

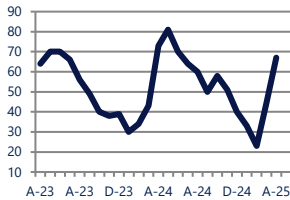
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTH POTOMAC HOUSING MARKET**

APRIL 2025

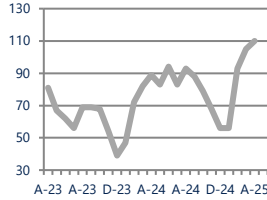
Zip Code(s): 20878

Units Sold
67



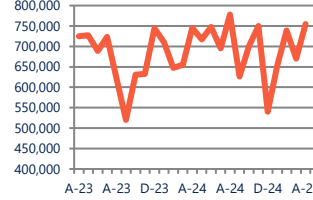
Down -8%
Vs. Year Ago

Active Inventory
110



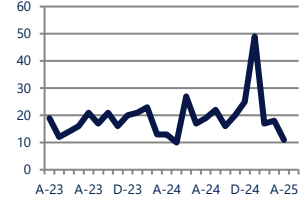
Up 24%
Vs. Year Ago

Median Sale Price
\$755,000



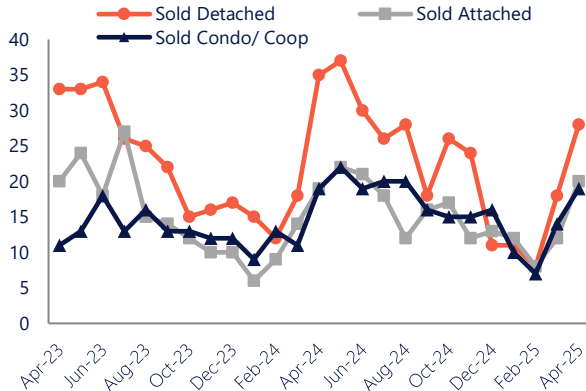
Up 1%
Vs. Year Ago

Days On Market
11



Down -15%
Vs. Year Ago

Units Sold*



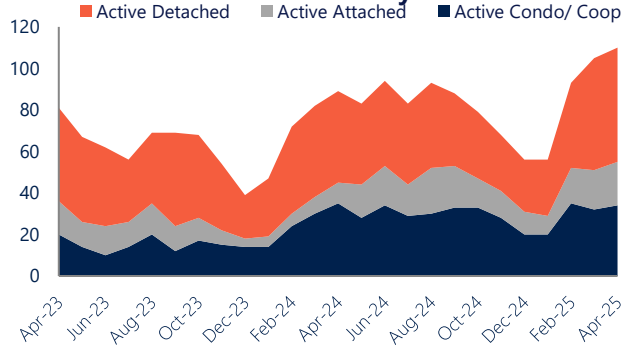
Units Sold

There was an increase in total units sold in April, with 67 sold this month in North Potomac. This month's total units sold was lower than at this time last year.

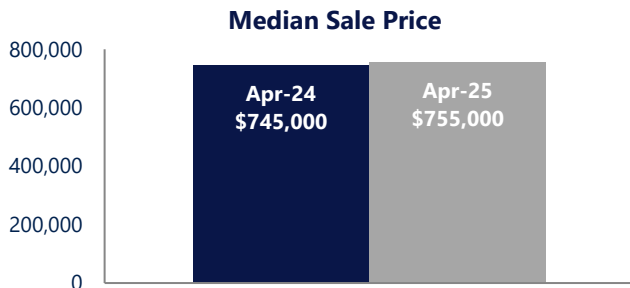
Active Inventory

Versus last year, the total number of homes available this month is higher by 21 units or 24%. The total number of active inventory this April was 110 compared to 89 in April 2024. This month's total of 110 is higher than the previous month's total supply of available inventory of 105, an increase of 5%.

Active Inventory*



Median Sale Price



Last April, the median sale price for North Potomac Homes was \$745,000. This April, the median sale price was \$755,000, an increase of 1% or \$10,000 compared to last year. The current median sold price is 13% 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.

North Potomac are defined as properties listed in zip code/s 20878.

*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™

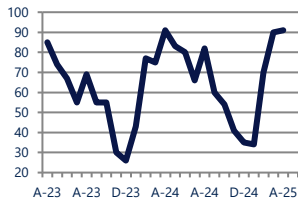
FOCUS ON: **NORTH POTOMAC HOUSING MARKET**

APRIL 2025

Zip Code(s): 20878

New Listings

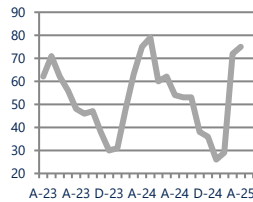
91



No Change
Vs. Year Ago

Current Contracts

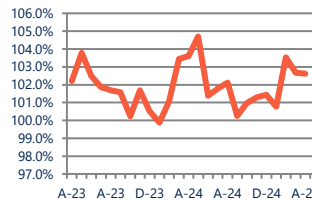
75



No Change
Vs. Year Ago

Sold Vs. List Price

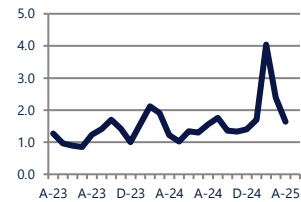
102.6%



Down -0.9%
Vs. Year Ago

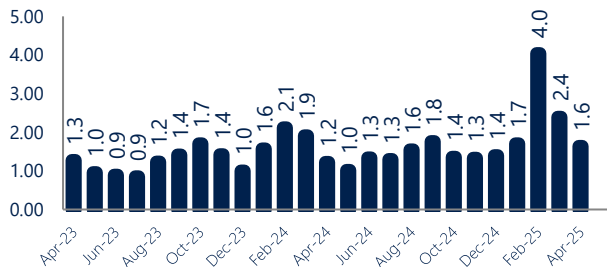
Months of Supply

1.6



Up 34%
Vs. Year Ago

Months Of Supply



Months of Supply

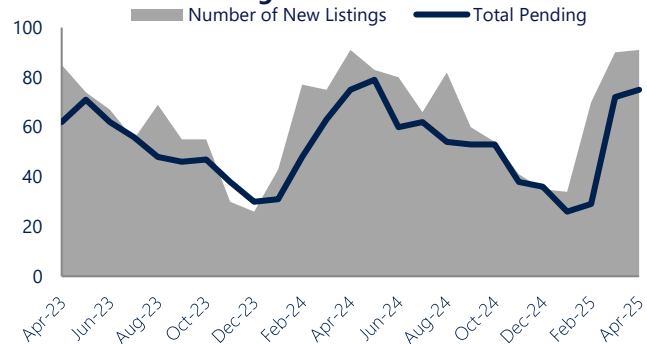
In April, there was 1.6 months of supply available in North Potomac, compared to 1.2 in April 2024. That is an increase of 35% versus a year ago.

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.

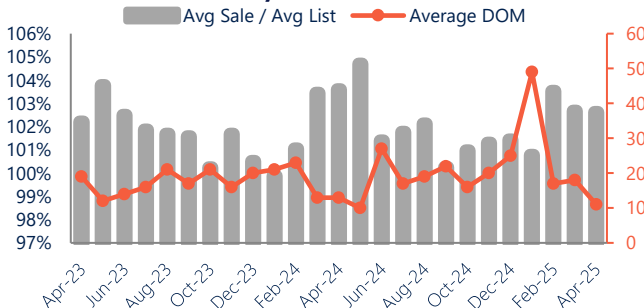
New Listings & Current Contracts

This month there were 91 homes newly listed for sale in North Potomac, which is similar to the amount in April 2024. There were 75 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 4% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in North Potomac was 102.6% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 13, a decrease of 15%.

North Potomac are defined as properties listed in zip code/s 20878.

*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.