

THE LONG & FOSTER MARKET MINUTE™

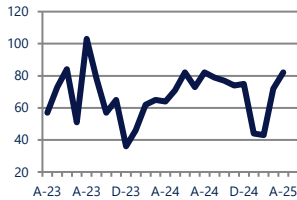
FOCUS ON: **GERMANTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 20874 and 20876

Units Sold

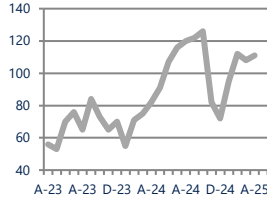
82



Up 28%
Vs. Year Ago

Active Inventory

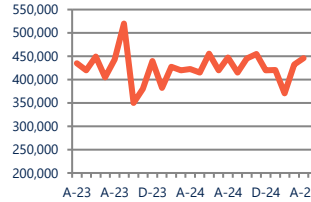
111



Up 35%
Vs. Year Ago

Median Sale Price

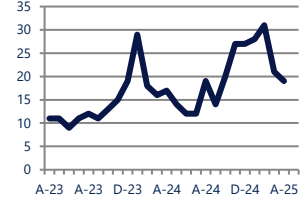
\$446,000



Up 6%
Vs. Year Ago

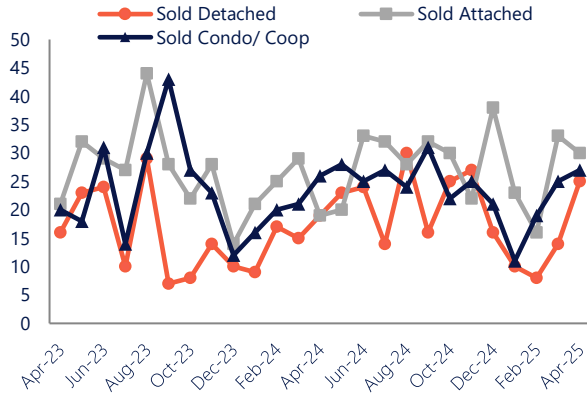
Days On Market

19



Up 12%
Vs. Year Ago

Units Sold*



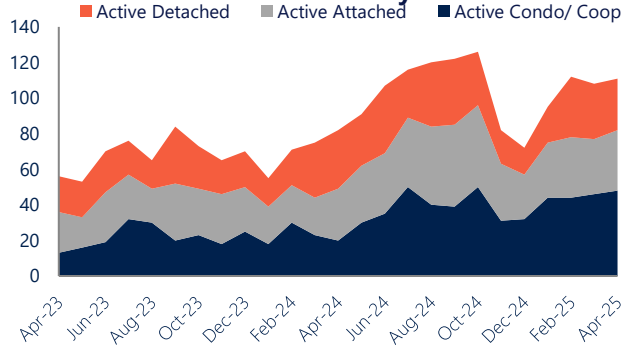
Units Sold

There was an increase in total units sold in April, with 82 sold this month in Germantown versus 72 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 28% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 29 units or 35%. The total number of active inventory this April was 111 compared to 82 in April 2024. This month's total of 111 is higher than the previous month's total supply of available inventory of 108, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Germantown Homes was \$422,500. This April, the median sale price was \$446,000, an increase of 6% or \$23,500 compared to last year. The current median sold price is 3% 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.

Germantown are defined as properties listed in zip code/s 20874 and 20876.

*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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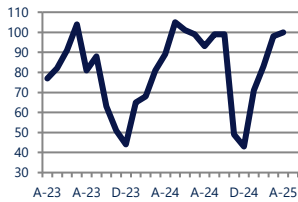
FOCUS ON: **GERMANTOWN HOUSING MARKET**

APRIL 2025

Zip Code(s): 20874 and 20876

New Listings

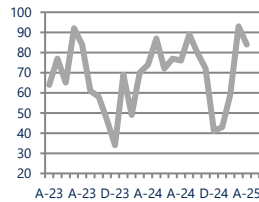
100



Up 12%
Vs. Year Ago

Current Contracts

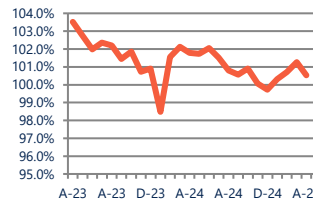
84



Up 14%
Vs. Year Ago

Sold Vs. List Price

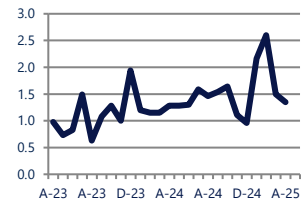
100.5%



Down -1.2%
Vs. Year Ago

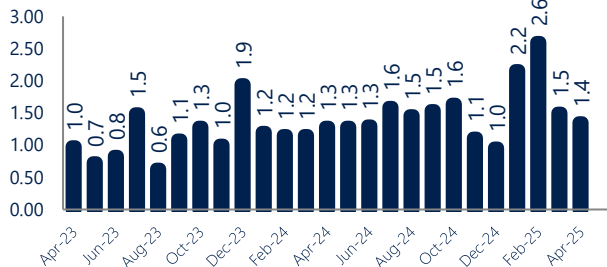
Months of Supply

1.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

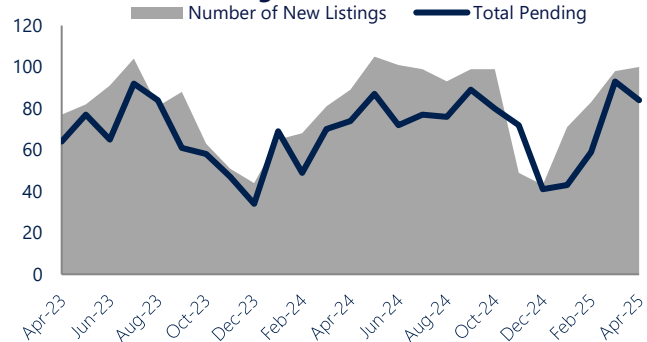
In April, there was 1.4 months of supply available in Germantown. The amount of supply is similar compared to a year ago.

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.

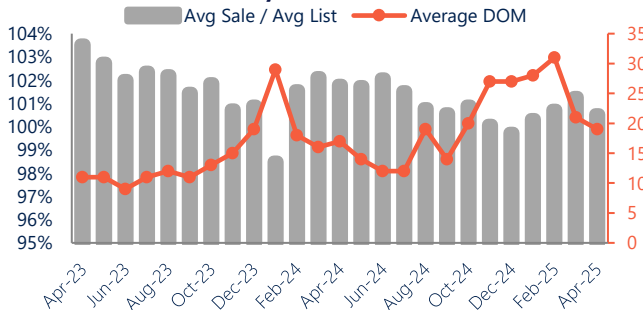
New Listings & Current Contracts

This month there were 100 homes newly listed for sale in Germantown compared to 89 in April 2024, an increase of 12%. There were 84 current contracts pending sale this April compared to 74 a year ago. The number of current contracts is 14% 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 Germantown was 100.5% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 17, an increase of 12%.

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