

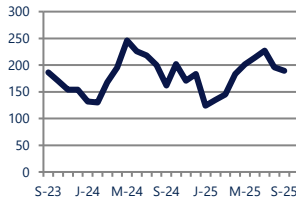
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SILVER SPRING HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 20901, 20902, 20903, 20904, 20905, 20906 and 20910

Units Sold

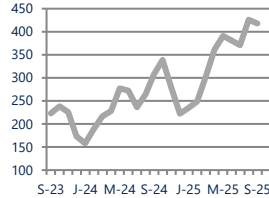
189



Up 17%
Vs. Year Ago

Active Inventory

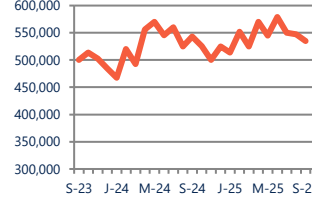
418



Up 36%
Vs. Year Ago

Median Sale Price

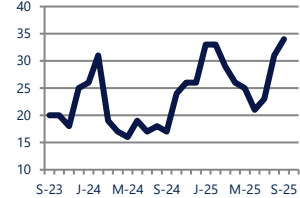
\$535,000



Down -1%
Vs. Year Ago

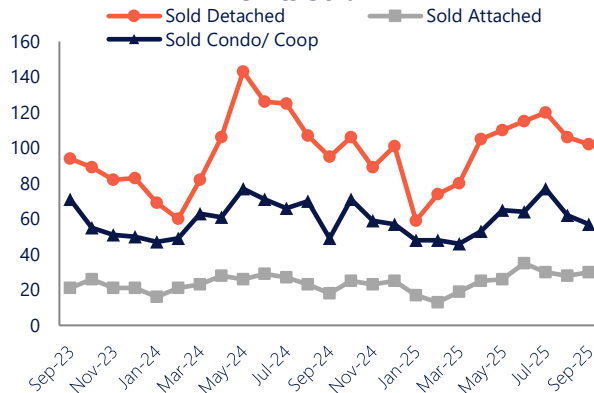
Days On Market

34



Up 100%
Vs. Year Ago

Units Sold*



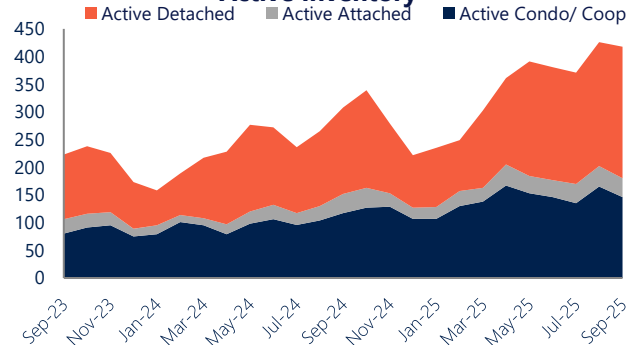
Units Sold

There was a decrease in total units sold in September, with 189 sold this month in Silver Spring versus 196 last month, a decrease of 4%. This month's total units sold was higher than at this time last year, an increase of 17% versus September 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 110 units or 36%. The total number of active inventory this September was 418 compared to 308 in September 2024. This month's total of 418 is lower than the previous month's total supply of available inventory of 426, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Silver Spring Homes was \$543,000. This September, the median sale price was \$535,000, a decrease of 1% or \$8,000 compared to last year. The current median sold price is 2% 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.

Silver Spring are defined as properties listed in zip code/s 20901, 20902, 20903, 20904, 20905, 20906 and 20910.

*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.

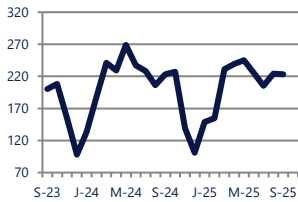
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FOCUS ON: **SILVER SPRING HOUSING MARKET** SEPTEMBER 2025

Zip Code(s): 20901, 20902, 20903, 20904, 20905, 20906 and 20910

New Listings

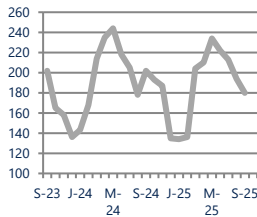
223



No Change
Vs. Year Ago

Current Contracts

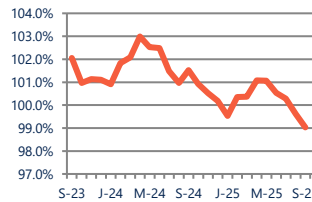
180



Down -11%
Vs. Year Ago

Sold Vs. List Price

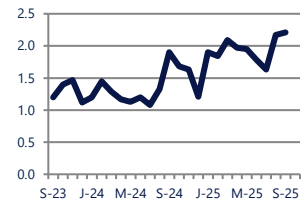
99.0%



Down -2.5%
Vs. Year Ago

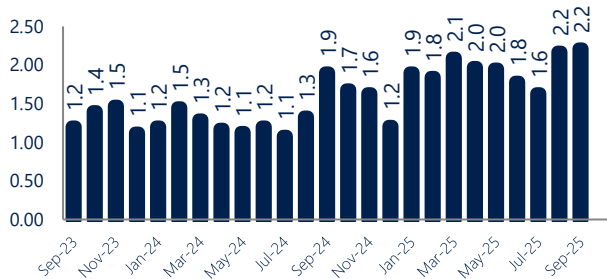
Months of Supply

2.2



Up 16%
Vs. Year Ago

Months Of Supply



Months of Supply

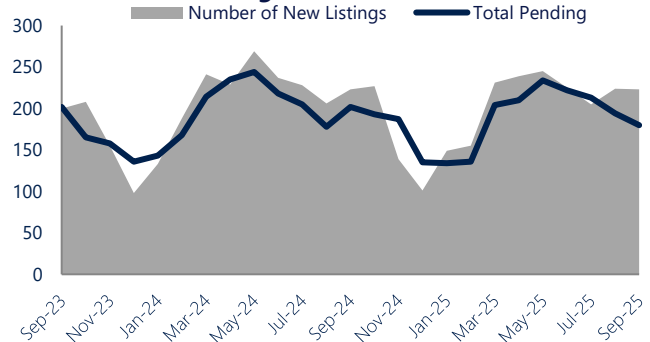
In September, there was 2.2 months of supply available in Silver Spring, compared to 1.9 in September 2024. That is an increase of 16% versus a year ago.

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.

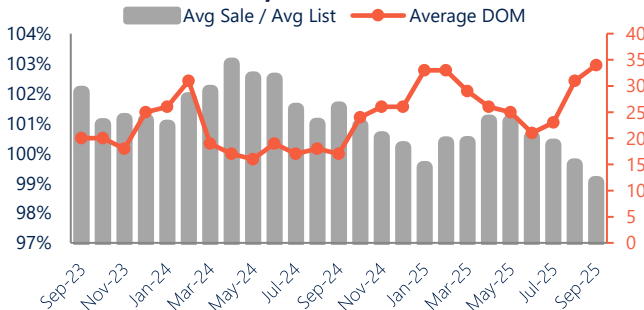
New Listings & Current Contracts

This month there were 223 homes newly listed for sale in Silver Spring, which is similar to the amount in September 2024. There were 180 current contracts pending sale this September compared to 202 a year ago. The number of current contracts is 11% 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 Silver Spring was 99.0% of the average list price, which is 2.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 17, an increase of 100%.

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