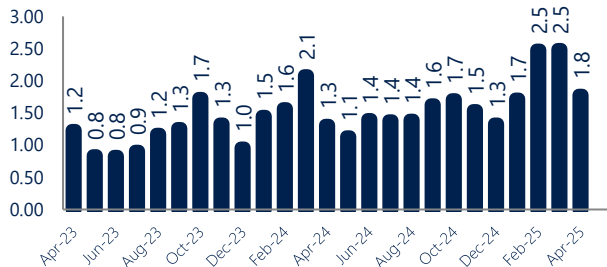
Months of Supply

1.8



Up 36%
Vs. Year Ago

Months Of Supply



Months of Supply

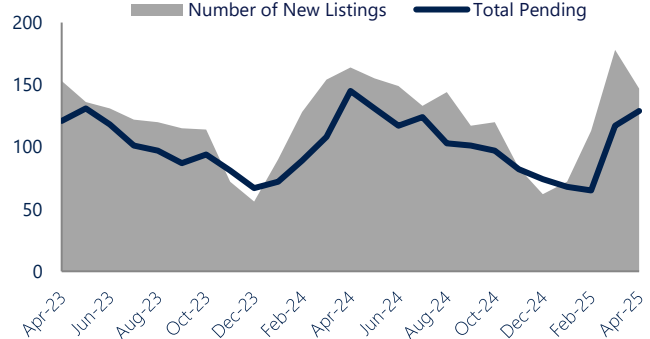
In April, there was 1.8 months of supply available in Gaithersburg, compared to 1.3 in April 2024. That is an increase of 36% versus a year ago.

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.

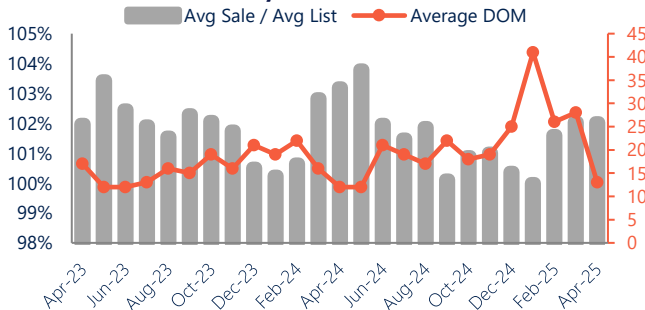
New Listings & Current Contracts

This month there were 147 homes newly listed for sale in Gaithersburg compared to 164 in April 2024, a decrease of 10%. There were 129 current contracts pending sale this April compared to 145 a year ago. The number of current contracts is 11% 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 Gaithersburg was 102.0% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 13, higher than the average last year, which was 12, an increase of 8%.

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