

THE LONG & FOSTER MARKET MINUTE™

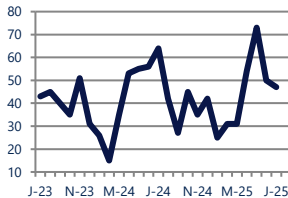
FOCUS ON: **OLNEY, DERWOOD, AND BROOKEVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 20832, 20855, 20833, 20860, 20862 and 20861

Units Sold

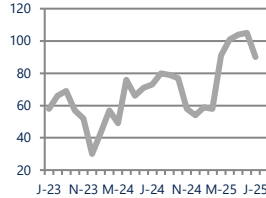
47



Down -27%
Vs. Year Ago

Active Inventory

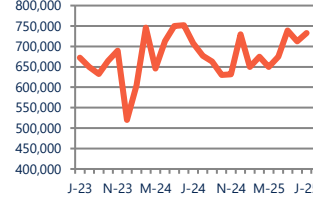
90



Up 23%
Vs. Year Ago

Median Sale Price

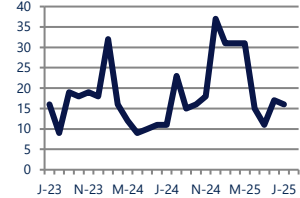
\$733,000



Up 4%
Vs. Year Ago

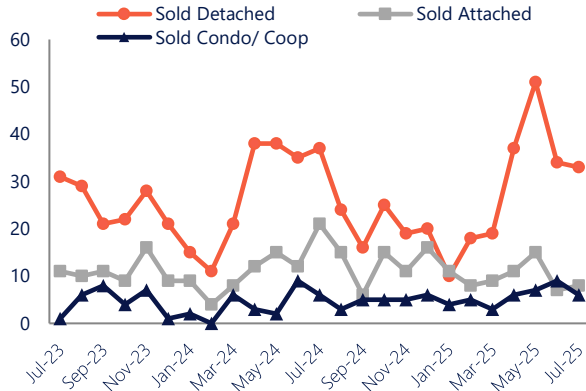
Days On Market

16



Up 45%
Vs. Year Ago

Units Sold*



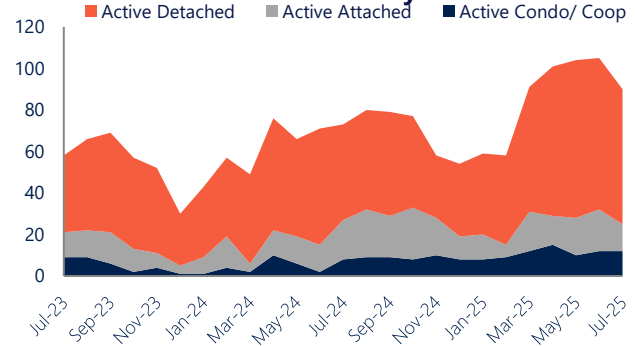
Units Sold

There was a decrease in total units sold in July, with 47 sold this month in Olney, Derwood, and Brookeville versus 50 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 27% versus July 2024.

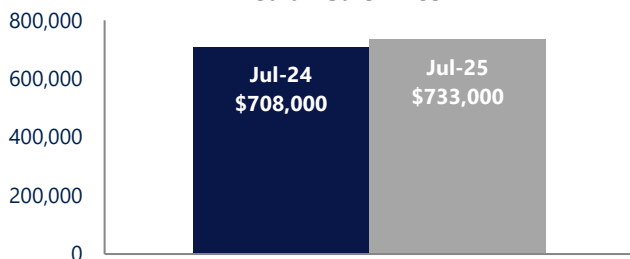
Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 23%. The total number of active inventory this July was 90 compared to 73 in July 2024. This month's total of 90 is lower than the previous month's total supply of available inventory of 105, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Olney, Derwood, and Brookeville Homes was \$708,000. This July, the median sale price was \$733,000, an increase of 4% or \$25,000 compared to last year. The current median sold price is 3% 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.

Olney, Derwood, and Brookeville are defined as properties listed in zip code/s 20832, 20855, 20853, 20860, 20862 and 20861.

*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.

LONG & FOSTER
REAL ESTATE



THE LONG & FOSTER MARKET MINUTE™

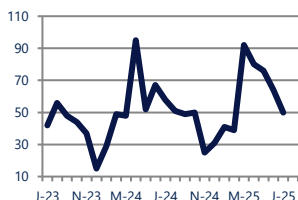
FOCUS ON: **OLNEY, DERWOOD, AND BROOKEVILLE HOUSING MARKET**

JULY 2025

Zip Code(s): 20832, 20855, 20833, 20860, 20862 and 20861

New Listings

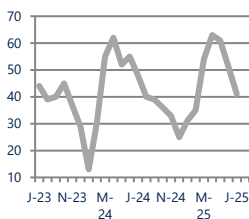
50



Down -14%
Vs. Year Ago

Current Contracts

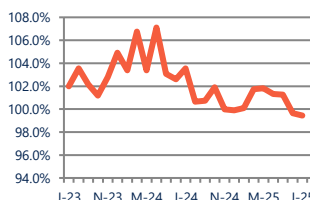
41



Down -15%
Vs. Year Ago

Sold Vs. List Price

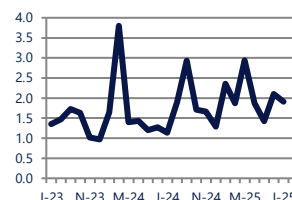
99.4%



Down -4%
Vs. Year Ago

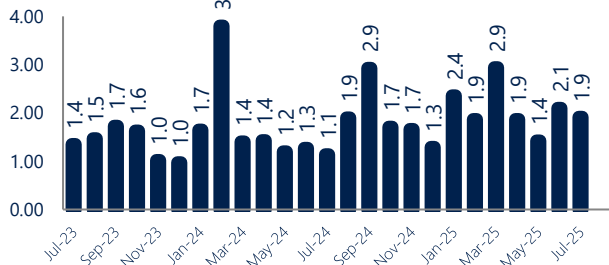
Months of Supply

1.9



Up 68%
Vs. Year Ago

Months Of Supply



Months of Supply

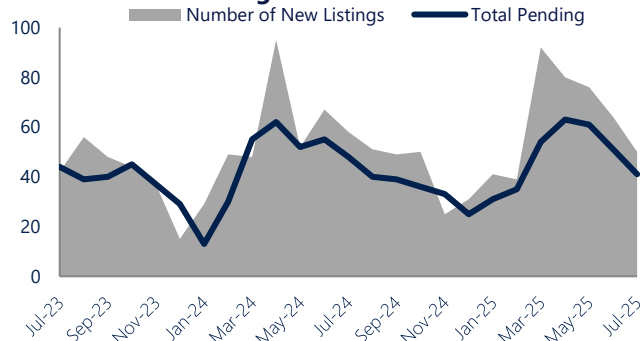
In July, there was 1.9 months of supply available in Olney, Derwood, and Brookeville, compared to 1.1 in July 2024. That is an increase of 68% versus a year ago.

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.

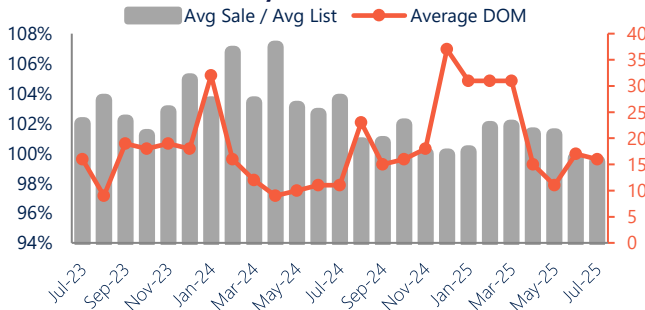
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Olney, Derwood, and Brookeville compared to 58 in July 2024, a decrease of 14%. There were 41 current contracts pending sale this July compared to 48 a year ago. The number of current contracts is 15% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Olney, Derwood, and Brookeville was 99.4% of the average list price, which is 4.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 11, an increase of 45%.

Olney, Derwood, and Brookeville are defined as properties listed in zip code/s 20832, 20855, 20853, 20860, 20862 and 20861.

*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.