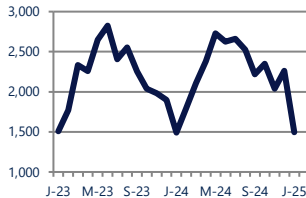


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUBURBAN MARYLAND HOUSING MARKET** JANUARY 2025

Units Sold

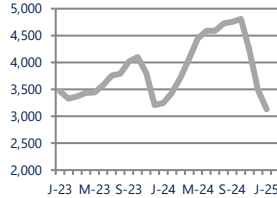
1,494



No Change
Vs. Year Ago

Active Inventory

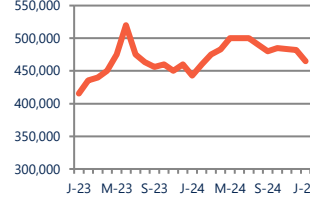
3,130



Down -3%
Vs. Year Ago

Median Sale Price

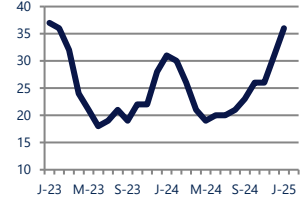
\$465,000



Up 5%
Vs. Year Ago

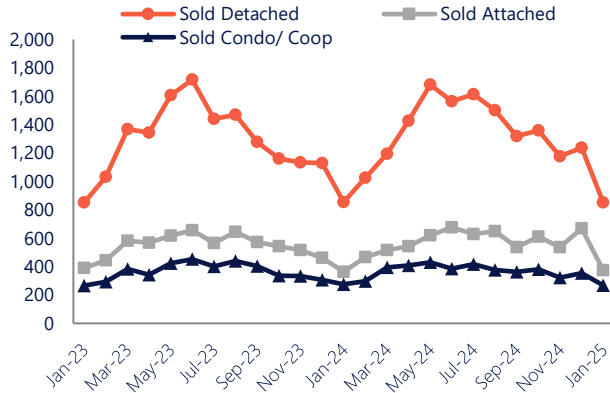
Days On Market

36



Up 16%
Vs. Year Ago

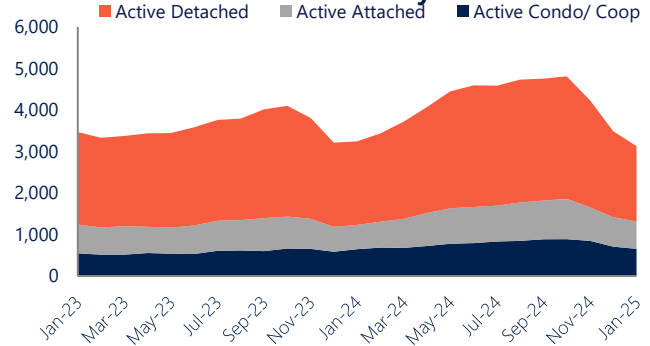
Units Sold*



Units Sold

There was a decrease in total units sold in January, with 1,494 sold this month in Suburban Maryland, a decrease of 34%. This month's total units sold is similar compared to a year ago.

Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 112 units or 3%. The total number of active inventory this January was 3,130 compared to 3,242 in January 2024. This month's total of 3,130 is lower than the previous month's total supply of available inventory of 3,486, a decrease of 10%.

Median Sale Price



Median Sale Price

Last January, the median sale price for Suburban Maryland Homes was \$442,900. This January, the median sale price was \$465,000, an increase of 5% or \$22,100 compared to last year. The current median sold price is 4% 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.

*Defined as the counties of Calvert, Charles, Frederick, Montgomery, Prince Georges, and Saint Marys in MD

*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.

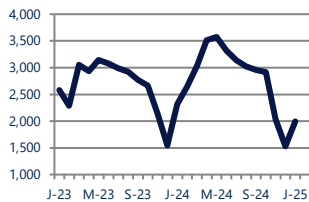
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUBURBAN MARYLAND HOUSING MARKET** JANUARY 2025

New Listings

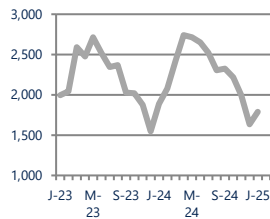
1,992



Down -14%
Vs. Year Ago

Current Contracts

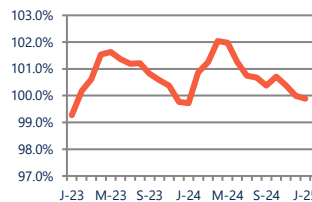
1,790



Down -5%
Vs. Year Ago

Sold Vs. List Price

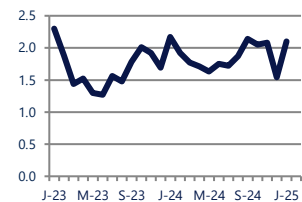
99.9%



No Change
Vs. Year Ago

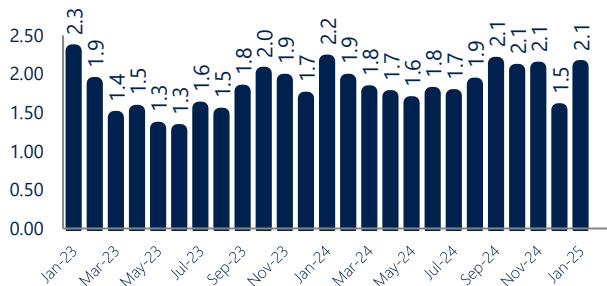
Months of Supply

2.1



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

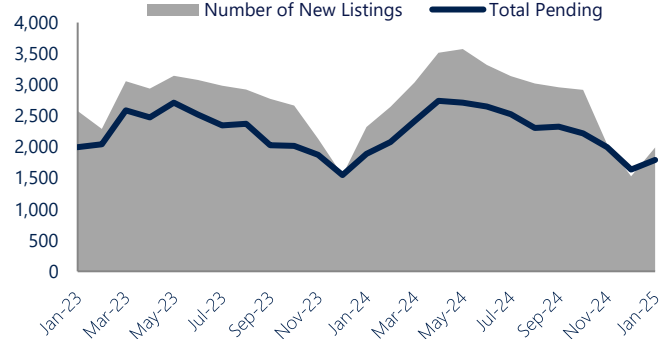
In January, there was 2.1 months of supply available in Suburban Maryland. The amount of supply is similar compared to a year ago.

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.

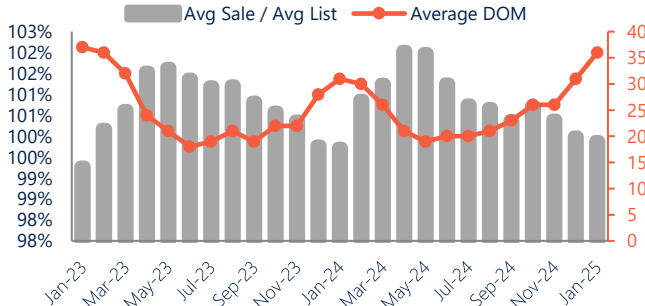
New Listings & Current Contracts

This month there were 1,992 homes newly listed for sale in Suburban Maryland compared to 2,319 in January 2024, a decrease of 14%. There were 1,790 current contracts pending sale this January compared to 1,888 a year ago. The number of current contracts is 5% lower 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 Suburban Maryland was 99.9% 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 36, higher than the average last year, which was 31, an increase of 16%.

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