

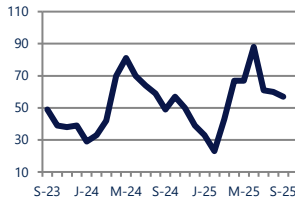
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTH POTOMAC HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 20878

Units Sold

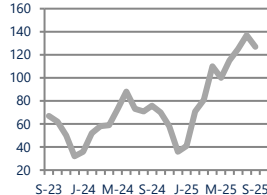
57



Up 16%
Vs. Year Ago

Active Inventory

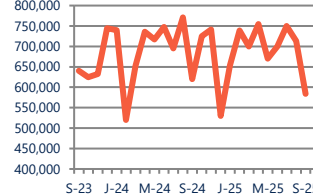
127



Up 67%
Vs. Year Ago

Median Sale Price

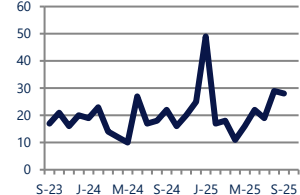
\$584,000



Down -6%
Vs. Year Ago

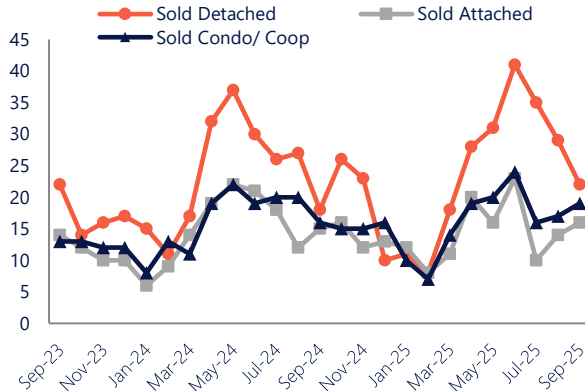
Days On Market

28



Up 27%
Vs. Year Ago

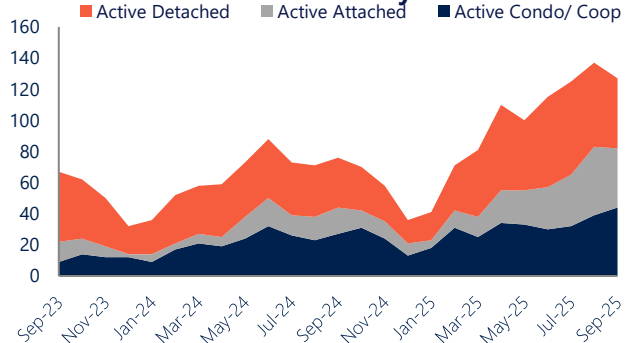
Units Sold*



Units Sold

There was a decrease in total units sold in September, with 57 sold this month in North Potomac versus 60 last month, a decrease of 5%. This month's total units sold was higher than at this time last year, an increase of 16% versus September 2024.

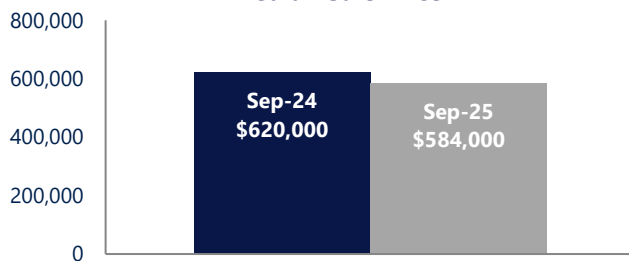
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 51 units or 67%. The total number of active inventory this September was 127 compared to 76 in September 2024. This month's total of 127 is lower than the previous month's total supply of available inventory of 137, a decrease of 7%.

Median Sale Price



Median Sale Price

Last September, the median sale price for North Potomac Homes was \$620,000. This September, the median sale price was \$584,000, a decrease of 6% or \$36,000 compared to last year. The current median sold price is 18% lower 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.

North Potomac are defined as properties listed in zip code/s 20878.

*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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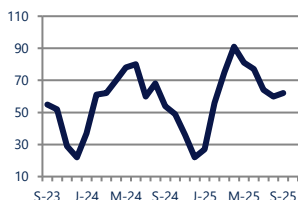
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FOCUS ON: **NORTH POTOMAC HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 20878

New Listings

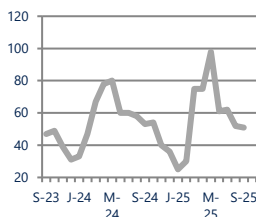
62



Up 15%
Vs. Year Ago

Current Contracts

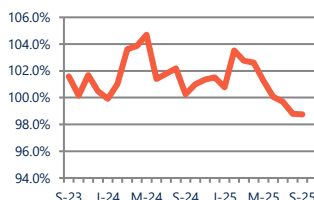
51



Down -4%
Vs. Year Ago

Sold Vs. List Price

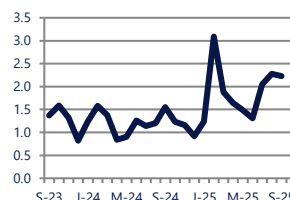
98.8%



Down -1.5%
Vs. Year Ago

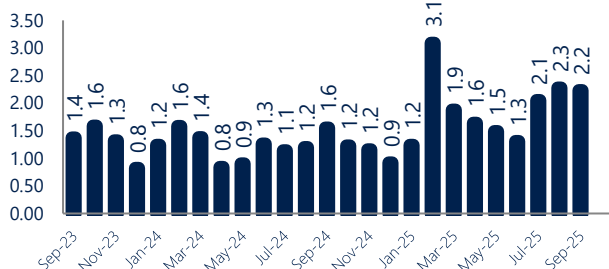
Months of Supply

2.2



Up 44%
Vs. Year Ago

Months Of Supply



Months of Supply

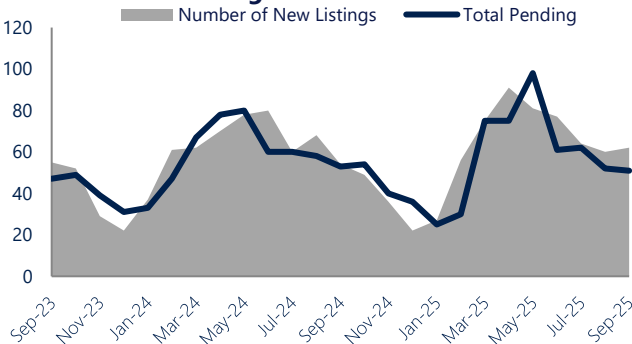
In September, there was 2.2 months of supply available in North Potomac, compared to 1.6 in September 2024. That is an increase of 44% versus a year ago.

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.

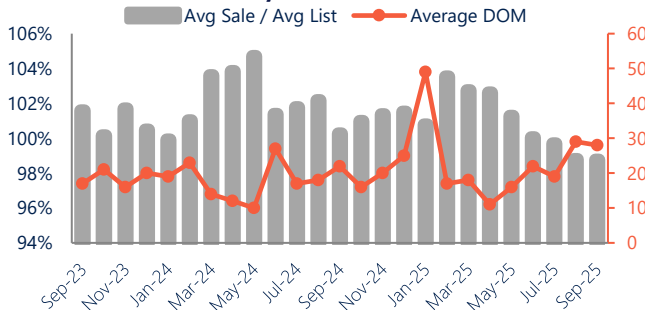
New Listings & Current Contracts

This month there were 62 homes newly listed for sale in North Potomac compared to 54 in September 2024, an increase of 15%. There were 51 current contracts pending sale this September compared to 53 a year ago. The number of current contracts is 4% lower 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 North Potomac was 98.8% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 22, an increase of 27%.

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