

THE LONG & FOSTER MARKET MINUTE™

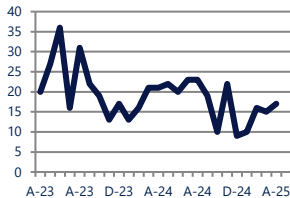
FOCUS ON: **BURTONSVILLE, SPENCERVILLE, AND NORTHERN SILVER SPRING HOUSING MARKET**

APRIL 2025

Zip Code(s): 20866, 20868 and 20905

Units Sold

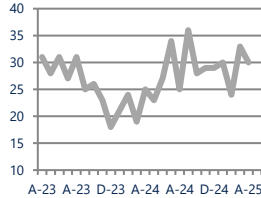
17



Down -19%
Vs. Year Ago

Active Inventory

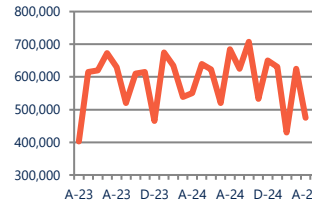
30



Up 20%
Vs. Year Ago

Median Sale Price

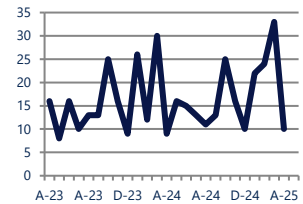
\$475,000



Down -14%
Vs. Year Ago

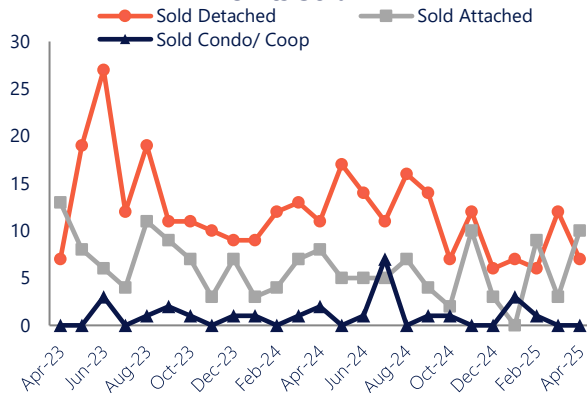
Days On Market

10



Up 11%
Vs. Year Ago

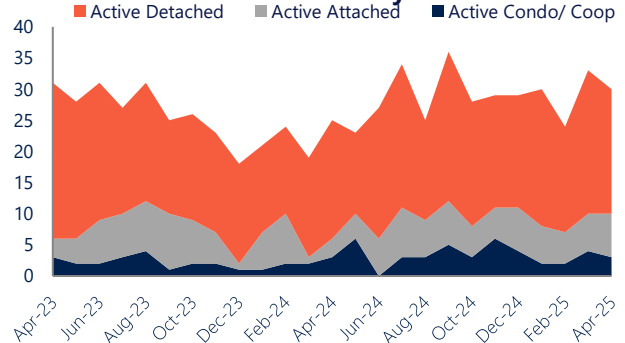
Units Sold*



Units Sold

There was an increase in total units sold in April, with 17 sold this month in Burtonsville, Spencerville, and Northern Silver Spring versus 15 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 19% versus April 2024.

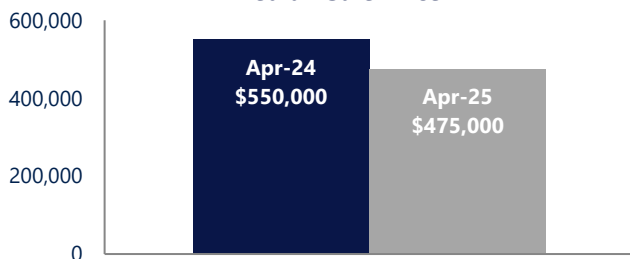
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 5 units or 20%. The total number of active inventory this April was 30 compared to 25 in April 2024. This month's total of 30 is lower than the previous month's total supply of available inventory of 33, a decrease of 9%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Burtonsville, Spencerville, and Northern Silver Spring Homes was \$550,000. This April, the median sale price was \$475,000, a decrease of 14% or \$75,000 compared to last year. The current median sold price is 24% lower than in March.

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

Burtonsville, Spencerville, and Northern Silver Spring are defined as properties listed in zip code/s 20866, 20868 and 20905.

*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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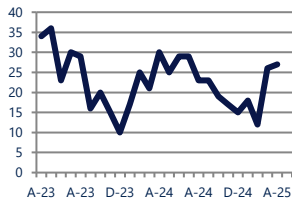
FOCUS ON: **BURTONSVILLE, SPENCERVILLE, AND NORTHERN SILVER SPRING HOUSING MARKET**

APRIL 2025

Zip Code(s): 20866, 20868 and 20905

New Listings

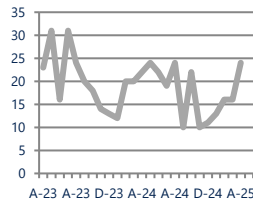
27



Down -10%
Vs. Year Ago

Current Contracts

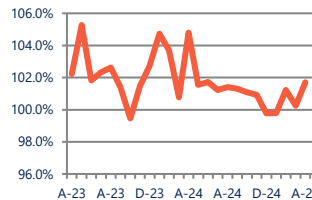
24



Up 9%
Vs. Year Ago

Sold Vs. List Price

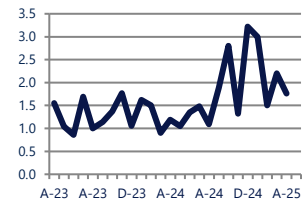
101.7%



Down -2.9%
Vs. Year Ago

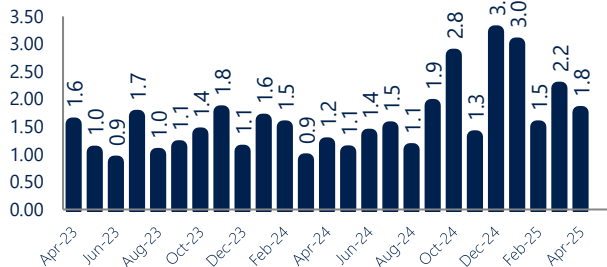
Months of Supply

1.8



Up 48%
Vs. Year Ago

Months Of Supply



Months of Supply

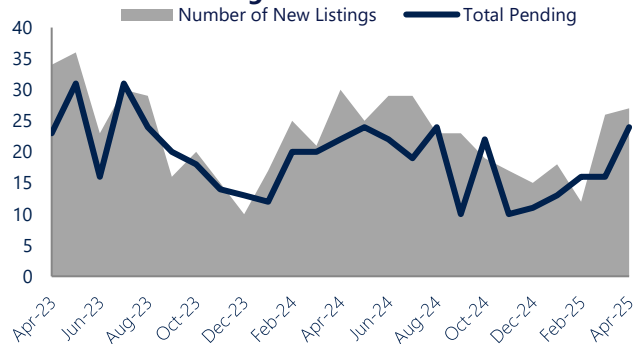
In April, there was 1.8 months of supply available in Burtonsville, Spencerville, and Northern Silver Spring, compared to 1.2 in April 2024. That is an increase of 48% versus a year ago.

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.

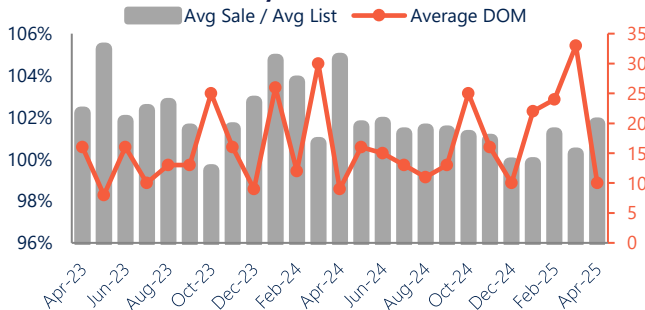
New Listings & Current Contracts

This month there were 27 homes newly listed for sale in Burtonsville, Spencerville, and Northern Silver Spring compared to 30 in April 2024, a decrease of 10%. There were 24 current contracts pending sale this April compared to 22 a year ago. The number of current contracts is 9% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Burtonsville, Spencerville, and Northern Silver Spring was 101.7% of the average list price, which is 3.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 10, higher than the average last year, which was 9, an increase of 11%.

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