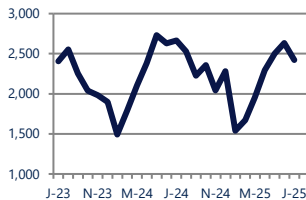


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUBURBAN MARYLAND HOUSING MARKET**

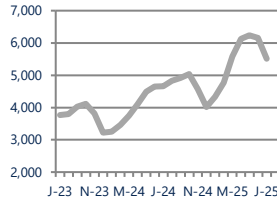
JULY 2025

Units Sold 2,420



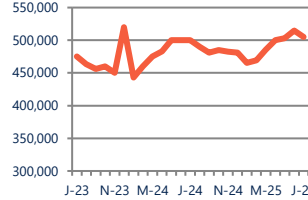
Down -9%
Vs. Year Ago

Active Inventory 5,512



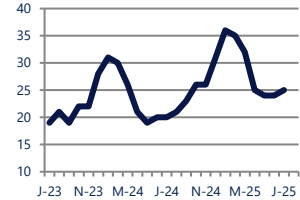
Up 18%
Vs. Year Ago

Median Sale Price \$505,000



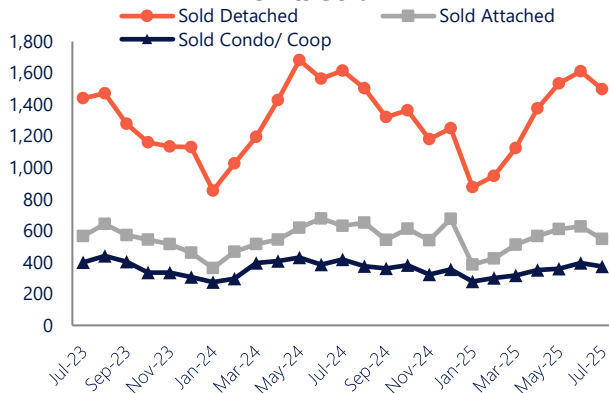
Up 1%
Vs. Year Ago

Days On Market 25



Up 25%
Vs. Year Ago

Units Sold*



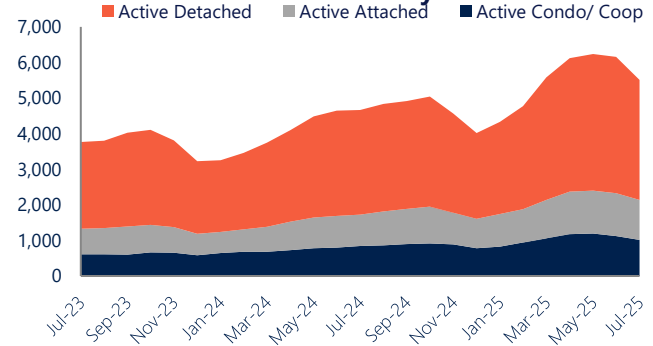
Units Sold

There was a decrease in total units sold in July, with 2,420 sold this month in Suburban Maryland versus 2,633 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 9% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 848 units or 18%. The total number of active inventory this July was 5,512 compared to 4,664 in July 2024. This month's total of 5,512 is lower than the previous month's total supply of available inventory of 6,157, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Suburban Maryland Homes was \$500,000. This July, the median sale price was \$505,000, an increase of 1% or \$5,000 compared to last year. The current median sold price is 2% lower 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.

*Defined as the counties of Calvert, Charles, Frederick, Montgomery, Prince Georges, and Saint Marys in MD

*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.

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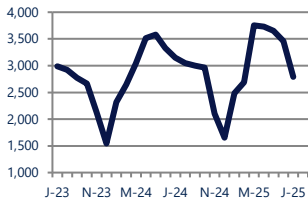
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUBURBAN MARYLAND HOUSING MARKET**

JULY 2025

New Listings

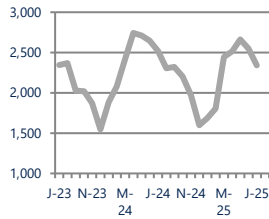
2,793



Down -11%
Vs. Year Ago

Current Contracts

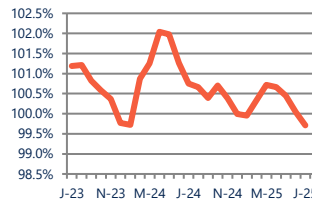
2,339



Down -7%
Vs. Year Ago

Sold Vs. List Price

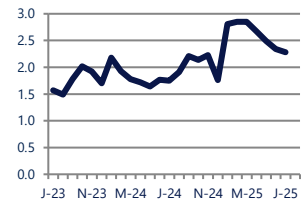
99.7%



Down -1%
Vs. Year Ago

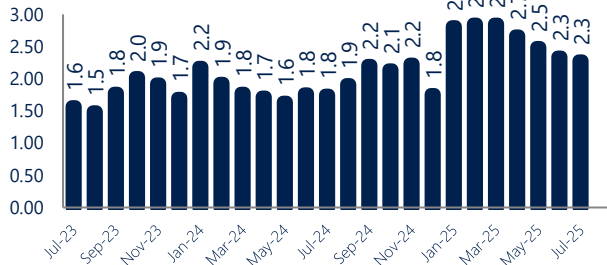
Months of Supply

2.3



Up 30%
Vs. Year Ago

Months Of Supply



Months of Supply

In July, there was 2.3 months of supply available in Suburban Maryland, compared to 1.8 in July 2024. That is an increase of 30% versus a year ago.

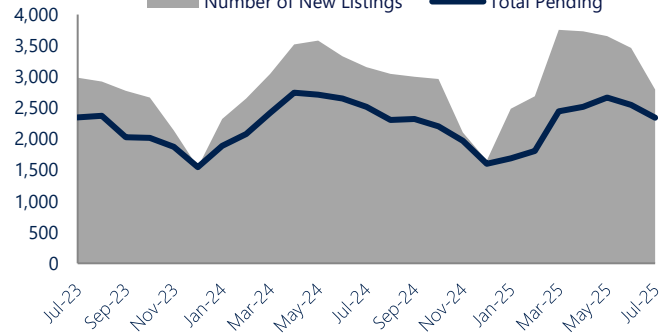
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 2,793 homes newly listed for sale in Suburban Maryland compared to 3,152 in July 2024, a decrease of 11%. There were 2,339 current contracts pending sale this July compared to 2,518 a year ago. The number of current contracts is 7% lower than last July.

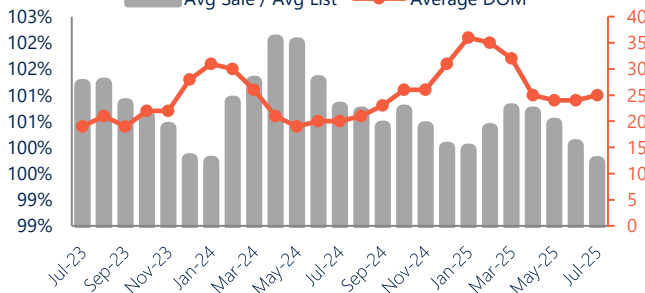
New Listings & Current Contracts

Number of New Listings Total Pending



Sale Price/ List Price & DOM

Avg Sale / Avg List Average DOM



Sale Price to List Price Ratio

In July, the average sale price in Suburban Maryland was 99.7% of the average list price, which is 1.0% 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 20, an increase of 25%.

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