

# THE LONG & FOSTER MARKET MINUTE™

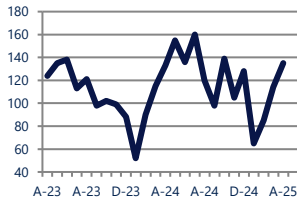
FOCUS ON: **ROCKVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20850, 20851, 20852, 20853 and 20896

## Units Sold

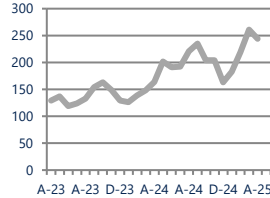
135



Up 2%  
Vs. Year Ago

## Active Inventory

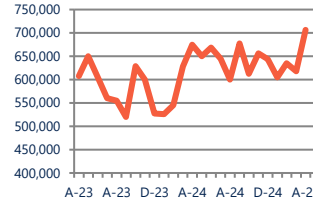
244



Up 49%  
Vs. Year Ago

## Median Sale Price

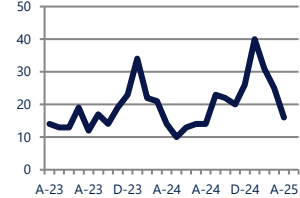
\$706,500



Up 5%  
Vs. Year Ago

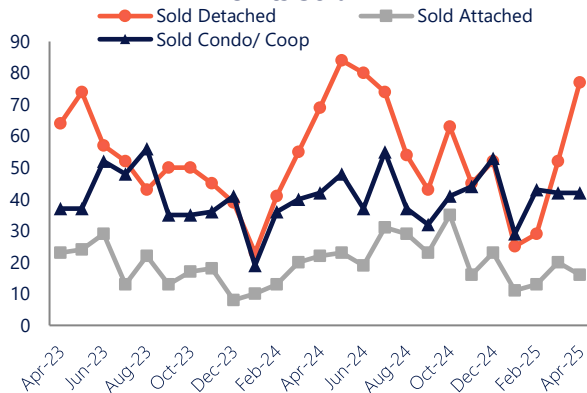
## Days On Market

16



Up 14%  
Vs. Year Ago

## Units Sold\*



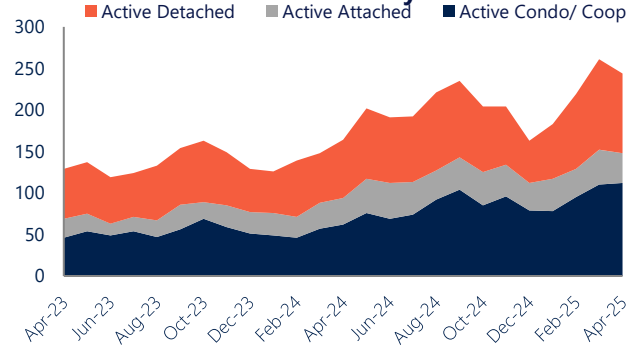
## Units Sold

There was an increase in total units sold in April, with 135 sold this month in Rockville versus 114 last month, an increase of 18%. This month's total units sold was higher than at this time last year, an increase of 2% versus April 2024.

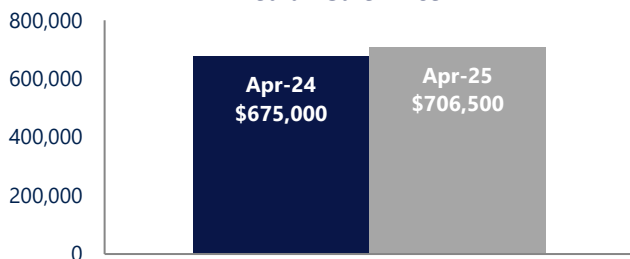
## Active Inventory

Versus last year, the total number of homes available this month is higher by 80 units or 49%. The total number of active inventory this April was 244 compared to 164 in April 2024. This month's total of 244 is lower than the previous month's total supply of available inventory of 261, a decrease of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Rockville Homes was \$675,000. This April, the median sale price was \$706,500, an increase of 5% or \$31,500 compared to last year. The current median sold price is 14% 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.

Rockville are defined as properties listed in zip code/s 20850, 20851, 20852, 20853 and 20896.

\*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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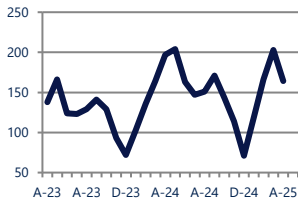
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APRIL 2025

Zip Code(s): 20850, 20851, 20852, 20853 and 20896

### New Listings

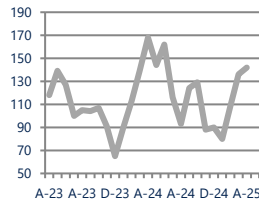
164



**Down -17%**  
Vs. Year Ago

### Current Contracts

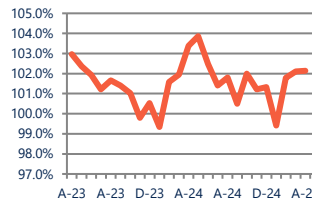
142



**Down -15%**  
Vs. Year Ago

### Sold Vs. List Price

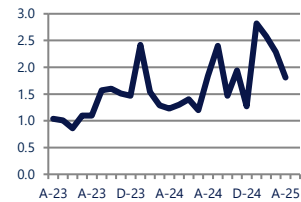
102.1%



**Down -1.2%**  
Vs. Year Ago

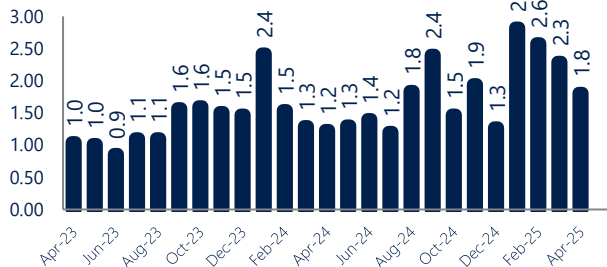
### Months of Supply

1.8



**Up 47%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

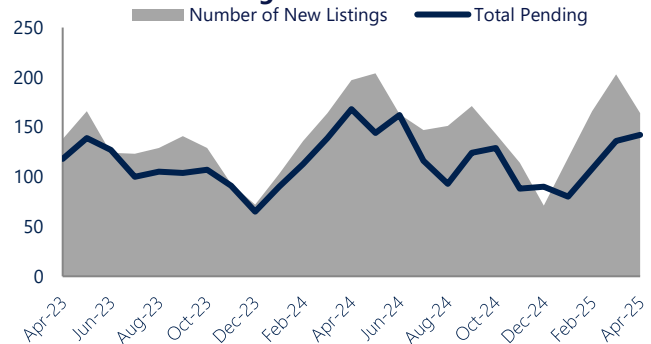
In April, there was 1.8 months of supply available in Rockville, compared to 1.2 in April 2024. That is an increase of 47% versus a year ago.

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.

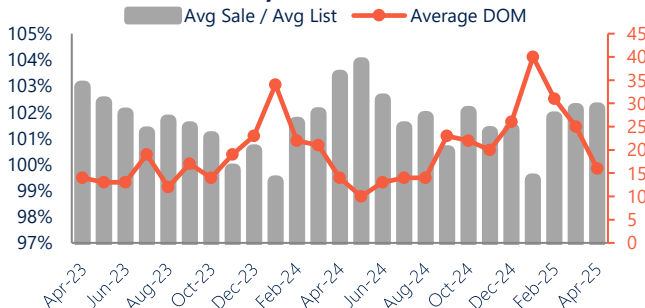
### New Listings & Current Contracts

This month there were 164 homes newly listed for sale in Rockville compared to 197 in April 2024, a decrease of 17%. There were 142 current contracts pending sale this April compared to 168 a year ago. The number of current contracts is 15% 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 Rockville was 102.1% of the average list price, which is 1.3% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 14, an increase of 14%.

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