

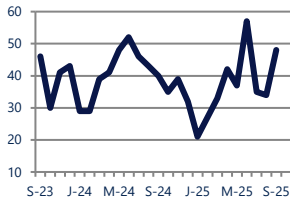
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHERN LAUREL, JESSUP, AND SAVAGE HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 20723, 20794 and 20763

Units Sold

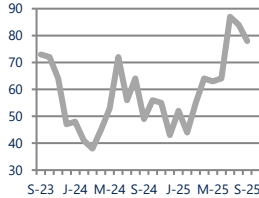
48



Up 20%
Vs. Year Ago

Active Inventory

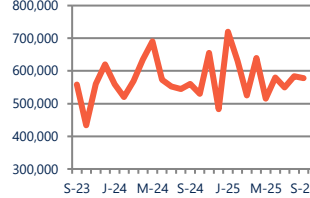
78



Up 59%
Vs. Year Ago

Median Sale Price

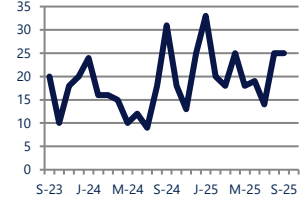
\$577,500



Up 3%
Vs. Year Ago

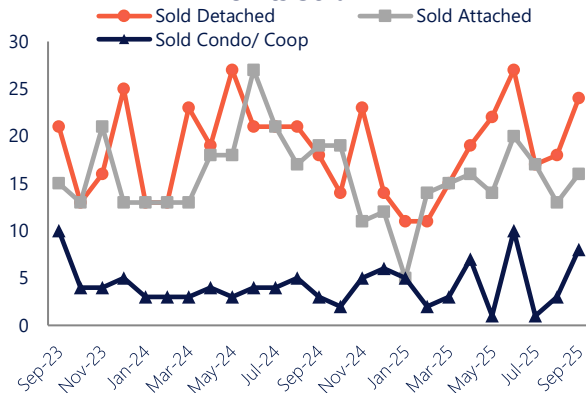
Days On Market

25



Down -19%
Vs. Year Ago

Units Sold*



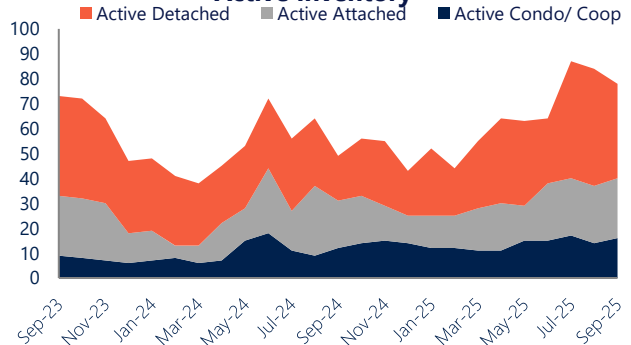
Units Sold

There was an increase in total units sold in September, with 48 sold this month in Northern Laurel, Jessup, and Savage. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 29 units or 59%. The total number of active inventory this September was 78 compared to 49 in September 2024. This month's total of 78 is lower than the previous month's total supply of available inventory of 84, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Northern Laurel, Jessup, and Savage Homes was \$560,000. This September, the median sale price was \$577,500, an increase of 3% or \$17,500 compared to last year. The current median sold price is 1% 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.

Northern Laurel, Jessup, and Savage are defined as properties listed in zip code/s 20723, 20794 and 20763.

*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.

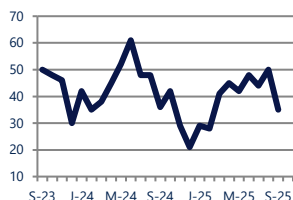
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **NORTHERN LAUREL, JESSUP, AND SAVAGE HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 20723, 20794 and 20763

New Listings

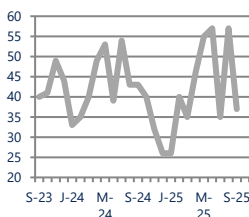
35



Down -3%
Vs. Year Ago

Current Contracts

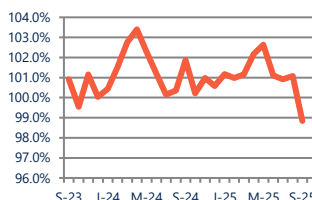
37



Down -14%
Vs. Year Ago

Sold Vs. List Price

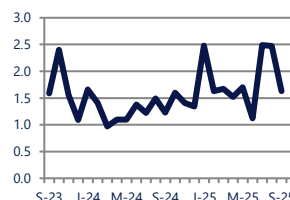
98.8%



Down -3%
Vs. Year Ago

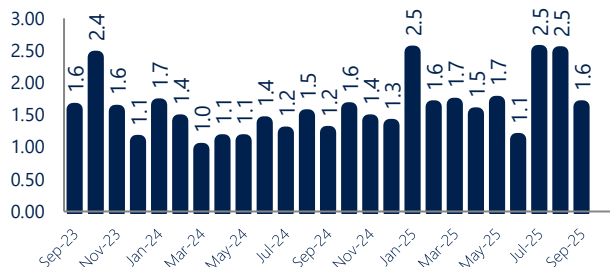
Months of Supply

1.6



Up 33%
Vs. Year Ago

Months Of Supply



Months of Supply

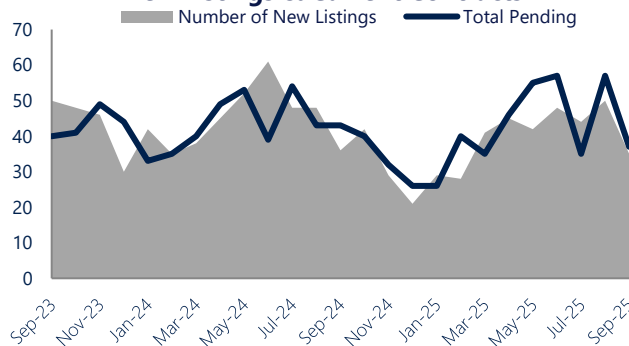
In September, there was 1.6 months of supply available in Northern Laurel, Jessup, and Savage, compared to 1.2 in September 2024. That is an increase of 33% versus a year ago.

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.

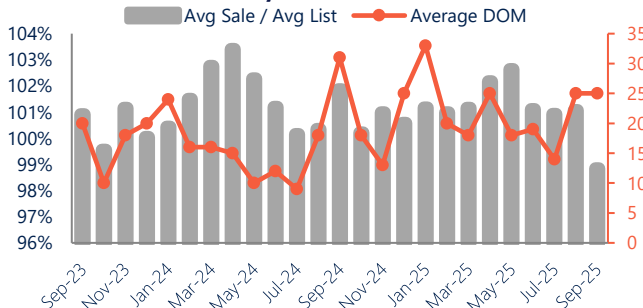
New Listings & Current Contracts

This month there were 35 homes newly listed for sale in Northern Laurel, Jessup, and Savage compared to 36 in September 2024, a decrease of 3%. There were 37 current contracts pending sale this September compared to 43 a year ago. The number of current contracts is 14% 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 Northern Laurel, Jessup, and Savage was 98.8% of the average list price, which is 3.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 25, lower than the average last year, which was 31, a decrease of 19%.

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