

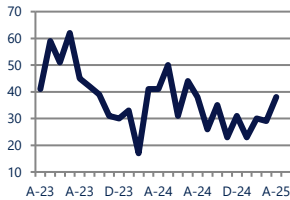
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONTGOMERY VILLAGE HOUSING MARKET**

APRIL 2025

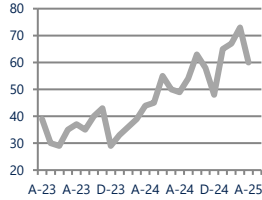
Zip Code(s): 20886

**Units Sold**  
38



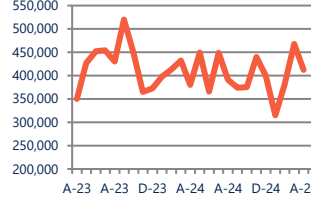
**Down -7%**  
Vs. Year Ago

**Active Inventory**  
60



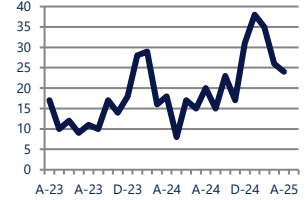
**Up 36%**  
Vs. Year Ago

**Median Sale Price**  
\$412,550



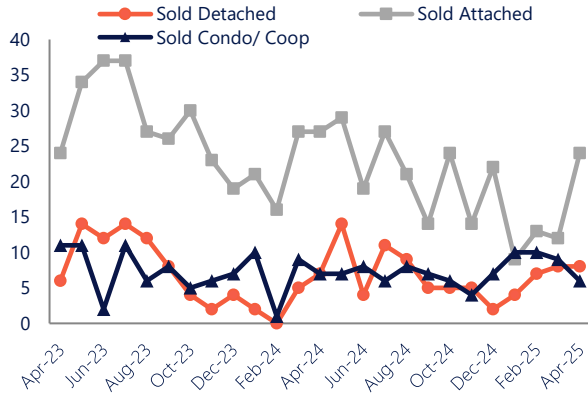
**Up 9%**  
Vs. Year Ago

**Days On Market**  
24



**Up 33%**  
Vs. Year Ago

## Units Sold\*



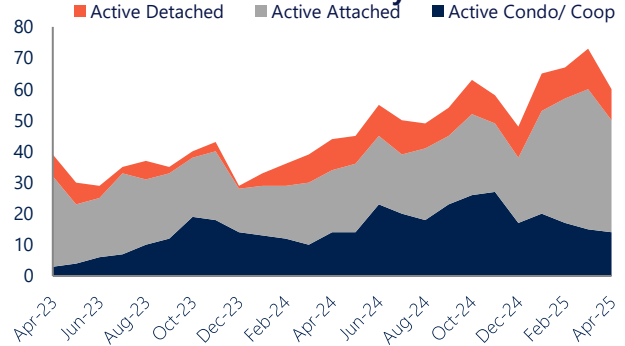
## Units Sold

There was an increase in total units sold in April, with 38 sold this month in Montgomery Village versus 29 last month, an increase of 31%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 36%. The total number of active inventory this April was 60 compared to 44 in April 2024. This month's total of 60 is lower than the previous month's total supply of available inventory of 73, a decrease of 18%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Montgomery Village Homes was \$380,000. This April, the median sale price was \$412,550, an increase of 9% or \$32,550 compared to last year. The current median sold price is 12% lower 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.

Montgomery Village are defined as properties listed in zip code/s 20886.

\*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.

# THE LONG & FOSTER MARKET MINUTE™

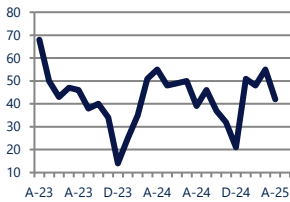
FOCUS ON: **MONTGOMERY VILLAGE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20886

### New Listings

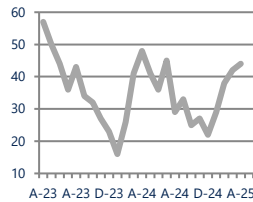
42



**Down -24%**  
Vs. Year Ago

### Current Contracts

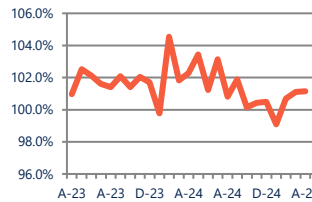
44



**Down -8%**  
Vs. Year Ago

### Sold Vs. List Price

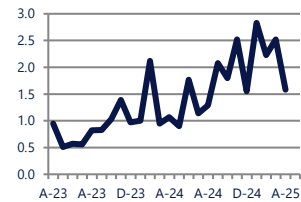
101.2%



**Down -1.1%**  
Vs. Year Ago

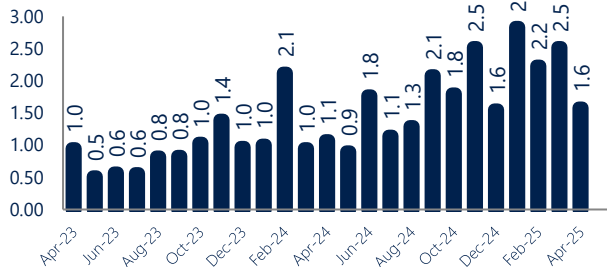
### Months of Supply

1.6



**Up 48%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

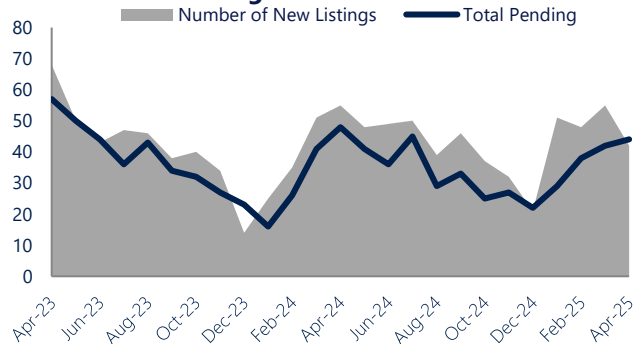
In April, there was 1.6 months of supply available in Montgomery Village, compared to 1.1 in April 2024. That is an increase of 47% versus a year ago.

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.

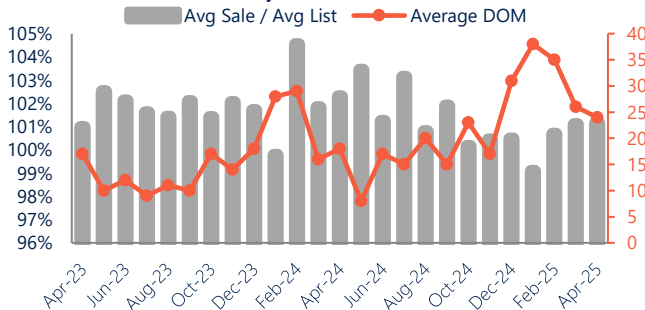
### New Listings & Current Contracts

This month there were 42 homes newly listed for sale in Montgomery Village compared to 55 in April 2024, a decrease of 24%. There were 44 current contracts pending sale this April compared to 48 a year ago. The number of current contracts is 8% 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 Montgomery Village was 101.2% of the average list price, which is 1.1% 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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