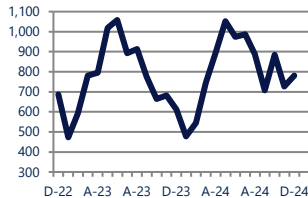


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONTGOMERY COUNTY HOUSING MARKET** DECEMBER 2024

Units Sold

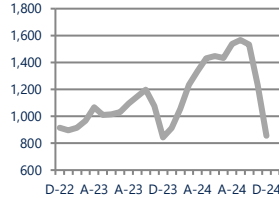
781



Up 28%
Vs. Year Ago

Active Inventory

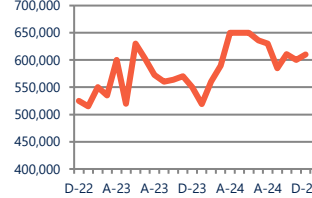
856



Up 2%
Vs. Year Ago

Median Sale Price

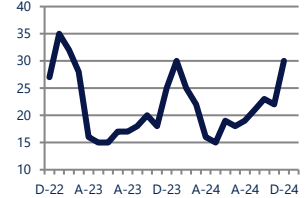
\$610,000



Up 11%
Vs. Year Ago

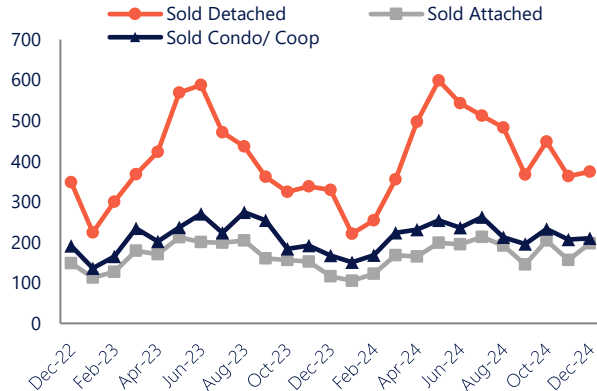
Days On Market

30



Up 20%
Vs. Year Ago

Units Sold*



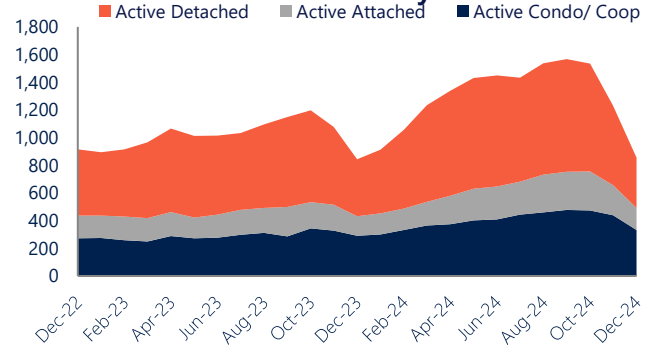
Units Sold

There was an increase in total units sold in December, with 781 sold this month in Montgomery County versus 726 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 28% versus December 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 13 units or 2%. The total number of active inventory this December was 856 compared to 843 in December 2023. This month's total of 856 is lower than the previous month's total supply of available inventory of 1,230, a decrease of 30%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Montgomery County Homes was \$550,000. This December, the median sale price was \$610,000, an increase of 11% or \$60,000 compared to last year. The current median sold price is 2% higher than in November.

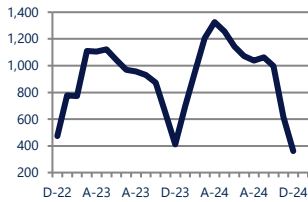
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONTGOMERY COUNTY HOUSING MARKET** DECEMBER 2024

New Listings

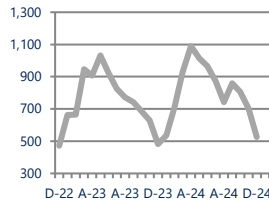
361



Down -12%
Vs. Year Ago

Current Contracts

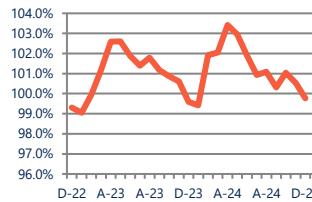
525



Up 9%
Vs. Year Ago

Sold Vs. List Price

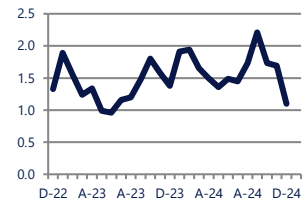
99.8%



No Change
Vs. Year Ago

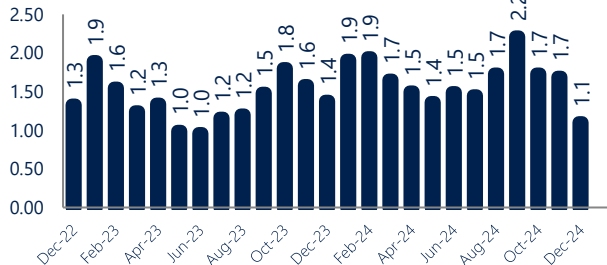
Months of Supply

1.1



Down -20%
Vs. Year Ago

Months Of Supply



Months of Supply

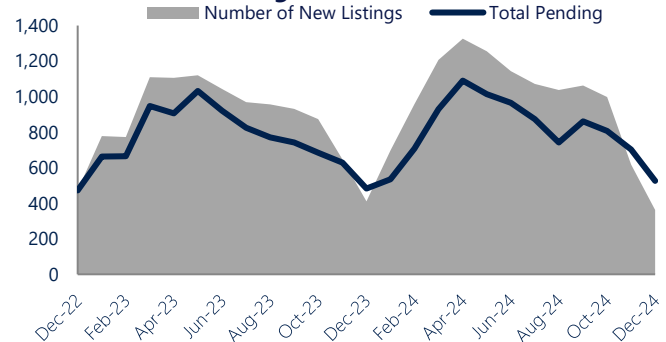
In December, there was 1.1 months of supply available in Montgomery County, compared to 1.4 in December 2023. That is a decrease of 20% versus a year ago.

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.

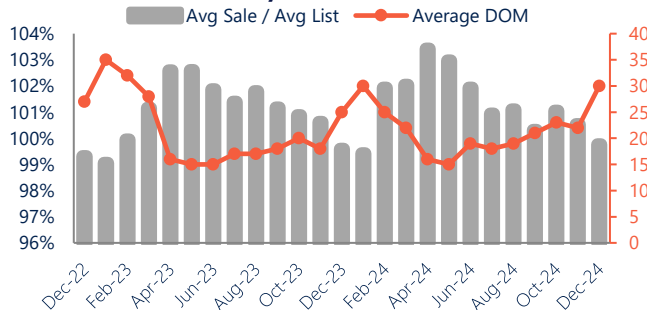
New Listings & Current Contracts

This month there were 361 homes newly listed for sale in Montgomery County compared to 411 in December 2023, a decrease of 12%. There were 525 current contracts pending sale this December compared to 482 a year ago. The number of current contracts is 9% 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 Montgomery County was 99.8% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 25, an increase of 20%.