

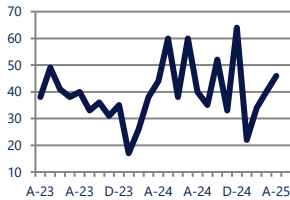
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTH ROCKVILLE HOUSING MARKET**

APRIL 2025

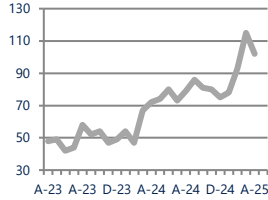
Zip Code(s): 20850

Units Sold
46



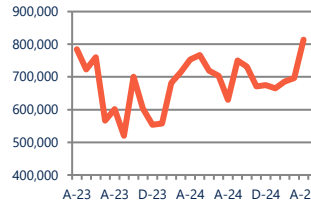
Up 5%
Vs. Year Ago

Active Inventory
102



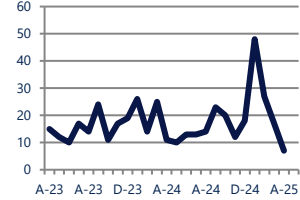
Up 42%
Vs. Year Ago

Median Sale Price
\$814,000



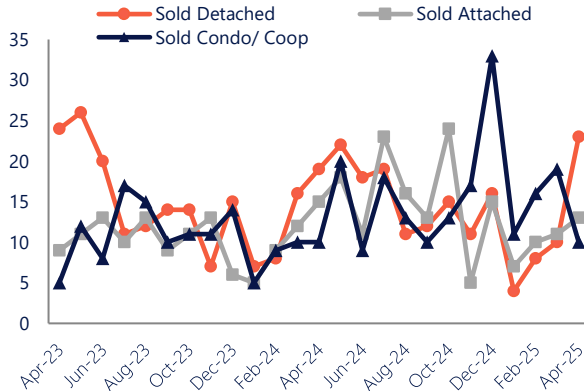
Up 8%
Vs. Year Ago

Days On Market
7



Down -36%
Vs. Year Ago

Units Sold*



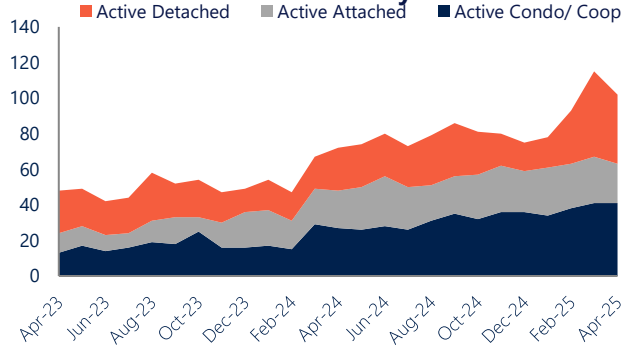
Units Sold

There was an increase in total units sold in April, with 46 sold this month in North Rockville versus 40 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2024.

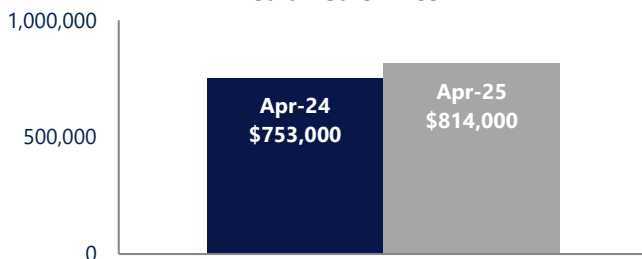
Active Inventory

Versus last year, the total number of homes available this month is higher by 30 units or 42%. The total number of active inventory this April was 102 compared to 72 in April 2024. This month's total of 102 is lower than the previous month's total supply of available inventory of 115, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for North Rockville Homes was \$753,000. This April, the median sale price was \$814,000, an increase of 8% or \$61,000 compared to last year. The current median sold price is 17% 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 Rockville are defined as properties listed in zip code/s 20850

*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™

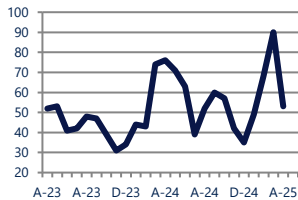
FOCUS ON: **NORTH ROCKVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 20850

New Listings

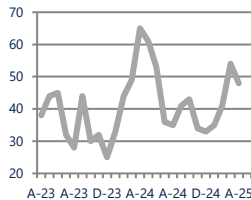
53



Down -30%
Vs. Year Ago

Current Contracts

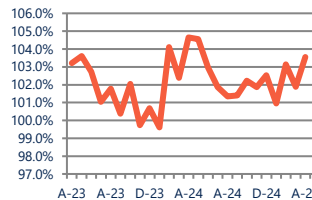
48



Down -26%
Vs. Year Ago

Sold Vs. List Price

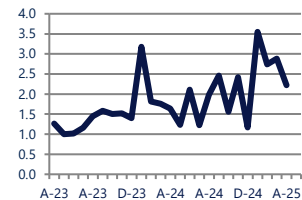
103.6%



Down -1.1%
Vs. Year Ago

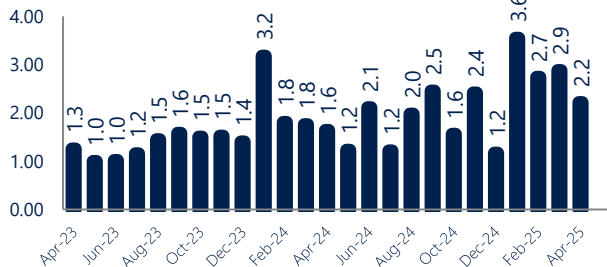
Months of Supply

2.2



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

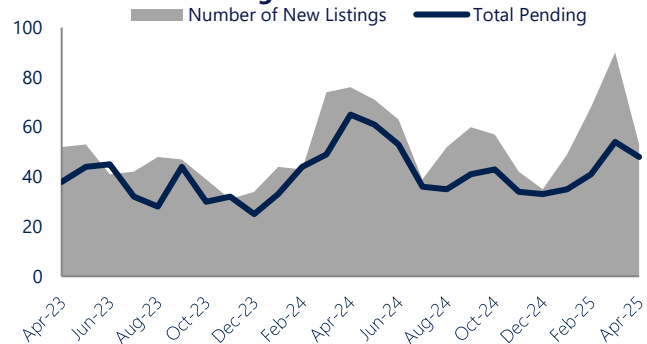
In April, there was 2.2 months of supply available in North Rockville, compared to 1.6 in April 2024. That is an increase of 36% versus a year ago.

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.

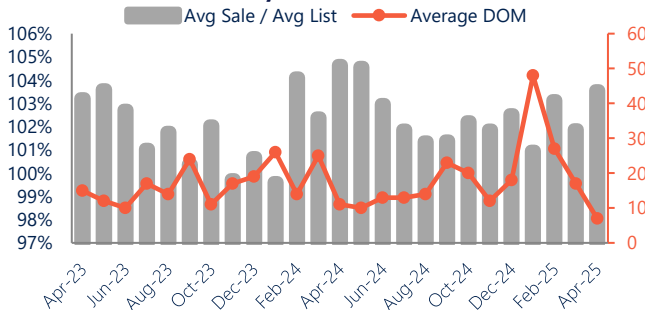
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in North Rockville compared to 76 in April 2024, a decrease of 30%. There were 48 current contracts pending sale this April compared to 65 a year ago. The number of current contracts is 26% 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 North Rockville was 103.6% 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 7, lower than the average last year, which was 11, a decrease of 36%.

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