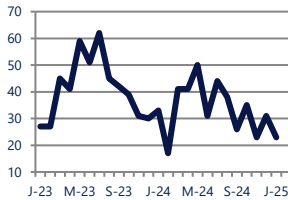


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONTGOMERY VILLAGE HOUSING MARKET** JANUARY 2025

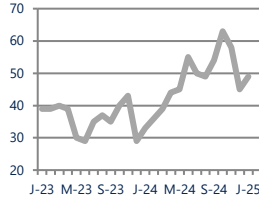
Zip Code(s): 20886

Units Sold
23



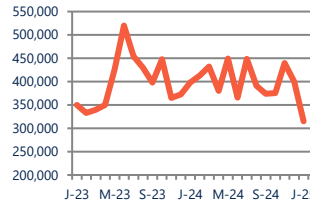
Down -30%
Vs. Year Ago

Active Inventory
49



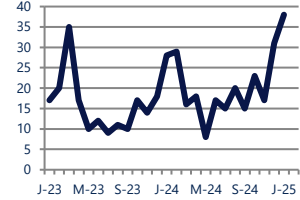
Up 48%
Vs. Year Ago

Median Sale Price
\$315,000



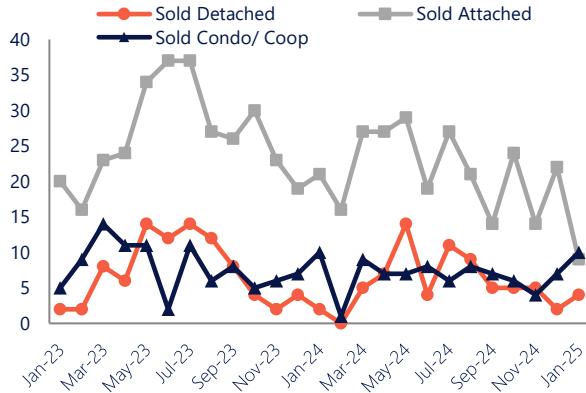
Down -21%
Vs. Year Ago

Days On Market
38



Up 36%
Vs. Year Ago

Units Sold*



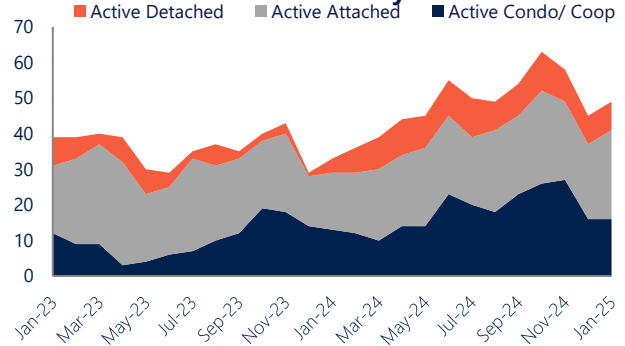
Units Sold

There was a decrease in total units sold in January, with 23 sold this month in Montgomery Village versus 31 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 30% versus January 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 48%. The total number of active inventory this January was 49 compared to 33 in January 2024. This month's total of 49 is higher than the previous month's total supply of available inventory of 45, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Montgomery Village Homes was \$398,000. This January, the median sale price was \$315,000, a decrease of 21% or \$83,000 compared to last year. The current median sold price is 21% lower than in December.

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

Montgomery Village are defined as properties listed in zip code/s 20886.

*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.

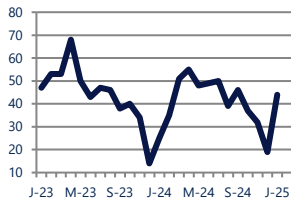
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: MONTGOMERY VILLAGE HOUSING MARKET JANUARY 2025

Zip Code(s): 20886

New Listings

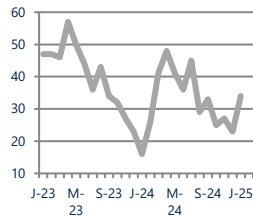
44



Up 76%
Vs. Year Ago

Current Contracts

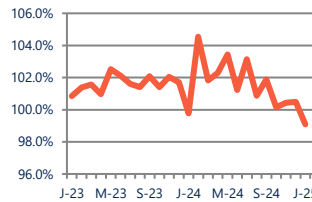
34



Up 113%
Vs. Year Ago

Sold Vs. List Price

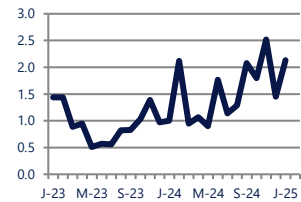
99.1%



Down -0.7%
Vs. Year Ago

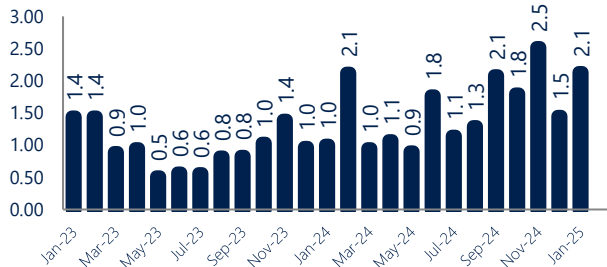
Months of Supply

2.1



Up 113%
Vs. Year Ago

Months Of Supply



Months of Supply

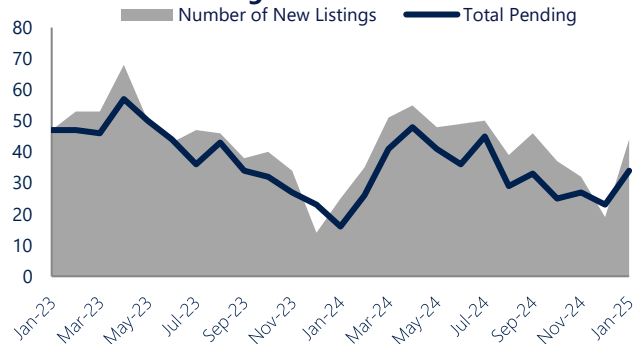
In January, there was 2.1 months of supply available in Montgomery Village, compared to 1.0 in January 2024. That is an increase of 113% versus a year ago.

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.

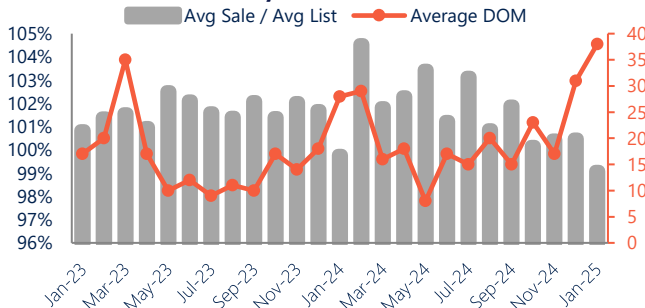
New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Montgomery Village compared to 25 in January 2024, an increase of 76%. There were 34 current contracts pending sale this January compared to 16 a year ago. The number of current contracts is 113% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Montgomery Village was 99.1% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 28, an increase of 36%.

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