

THE LONG & FOSTER MARKET MINUTE™

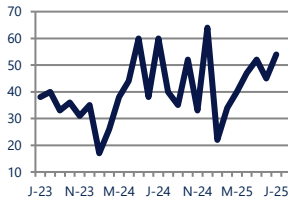
FOCUS ON: **NORTH ROCKVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 20850

Units Sold

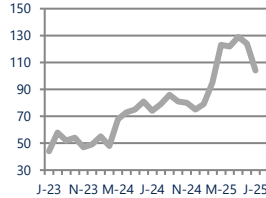
54



Down -10%
Vs. Year Ago

Active Inventory

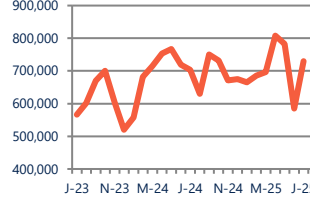
104



Up 41%
Vs. Year Ago

Median Sale Price

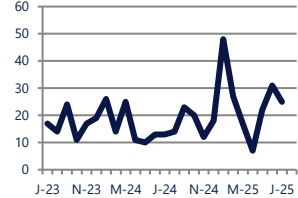
\$730,000



Up 4%
Vs. Year Ago

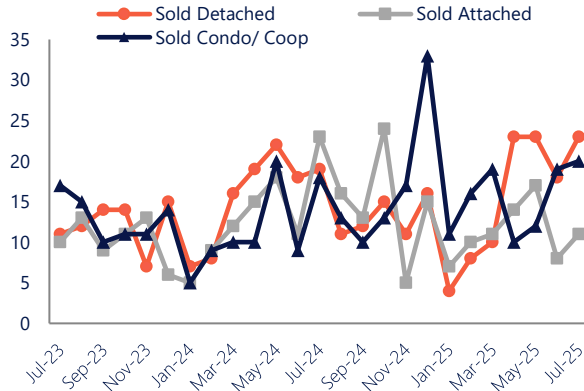
Days On Market

25



Up 92%
Vs. Year Ago

Units Sold*



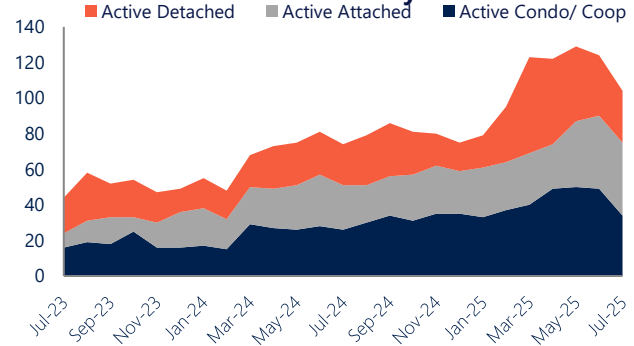
Units Sold

There was an increase in total units sold in July, with 54 sold this month in North Rockville versus 45 last month, an increase of 20%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 30 units or 41%. The total number of active inventory this July was 104 compared to 74 in July 2024. This month's total of 104 is lower than the previous month's total supply of available inventory of 124, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for North Rockville Homes was \$703,714. This July, the median sale price was \$730,000, an increase of 4% or \$26,286 compared to last year. The current median sold price is 25% higher than in June.

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

North Rockville are defined as properties listed in zip code/s 20850

*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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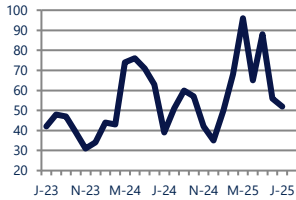
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JULY 2025

Zip Code(s): 20850

New Listings

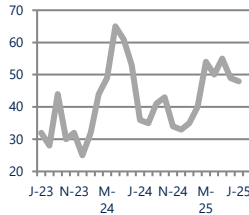
52



Up 33%
Vs. Year Ago

Current Contracts

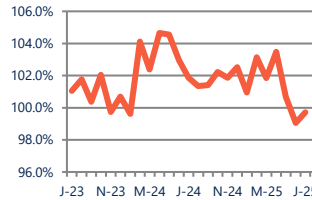
48



Up 33%
Vs. Year Ago

Sold Vs. List Price

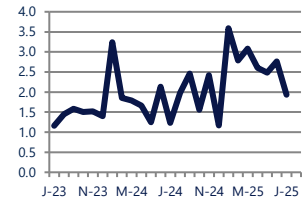
99.7%



Down -2.1%
Vs. Year Ago

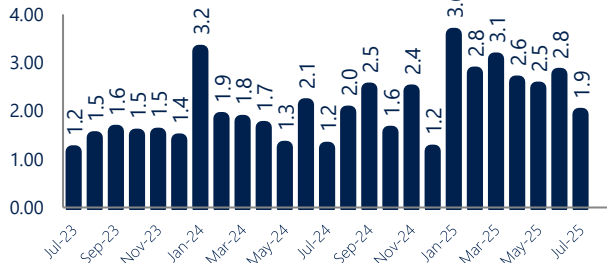
Months of Supply

1.9



Up 57%
Vs. Year Ago

Months Of Supply



Months of Supply

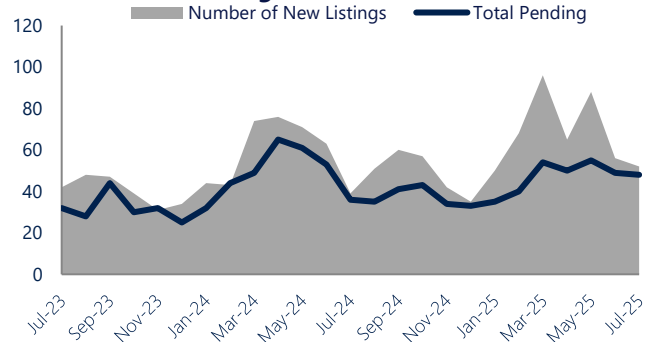
In July, there was 1.9 months of supply available in North Rockville, compared to 1.2 in July 2024. That is an increase of 56% versus a year ago.

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.

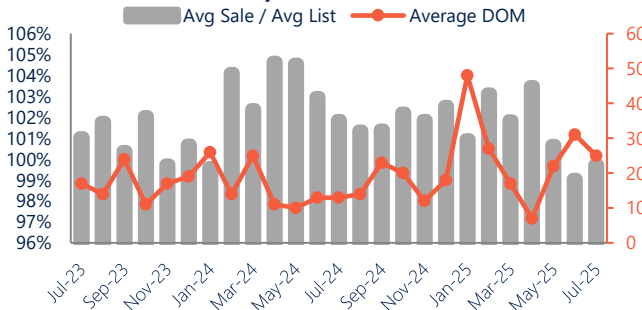
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in North Rockville compared to 39 in July 2024, an increase of 33%. There were 48 current contracts pending sale this July compared to 36 a year ago. The number of current contracts is 33% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in North Rockville was 99.7% of the average list price, which is 2.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 13, an increase of 92%.

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