

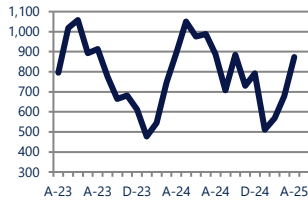
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONTGOMERY COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

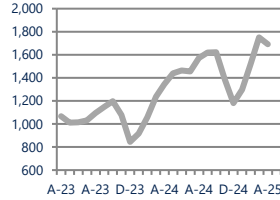
874



Down -2%
Vs. Year Ago

Active Inventory

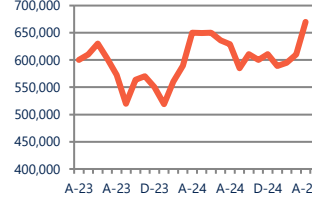
1,692



Up 26%
Vs. Year Ago

Median Sale Price

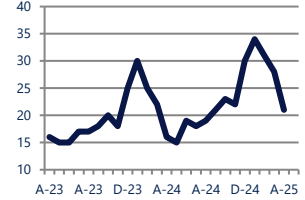
\$670,000



Up 3%
Vs. Year Ago

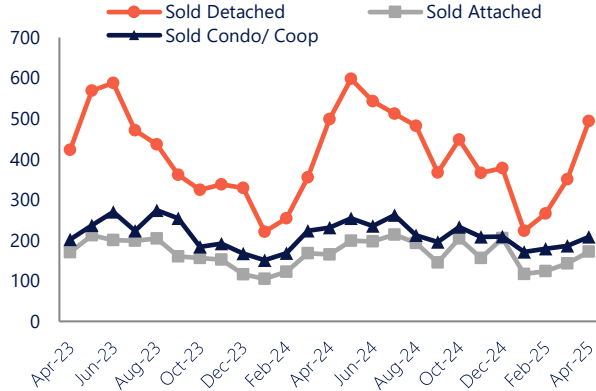
Days On Market

21



Up 31%
Vs. Year Ago

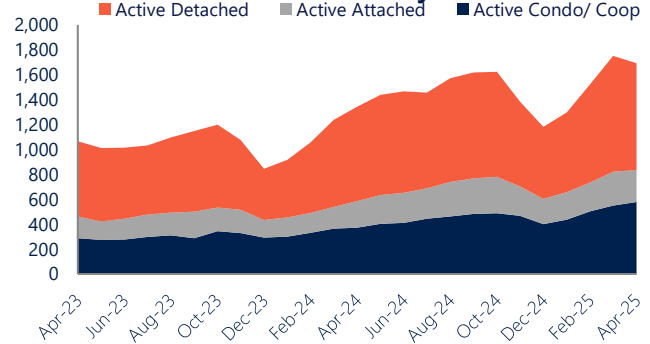
Units Sold*



Units Sold

There was an increase in total units sold in April, with 874 sold this month in Montgomery County versus 679 last month, an increase of 29%. This month's total units sold was lower than at this time last year, a decrease of 2% versus April 2024.

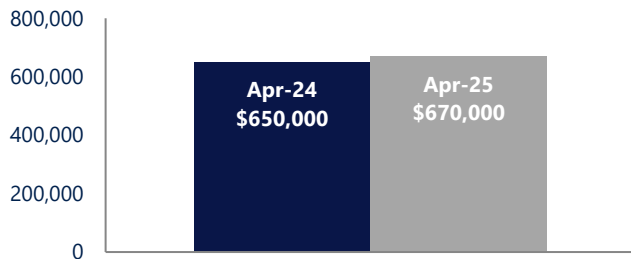
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 348 units or 26%. The total number of active inventory this April was 1,692 compared to 1,344 in April 2024. This month's total of 1,692 is lower than the previous month's total supply of available inventory of 1,751, a decrease of 3%.

Median Sale Price



Median Sale Price

Last April, the median sale price for Montgomery County Homes was \$650,000. This April, the median sale price was \$670,000, an increase of 3% or \$20,000 compared to last year. The current median sold price is 10% higher 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.

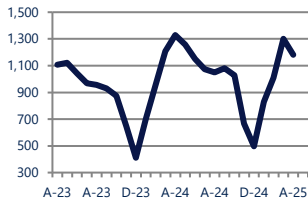
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONTGOMERY COUNTY HOUSING MARKET**

APRIL 2025

New Listings

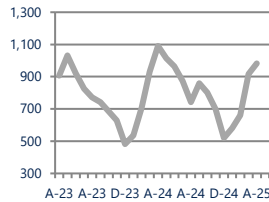
1,182



Down -11%
Vs. Year Ago

Current Contracts

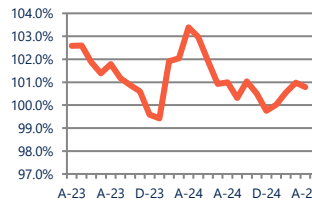
983



Down -10%
Vs. Year Ago

Sold Vs. List Price

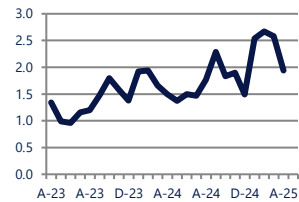
100.8%



Down -2.5%
Vs. Year Ago

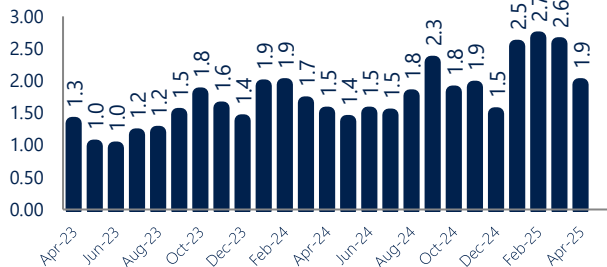
Months of Supply

1.9



Up 29%
Vs. Year Ago

Months Of Supply



Months of Supply

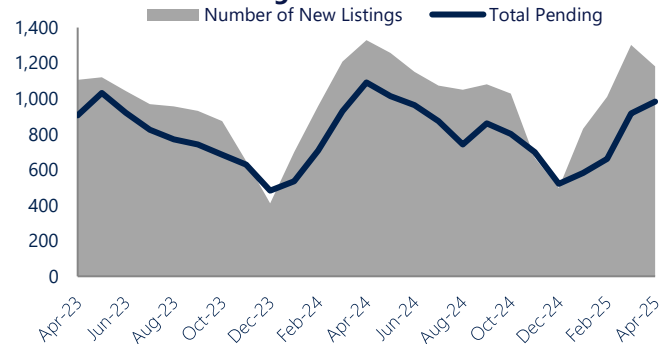
In April, there was 1.9 months of supply available in Montgomery County, compared to 1.5 in April 2024. That is an increase of 29% versus a year ago.

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.

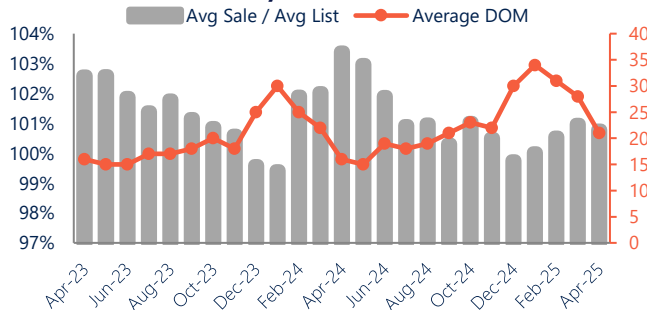
New Listings & Current Contracts

This month there were 1,182 homes newly listed for sale in Montgomery County compared to 1,329 in April 2024, a decrease of 11%. There were 983 current contracts pending sale this April compared to 1,091 a year ago. The number of current contracts is 10% lower 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 Montgomery County was 100.8% of the average list price, which is 2.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 16, an increase of 31%.