

THE LONG & FOSTER MARKET MINUTE™

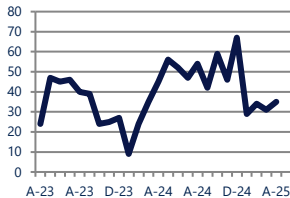
FOCUS ON: POOLESVILLE, DICKERSON, AND NORTHWESTERN MONTGOMERY COUNTY HOUSING MARKET

APRIL 2025

Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

Units Sold

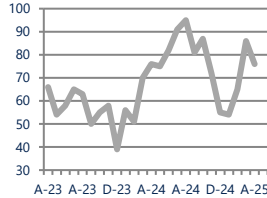
35



Down -22%
Vs. Year Ago

Active Inventory

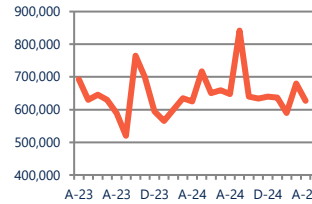
76



No Change
Vs. Year Ago

Median Sale Price

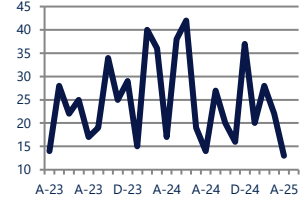
\$626,715



No Change
Vs. Year Ago

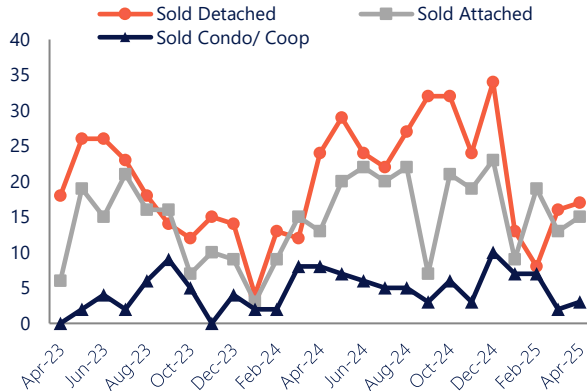
Days On Market

13



Down -24%
Vs. Year Ago

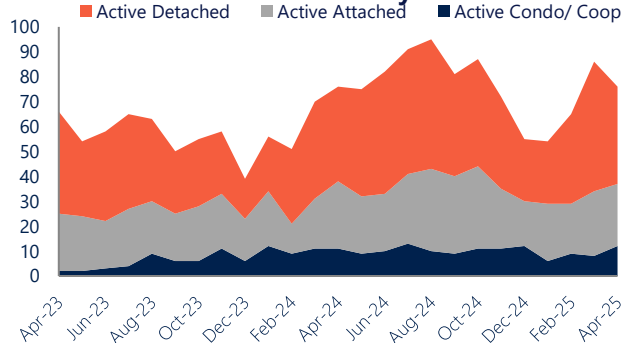
Units Sold*



Units Sold

There was an increase in total units sold in April, with 35 sold this month in Poolesville, Dickerson, and Northwestern Montgomery County versus 31 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 22% versus April 2024.

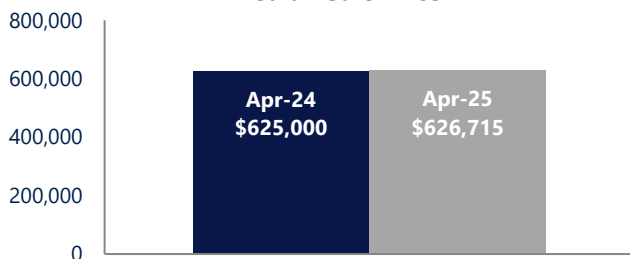
Active Inventory*



Active Inventory

The total number of homes available this month is 76 units, which is similar compared to a year ago. This month's total of 76 is lower than the previous month's total supply of available inventory of 86, a decrease of 12%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Poolesville, Dickerson, and Northwestern Montgomery County Homes was \$625,000. This April, the median sale price was \$626,715, which is similar compared to a year ago. The current median sold price is 8% 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.

Poolesville, Dickerson, and Northwestern Montgomery County are defined as properties listed in zip code/s 20837, 20838, 20839, 20841, 20842 and 20871.

*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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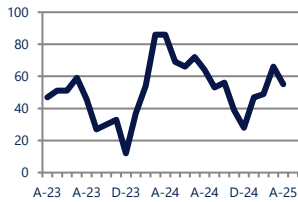
FOCUS ON: **POOLESVILLE, DICKERSON, AND NORTHWESTERN MONTGOMERY COUNTY HOUSING MARKET**

APRIL 2025

Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

New Listings

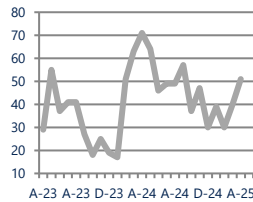
55



Down -36%
Vs. Year Ago

Current Contracts

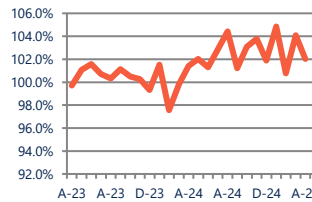
51



Down -28%
Vs. Year Ago

Sold Vs. List Price

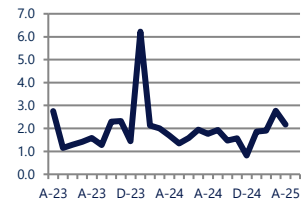
102.0%



Up 0.6%
Vs. Year Ago

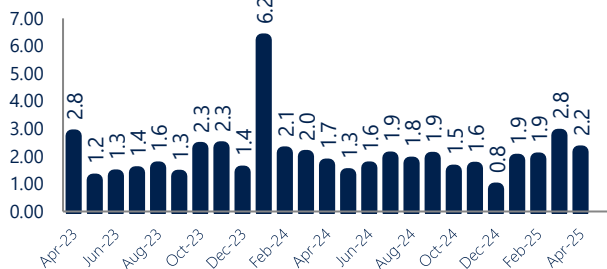
Months of Supply

2.2



Up 28%
Vs. Year Ago

Months Of Supply



Months of Supply

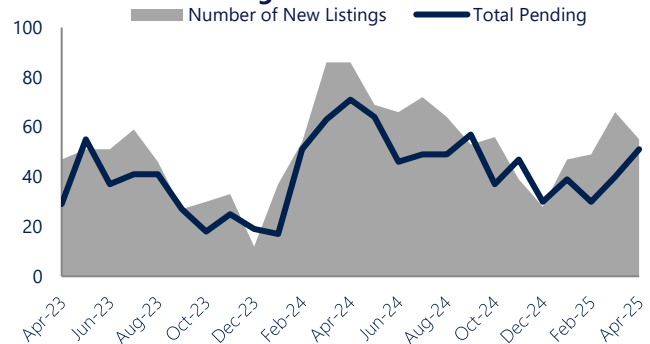
In April, there was 2.2 months of supply available in Poolesville, Dickerson, and Northwestern Montgomery County, compared to 1.7 in April 2024. That is an increase of 29% versus a year ago.

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.

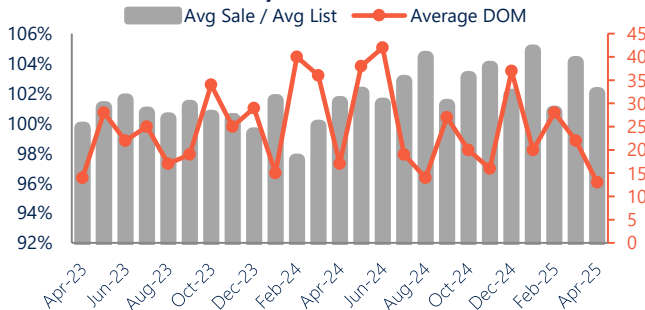
New Listings & Current Contracts

This month there were 55 homes newly listed for sale in Poolesville, Dickerson, and Northwestern Montgomery County compared to 86 in April 2024, a decrease of 36%. There were 51 current contracts pending sale this April compared to 71 a year ago. The number of current contracts is 28% 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 Poolesville, Dickerson, and Northwestern Montgomery County was 102.0% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 17, a decrease of 24%.

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