

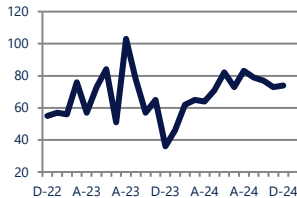
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GERMANTOWN HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20874 and 20876

## Units Sold

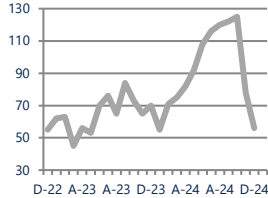
74



**Up**  
Vs. Year Ago

## Active Inventory

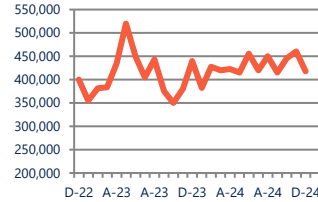
56



**Down -20%**  
Vs. Year Ago

## Median Sale Price

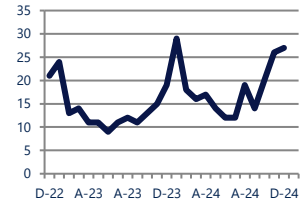
\$417,950



**Down -5%**  
Vs. Year Ago

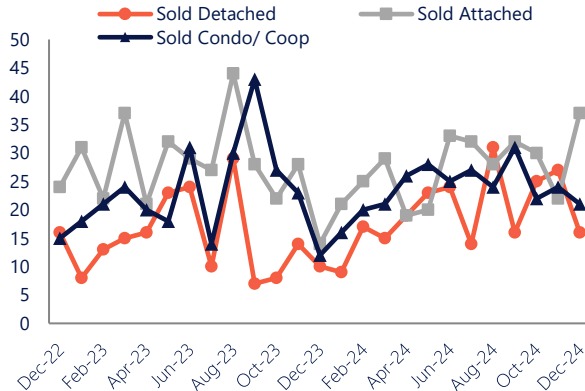
## Days On Market

27



**Up 42%**  
Vs. Year Ago

## Units Sold\*



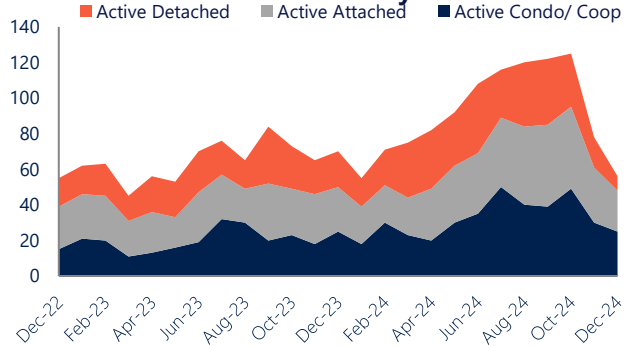
## Units Sold

There was an increase in total units sold in December, with 74 sold this month in Germantown. This month's total units sold was higher than at this time last year.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 14 units or 20%. The total number of active inventory this December was 56 compared to 70 in December 2023. This month's total of 56 is lower than the previous month's total supply of available inventory of 78, a decrease of 28%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last December, the median sale price for Germantown Homes was \$439,750. This December, the median sale price was \$417,950, a decrease of 5% or \$21,800 compared to last year. The current median sold price is 9% lower than in November.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Germantown are defined as properties listed in zip code/s 20874 and 20876.

\*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.

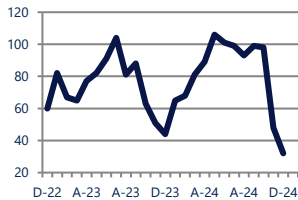
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GERMANTOWN HOUSING MARKET** DECEMBER 2024

Zip Code(s): 20874 and 20876

## New Listings

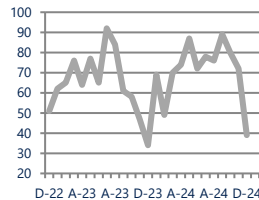
32



**Down -27%**  
Vs. Year Ago

## Current Contracts

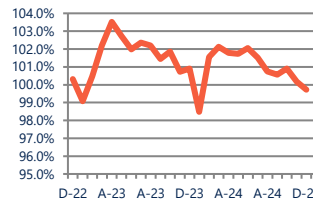
39



**Up 15%**  
Vs. Year Ago

## Sold Vs. List Price

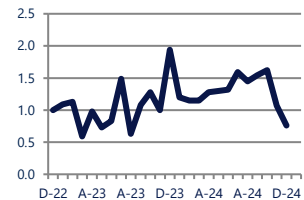
99.7%



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

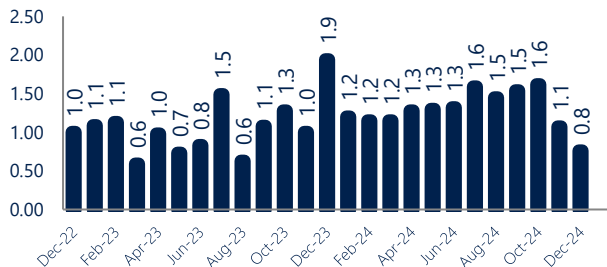
## Months of Supply

0.8



**Down -61%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

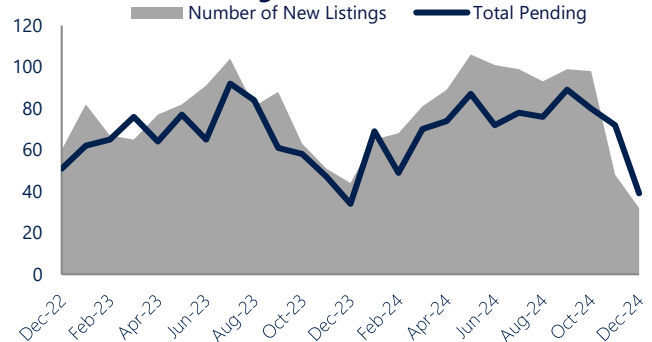
In December, there was 0.8 months of supply available in Germantown, compared to 1.9 in December 2023. That is a decrease of 61% versus a year ago.

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.

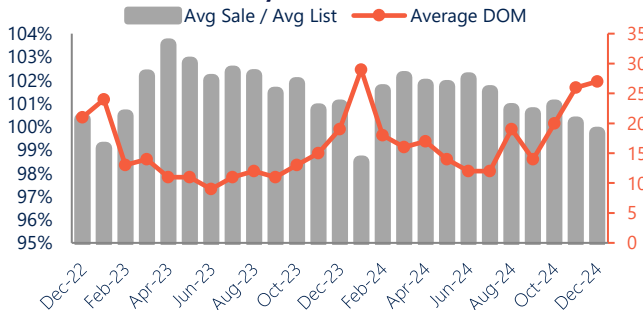
## New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Germantown compared to 44 in December 2023, a decrease of 27%. There were 39 current contracts pending sale this December compared to 34 a year ago. The number of current contracts is 15% higher than last December.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In December, the average sale price in Germantown was 99.7% of the average list price, which is 1.2% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 19, an increase of 42%.

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