

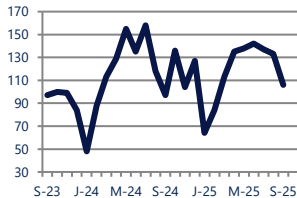
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **ROCKVILLE HOUSING MARKET**

SEPTEMBER 2025

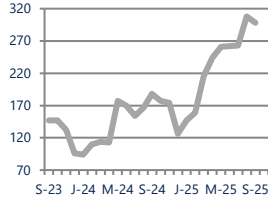
Zip Code(s): 20850, 20851, 20852, 20853 and 20896

**Units Sold**  
**106**



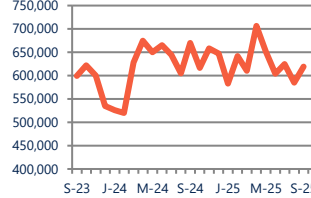
**Up 9%**  
Vs. Year Ago

**Active Inventory**  
**298**



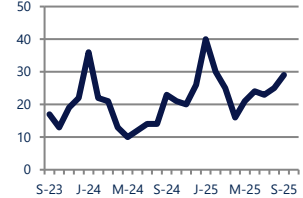
**Up 59%**  
Vs. Year Ago

**Median Sale Price**  
**\$619,130**

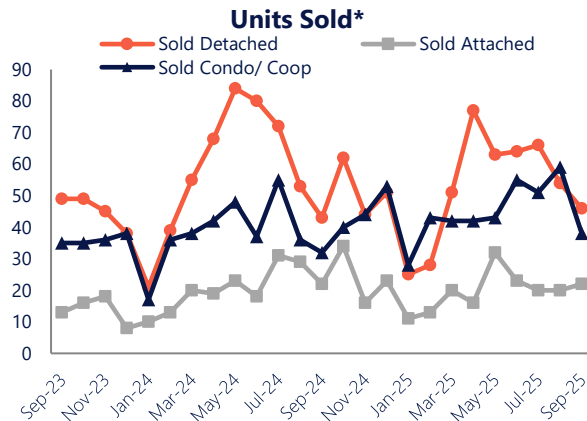


**Down -8%**  
Vs. Year Ago

**Days On Market**  
**29**

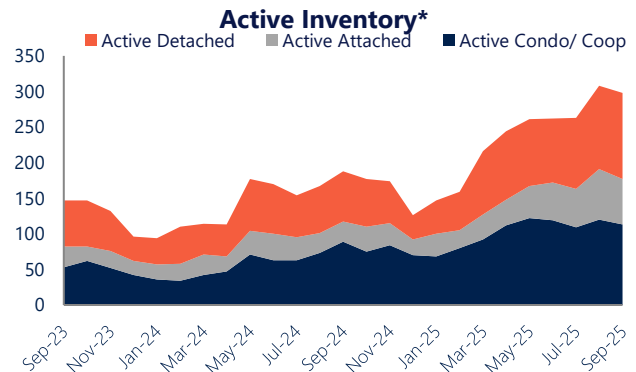


**Up 26%**  
Vs. Year Ago



## Units Sold

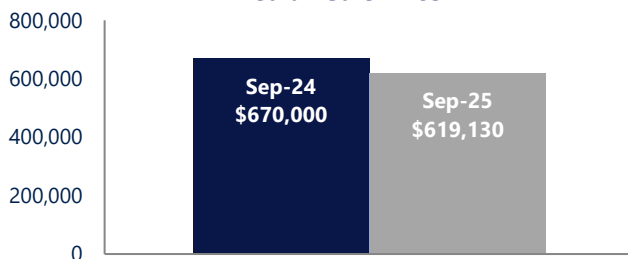
There was a decrease in total units sold in September, with 106 sold this month in Rockville versus 133 last month, a decrease of 20%. This month's total units sold was higher than at this time last year, an increase of 9% versus September 2024.



## Active Inventory

Versus last year, the total number of homes available this month is higher by 110 units or 59%. The total number of active inventory this September was 298 compared to 188 in September 2024. This month's total of 298 is lower than the previous month's total supply of available inventory of 308, a decrease of 3%.

## Median Sale Price



## Median Sale Price

Last September, the median sale price for Rockville Homes was \$670,000. This September, the median sale price was \$619,130, a decrease of 8% or \$50,870 compared to last year. The current median sold price is 6% higher than in August.

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.

**LONG & FOSTER**  
REAL ESTATE



# THE LONG & FOSTER MARKET MINUTE™

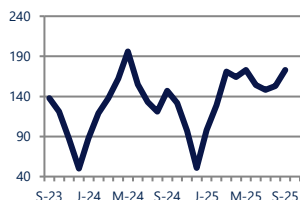
FOCUS ON: **ROCKVILLE HOUSING MARKET**

SEPTEMBER 2025

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

## New Listings

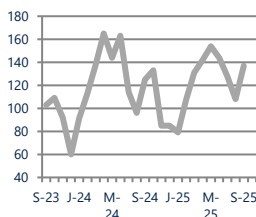
173



**Up 18%**  
Vs. Year Ago

## Current Contracts

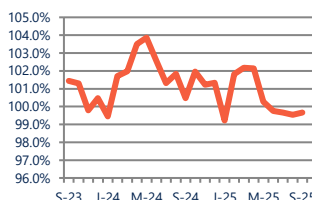
137



**Up 10%**  
Vs. Year Ago

## Sold Vs. List Price

99.7%



**Down -0.8%**  
Vs. Year Ago

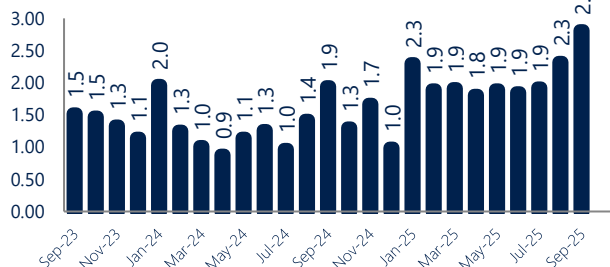
## Months of Supply

2.8



**Up 45%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

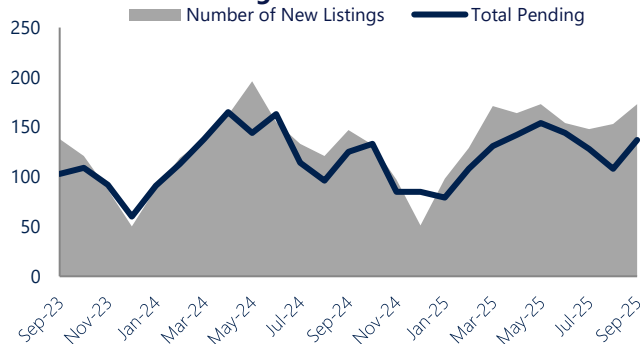
In September, there was 2.8 months of supply available in Rockville, compared to 1.9 in September 2024. That is an increase of 45% versus a year ago.

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.

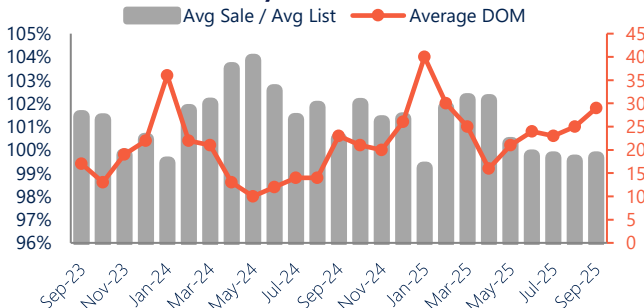
## New Listings & Current Contracts

This month there were 173 homes newly listed for sale in Rockville compared to 147 in September 2024, an increase of 18%. There were 137 current contracts pending sale this September compared to 125 a year ago. The number of current contracts is 10% higher than last September.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In September, the average sale price in Rockville was 99.7% of the average list price, which is 0.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 23, an increase of 26%.

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