

# THE LONG & FOSTER MARKET MINUTE™

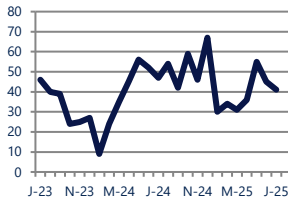
FOCUS ON: POOLESVILLE, DICKERSON, AND NORTHWESTERN MONTGOMERY COUNTY HOUSING MARKET

JULY 2025

Zip Code(s): 20837, 20838, 20839, 20841, 20842 and 20871

## Units Sold

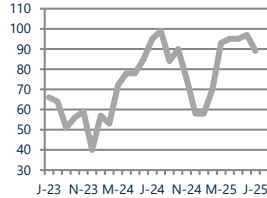
41



Down -13%  
Vs. Year Ago

## Active Inventory

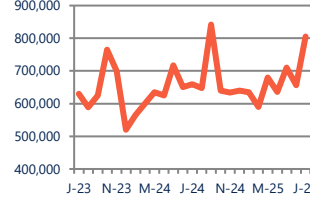
89



Down -6%  
Vs. Year Ago

## Median Sale Price

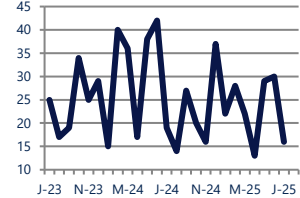
\$805,000



Up 22%  
Vs. Year Ago

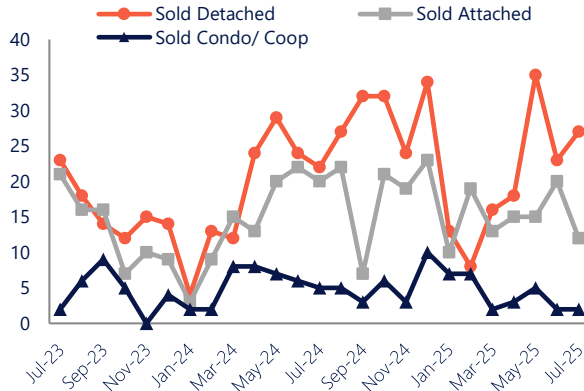
## Days On Market

16



Down -16%  
Vs. Year Ago

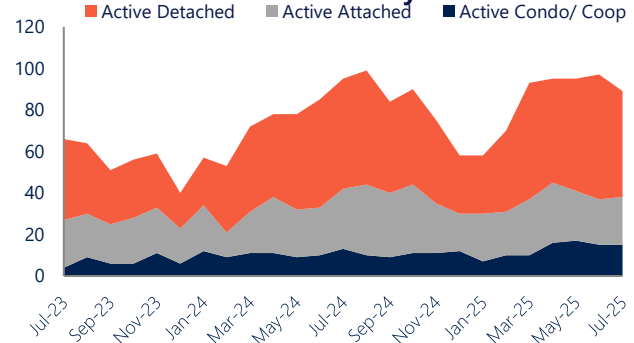
## Units Sold\*



## Units Sold

There was a decrease in total units sold in July, with 41 sold this month in Poolesville, Dickerson, and Northwestern Montgomery County versus 45 last month, a decrease of 9%. This month's total units sold was lower than at this time last year, a decrease of 13% versus July 2024.

## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 6%. The total number of active inventory this July was 89 compared to 95 in July 2024. This month's total of 89 is lower than the previous month's total supply of available inventory of 97, a decrease of 8%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Poolesville, Dickerson, and Northwestern Montgomery County Homes was \$658,991. This July, the median sale price was \$805,000, an increase of 22% or \$146,009 compared to last year. The current median sold price is 23% 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.

Poolesville, Dickerson, and Northwestern Montgomery County are defined as properties listed in zip code/s 20837, 20838, 20839, 20841, 20842 and 20871.

\*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.

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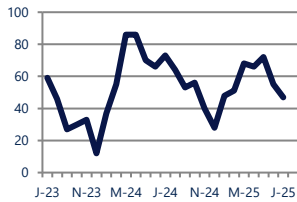
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## New Listings

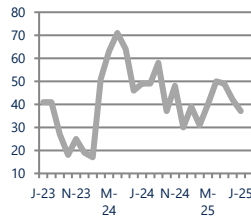
47



**Down -36%**  
Vs. Year Ago

## Current Contracts

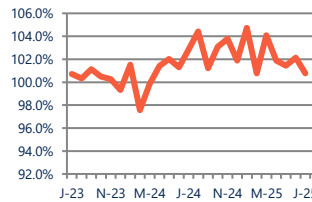
37



**Down -24%**  
Vs. Year Ago

## Sold Vs. List Price

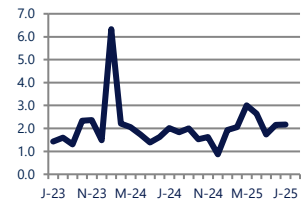
100.8%



**Down -2%**  
Vs. Year Ago

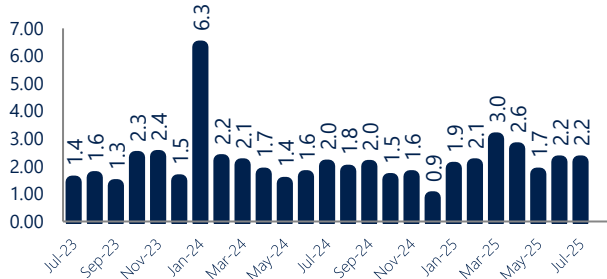
## Months of Supply

2.2



**Up 7%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

In July, there was 2.2 months of supply available in Poolesville, Dickerson, and Northwestern Montgomery County, compared to 2.0 in July 2024. That is an increase of 7% versus a year ago.

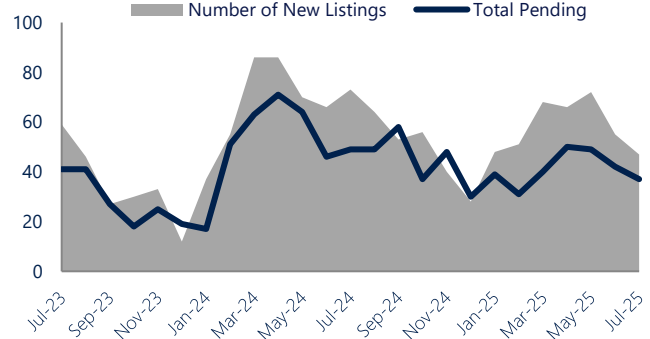
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

## New Listings & Current Contracts

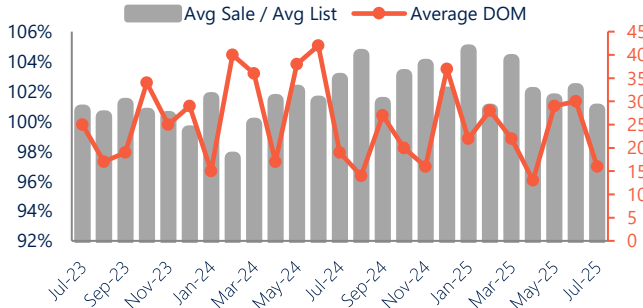
This month there were 47 homes newly listed for sale in Poolesville, Dickerson, and Northwestern Montgomery County compared to 73 in July 2024, a decrease of 36%.

There were 37 current contracts pending sale this July compared to 49 a year ago. The number of current contracts is 24% 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 Poolesville, Dickerson, and Northwestern Montgomery County was 100.8% of the average list price, which is 2.1% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 19, a decrease of 16%.

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