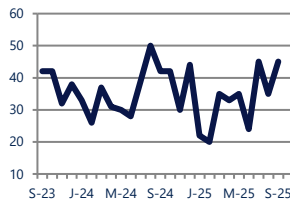


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GARRETT COUNTY HOUSING MARKET** SEPTEMBER 2025

Units Sold

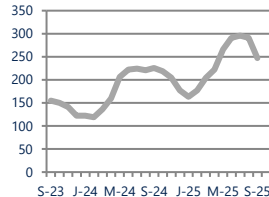
45



Up 7%
Vs. Year Ago

Active Inventory

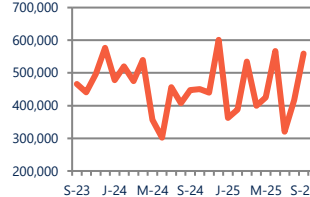
247



Up 9%
Vs. Year Ago

Median Sale Price

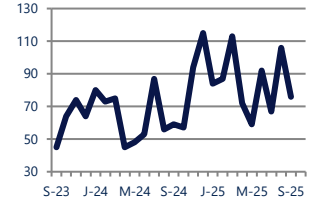
\$559,250



Up 25%
Vs. Year Ago

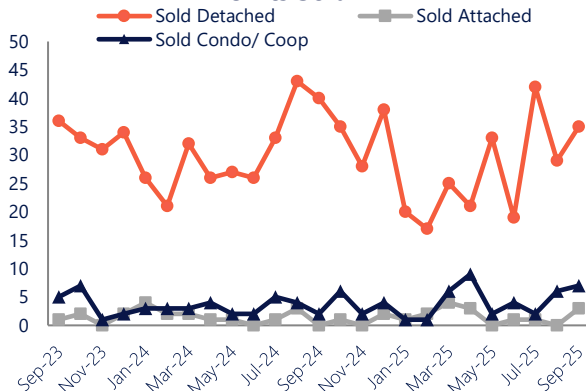
Days On Market

76



Up 29%
Vs. Year Ago

Units Sold*



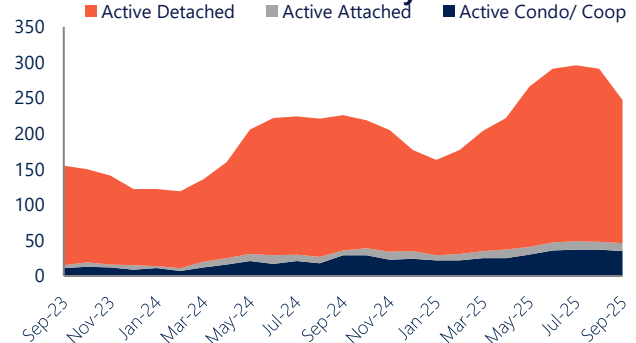
Units Sold

There was an increase in total units sold in September, with 45 sold this month in Garrett County versus 35 last month, an increase of 29%. This month's total units sold was higher than at this time last year, an increase of 7% versus September 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 9%. The total number of active inventory this September was 247 compared to 226 in September 2024. This month's total of 247 is lower than the previous month's total supply of available inventory of 291, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Garrett County Homes was \$447,500. This September, the median sale price was \$559,250, an increase of \$111,750 compared to last year. The current median sold price is higher than in August.

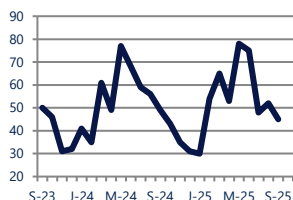
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GARRETT COUNTY HOUSING MARKET** SEPTEMBER 2025

New Listings

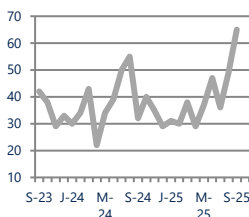
45



Down -8%
Vs. Year Ago

Current Contracts

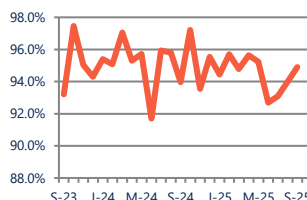
65



Up 103%
Vs. Year Ago

Sold Vs. List Price

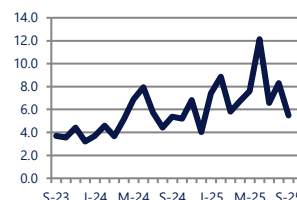
94.9%



Up 1%
Vs. Year Ago

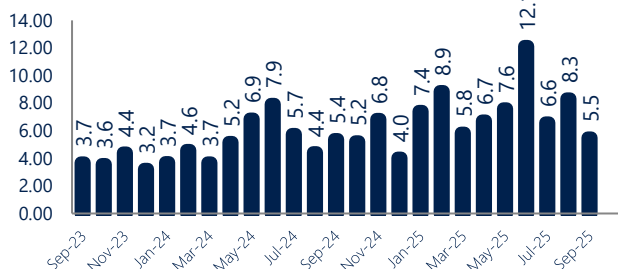
Months of Supply

5.5



Up 2%
Vs. Year Ago

Months Of Supply



Months of Supply

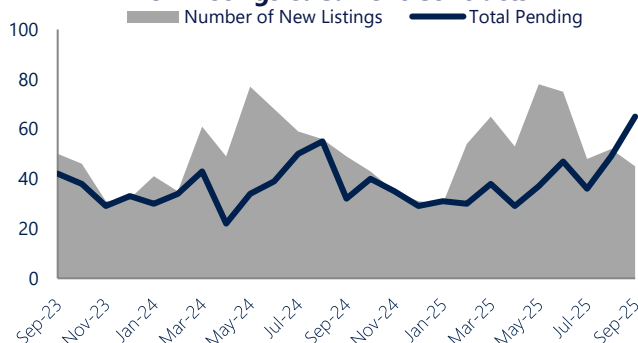
In September, there was 5.5 months of supply available in Garrett County, compared to 5.4 in September 2024. That is an increase of 2% versus a year ago.

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.

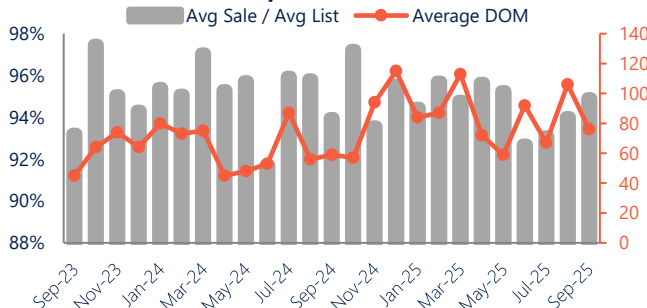
New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Garrett County compared to 49 in September 2024, a decrease of 8%. There were 65 current contracts pending sale this September compared to 32 a year ago. The number of current contracts is 103% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Garrett County was 94.9% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 76, higher than the average last year, which was 59, an increase of 29%.