

THE LONG & FOSTER MARKET MINUTE™

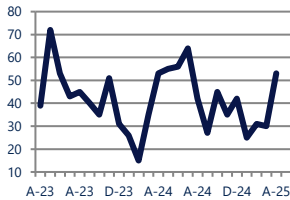
FOCUS ON: **OLNEY, DERWOOD, AND BROOKEVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20832, 20855, 20833, 20860, 20862 and 20861

Units Sold

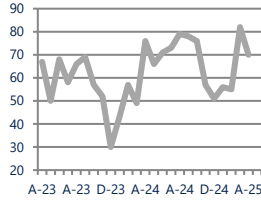
53



No Change
Vs. Year Ago

Active Inventory

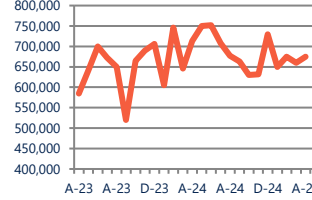
70



Down -8%
Vs. Year Ago

Median Sale Price

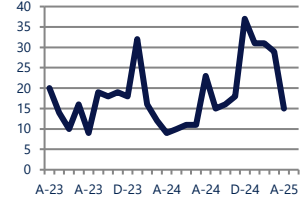
\$675,000



Down -5%
Vs. Year Ago

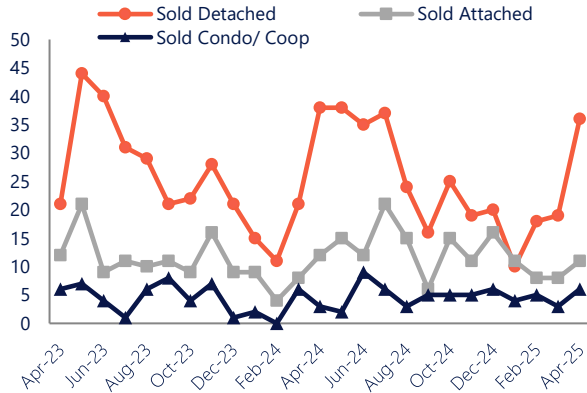
Days On Market

15



Up 67%
Vs. Year Ago

Units Sold*



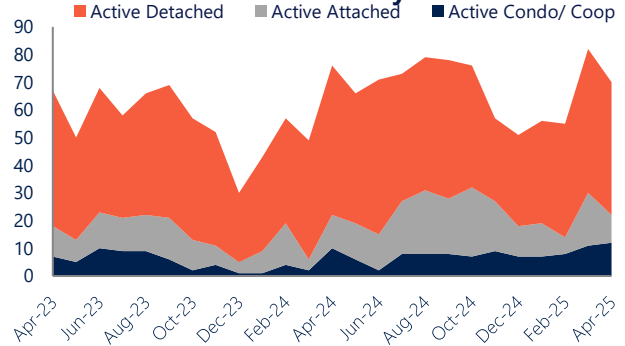
Units Sold

There was an increase in total units sold in April, with 53 sold this month in Olney, Derwood, and Brookeville, an increase of 77%. This month's total units sold is similar compared to a year ago.

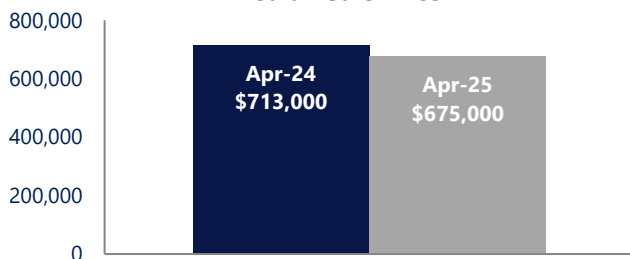
Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 8%. The total number of active inventory this April was 70 compared to 76 in April 2024. This month's total of 70 is lower than the previous month's total supply of available inventory of 82, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Olney, Derwood, and Brookeville Homes was \$713,000. This April, the median sale price was \$675,000, a decrease of 5% or \$38,000 compared to last year. The current median sold price is 2% 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.

Olney, Derwood, and Brookeville are defined as properties listed in zip code/s 20832, 20855, 20853, 20860, 20862 and 20861.

*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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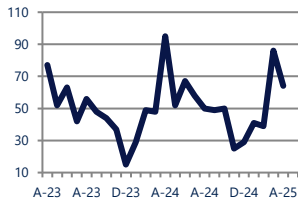
FOCUS ON: **OLNEY, DERWOOD, AND BROOKEVILLE HOUSING MARKET**

APRIL 2025

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New Listings

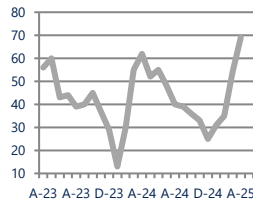
64



Down -33%
Vs. Year Ago

Current Contracts

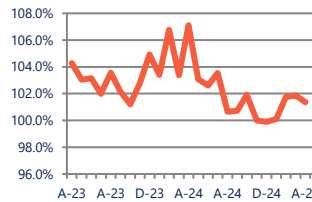
69



Up 11%
Vs. Year Ago

Sold Vs. List Price

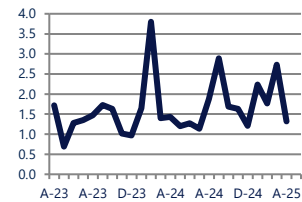
101.4%



Down
Vs. Year Ago

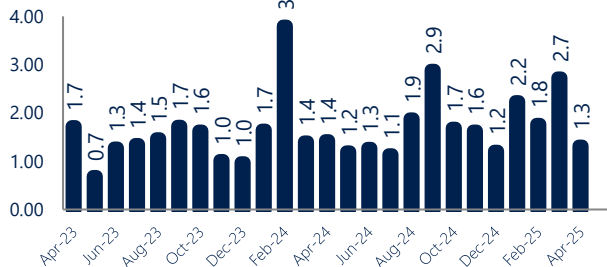
Months of Supply

1.3



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

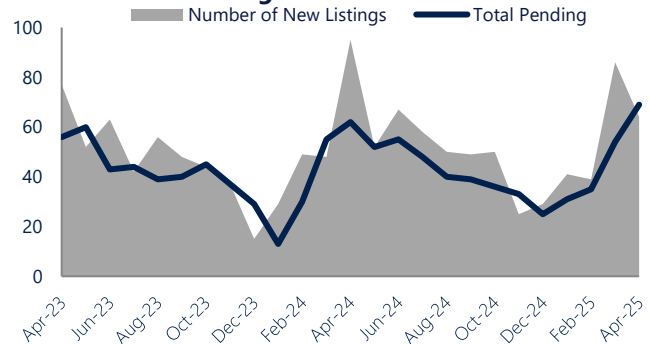
In April, there was 1.3 months of supply available in Olney, Derwood, and Brookeville, compared to 1.4 in April 2024. That is a decrease of 8% versus a year ago.

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.

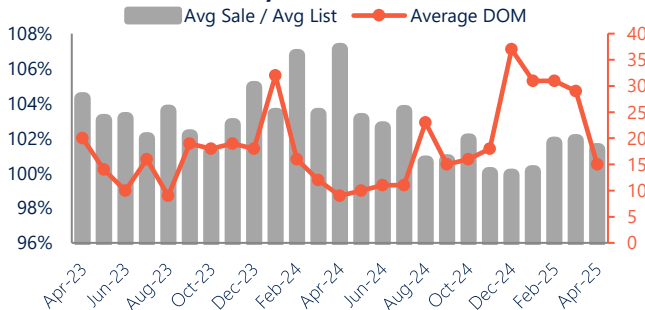
New Listings & Current Contracts

This month there were 64 homes newly listed for sale in Olney, Derwood, and Brookeville compared to 95 in April 2024, a decrease of 33%. There were 69 current contracts pending sale this April compared to 62 a year ago. The number of current contracts is 11% 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 Olney, Derwood, and Brookeville was 101.4% of the average list price, which is lower than at this time last year.

Days On Market

This month, the average number of days on market was 15, higher than the average last year, which was 9, an increase of 67%.

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