

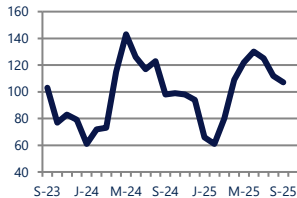
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **GAITHERSBURG HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 20877, 20878, 20879, 20882, 20880 and 20899

Units Sold

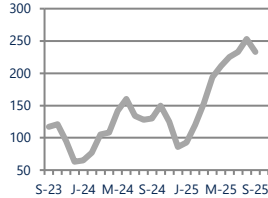
107



Up 9%
Vs. Year Ago

Active Inventory

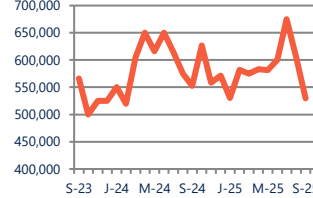
233



Up 79%
Vs. Year Ago

Median Sale Price

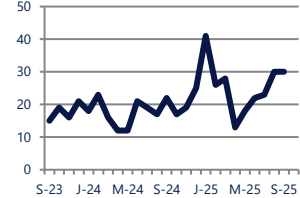
\$530,000



Down -4%
Vs. Year Ago

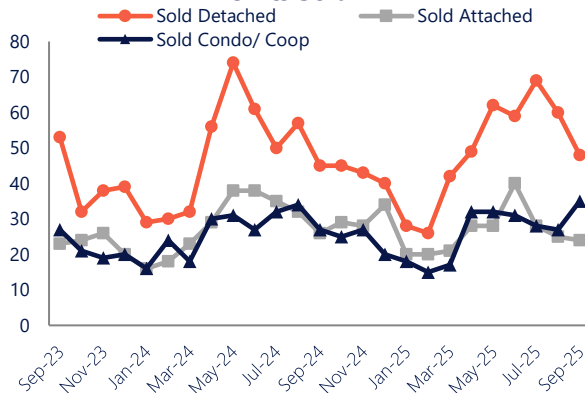
Days On Market

30



Up 36%
Vs. Year Ago

Units Sold*



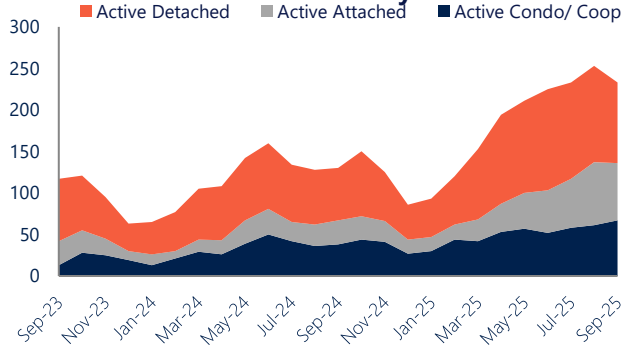
Units Sold

There was a decrease in total units sold in September, with 107 sold this month in Gaithersburg versus 112 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 9% versus September 2024.

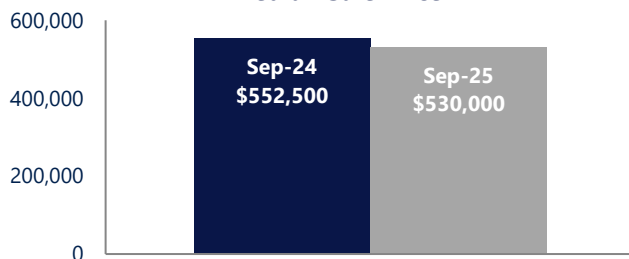
Active Inventory

Versus last year, the total number of homes available this month is higher by 103 units or 79%. The total number of active inventory this September was 233 compared to 130 in September 2024. This month's total of 233 is lower than the previous month's total supply of available inventory of 253, a decrease of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Gaithersburg Homes was \$552,500. This September, the median sale price was \$530,000, a decrease of 4% or \$22,500 compared to last year. The current median sold price is 12% lower than in August.

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

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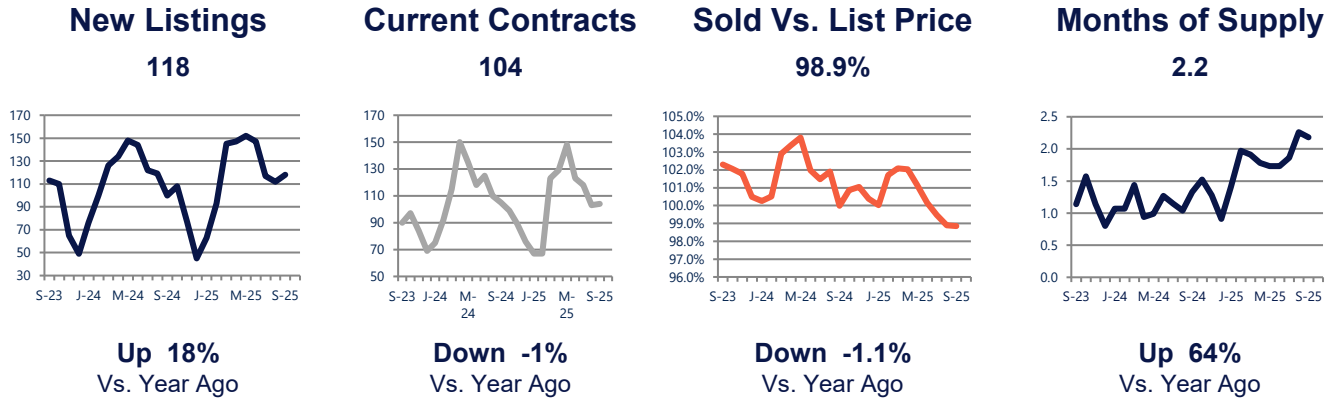
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

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.

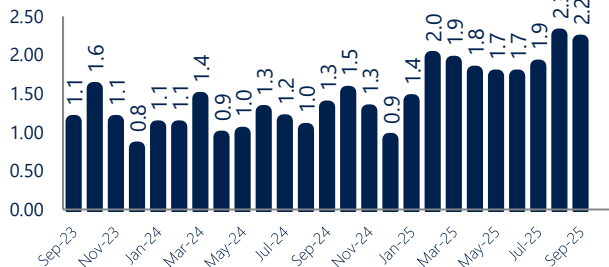
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FOCUS ON: GAITHERSBURG HOUSING MARKET SEPTEMBER 2025

Zip Code(s): 20877, 20878, 20879, 20882, 20880 and 20899



Months Of Supply



Months of Supply

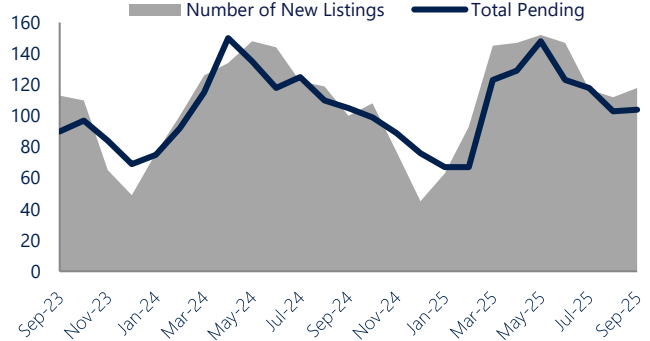
In September, there was 2.2 months of supply available in Gaithersburg, compared to 1.3 in September 2024. That is an increase of 64% versus a year ago.

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.

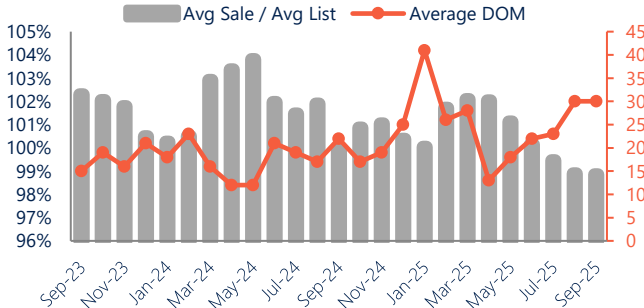
New Listings & Current Contracts

This month there were 118 homes newly listed for sale in Gaithersburg compared to 100 in September 2024, an increase of 18%. There were 104 current contracts pending sale this September compared to 105 a year ago. The number of current contracts is 1% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Gaithersburg was 98.9% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 22, an increase of 36%.

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