

THE LONG & FOSTER MARKET MINUTE™

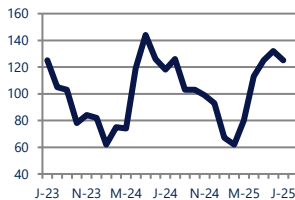
FOCUS ON: **GAITHERSBURG HOUSING MARKET**

JULY 2025

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

Units Sold

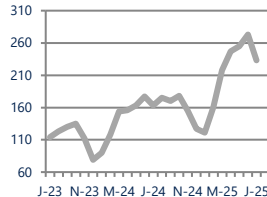
125



Up 6%
Vs. Year Ago

Active Inventory

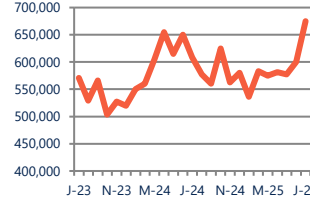
233



Up 43%
Vs. Year Ago

Median Sale Price

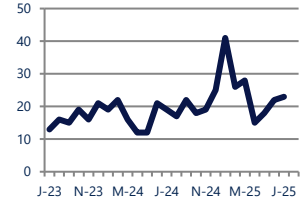
\$675,000



Up 11%
Vs. Year Ago

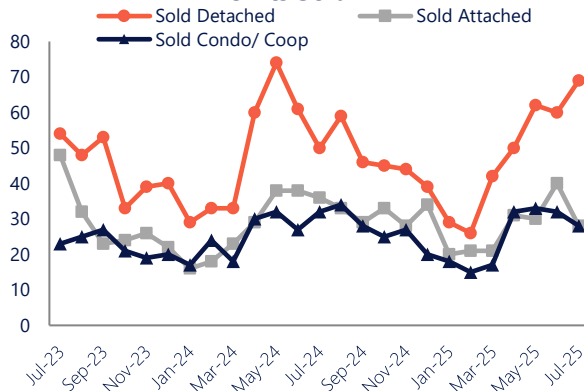
Days On Market

23



Up 21%
Vs. Year Ago

Units Sold*



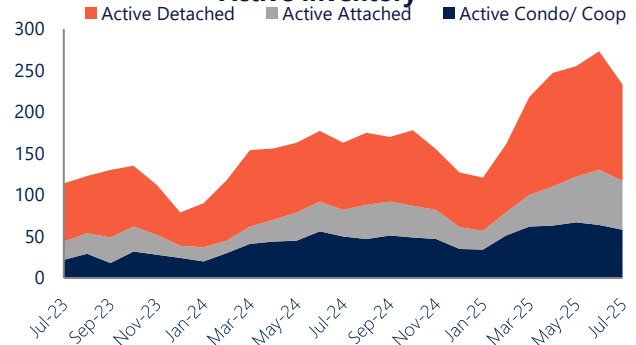
Units Sold

There was a decrease in total units sold in July, with 125 sold this month in Gaithersburg versus 132 last month, a decrease of 5%. This month's total units sold was higher than at this time last year, an increase of 6% versus July 2024.

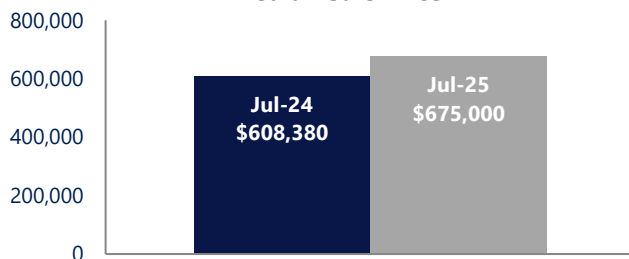
Active Inventory

Versus last year, the total number of homes available this month is higher by 70 units or 43%. The total number of active inventory this July was 233 compared to 163 in July 2024. This month's total of 233 is lower than the previous month's total supply of available inventory of 273, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Gaithersburg Homes was \$608,380. This July, the median sale price was \$675,000, an increase of 11% or \$66,620 compared to last year. The current median sold price is 13% higher than in June.

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

Gaithersburg are defined as properties listed in zip code/s 20877, 20878, 20879, 20882, 20880 and 20899.

*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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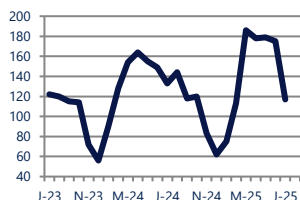
FOCUS ON: **GAITHERSBURG HOUSING MARKET**

JULY 2025

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New Listings

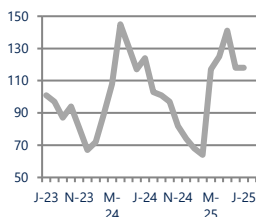
117



Down -12%
Vs. Year Ago

Current Contracts

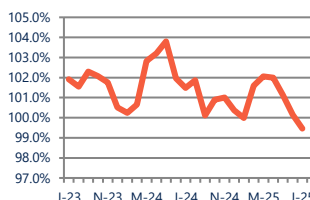
118



Down -5%
Vs. Year Ago

Sold Vs. List Price

99.5%



Down -2%
Vs. Year Ago

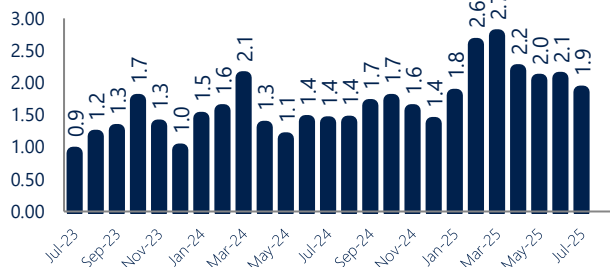
Months of Supply

1.9



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

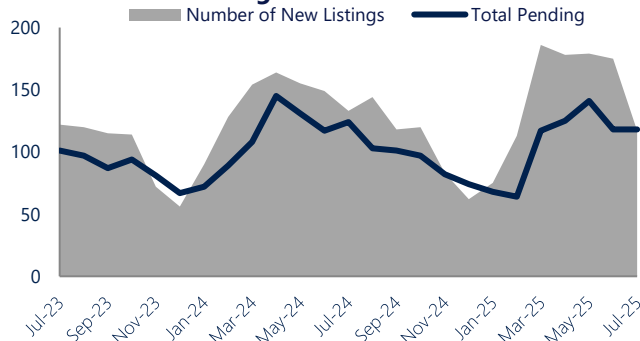
In July, there was 1.9 months of supply available in Gaithersburg, compared to 1.4 in July 2024. That is an increase of 35% versus a year ago.

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.

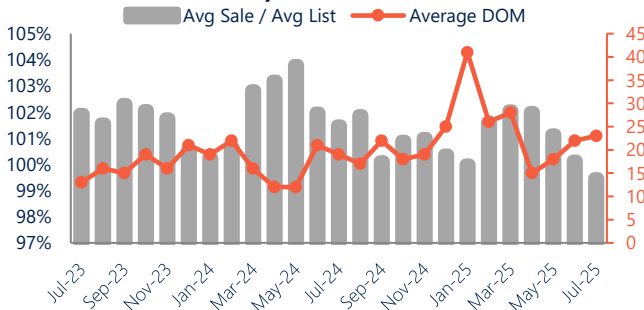
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Gaithersburg compared to 133 in July 2024, a decrease of 12%. There were 118 current contracts pending sale this July compared to 124 a year ago. The number of current contracts remained stable as compared to last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Gaithersburg was 99.5% of the average list price, which is 2.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 19, an increase of 21%.

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