

THE LONG & FOSTER MARKET MINUTE™

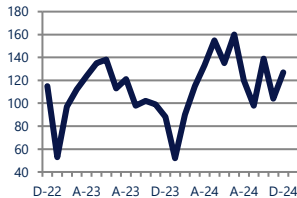
FOCUS ON: **ROCKVILLE HOUSING MARKET**

DECEMBER 2024

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

Units Sold

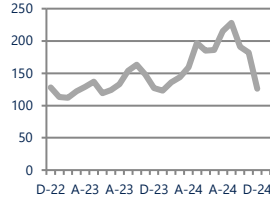
127



Up
Vs. Year Ago

Active Inventory

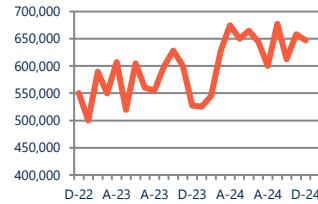
126



Down -1%
Vs. Year Ago

Median Sale Price

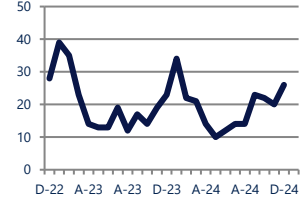
\$647,000



Up 23%
Vs. Year Ago

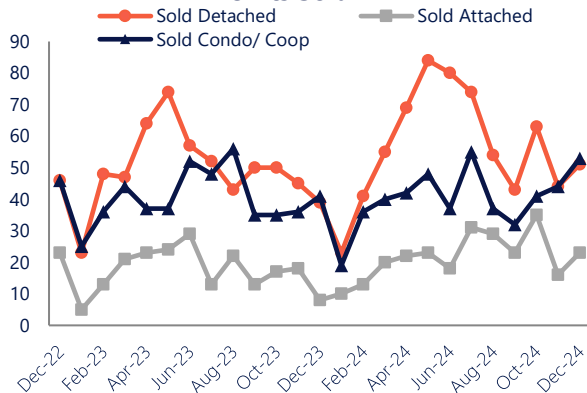
Days On Market

26



Up 13%
Vs. Year Ago

Units Sold*



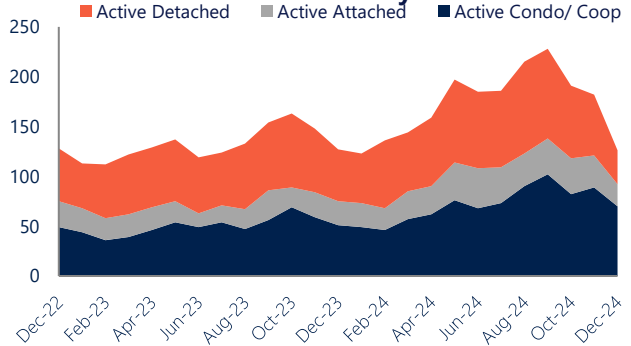
Units Sold

There was an increase in total units sold in December, with 127 sold this month in Rockville. 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 1 units or 1%. The total number of active inventory this December was 126 compared to 127 in December 2023. This month's total of 126 is lower than the previous month's total supply of available inventory of 182, a decrease of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Rockville Homes was \$527,500. This December, the median sale price was \$647,000, an increase of 23% or \$119,500 compared to last year. The current median sold price is 2% 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.

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.

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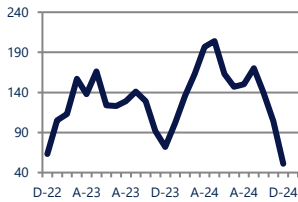
FOCUS ON: ROCKVILLE HOUSING MARKET

DECEMBER 2024

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

New Listings

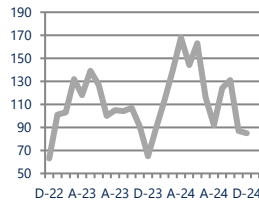
51



Down -29%
Vs. Year Ago

Current Contracts

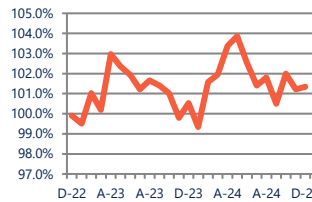
85



Up 31%
Vs. Year Ago

Sold Vs. List Price

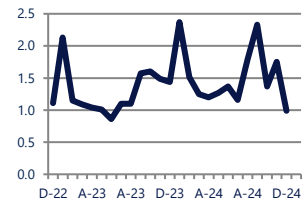
101.3%



Up 0.8%
Vs. Year Ago

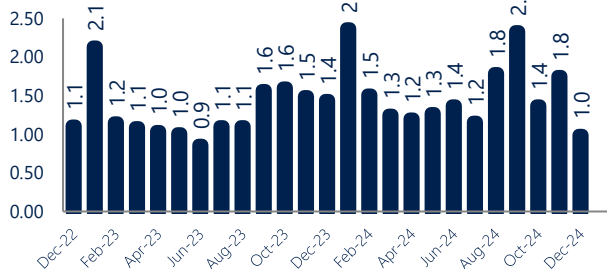
Months of Supply

1.0



Down -31%
Vs. Year Ago

Months Of Supply



Months of Supply

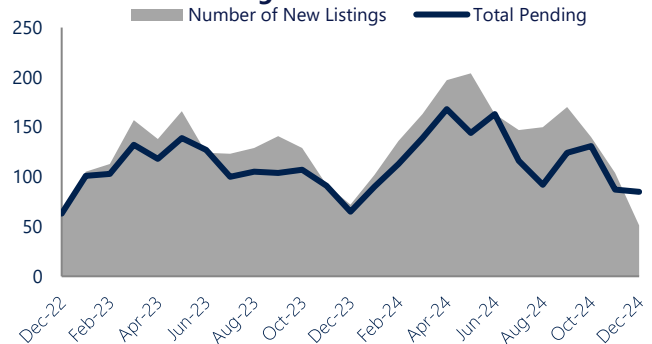
In December, there was 1.0 months of supply available in Rockville, compared to 1.4 in December 2023. That is a decrease of 31% versus a year ago.

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.

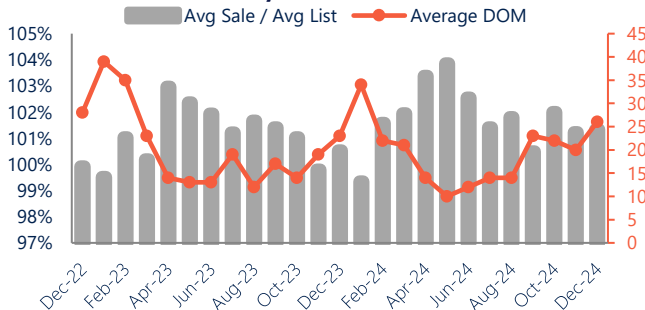
New Listings & Current Contracts

This month there were 51 homes newly listed for sale in Rockville compared to 72 in December 2023, a decrease of 29%. There were 85 current contracts pending sale this December compared to 65 a year ago. The number of current contracts is 31% 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 Rockville was 101.3% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 26, higher than the average last year, which was 23, an increase of 13%.

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