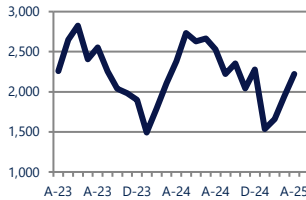


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUBURBAN MARYLAND HOUSING MARKET**

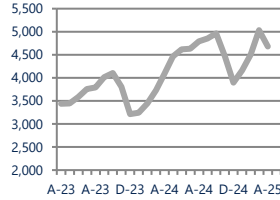
APRIL 2025

Units Sold
2,223



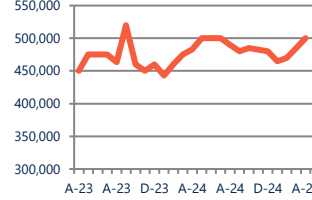
Down -7%
Vs. Year Ago

Active Inventory
4,681



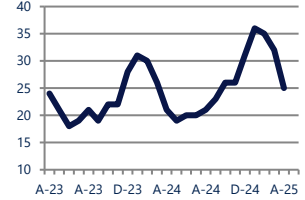
Up 15%
Vs. Year Ago

Median Sale Price
\$500,000



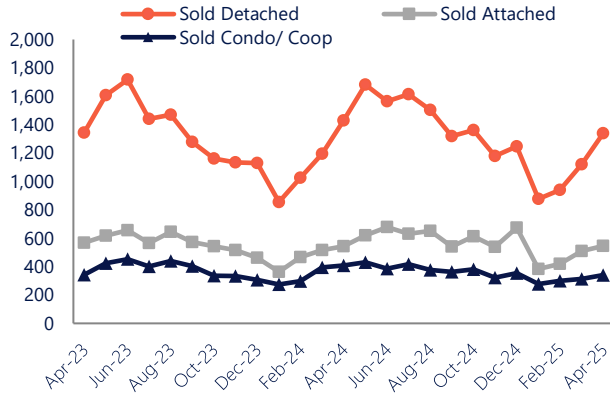
Up 3%
Vs. Year Ago

Days On Market
25



Up 19%
Vs. Year Ago

Units Sold*



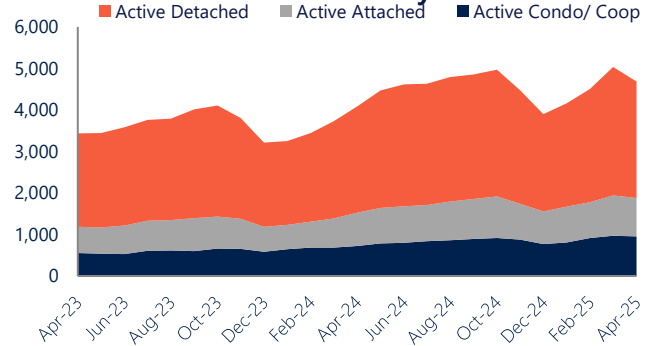
Units Sold

There was an increase in total units sold in April, with 2,223 sold this month in Suburban Maryland versus 1,943 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2024.

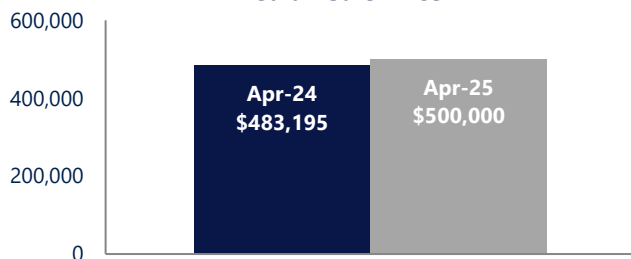
Active Inventory

Versus last year, the total number of homes available this month is higher by 595 units or 15%. The total number of active inventory this April was 4,681 compared to 4,086 in April 2024. This month's total of 4,681 is lower than the previous month's total supply of available inventory of 5,034, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Suburban Maryland Homes was \$483,195. This April, the median sale price was \$500,000, an increase of 3% or \$16,805 compared to last year. The current median sold price is 3% 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.

*Defined as the counties of Calvert, Charles, Frederick, Montgomery, Prince Georges, and Saint Marys in MD

*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.

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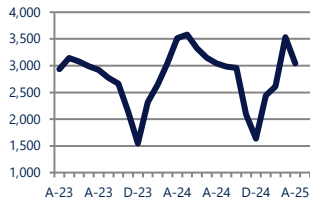
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUBURBAN MARYLAND HOUSING MARKET**

APRIL 2025

New Listings

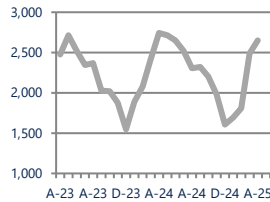
3,043



Down -13%
Vs. Year Ago

Current Contracts

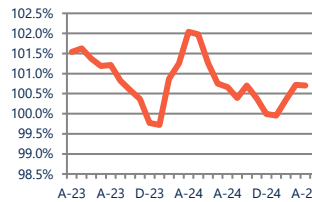
2,652



Down -3%
Vs. Year Ago

Sold Vs. List Price

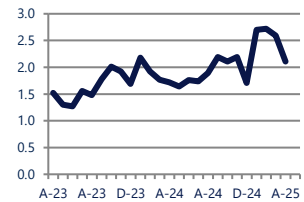
100.7%



Down -1.3%
Vs. Year Ago

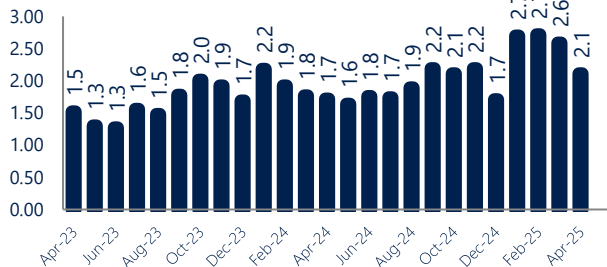
Months of Supply

2.1



Up 23%
Vs. Year Ago

Months Of Supply



Months of Supply

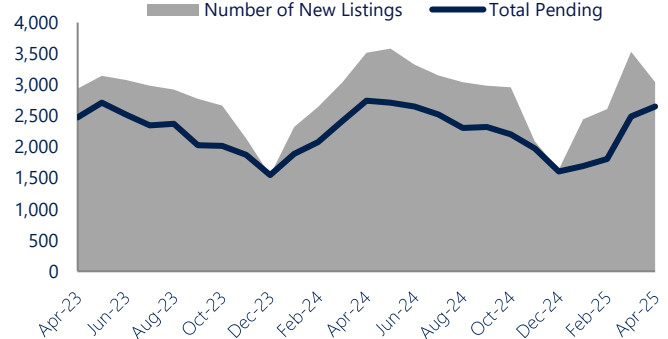
In April, there was 2.1 months of supply available in Suburban Maryland, compared to 1.7 in April 2024. That is an increase of 23% versus a year ago.

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.

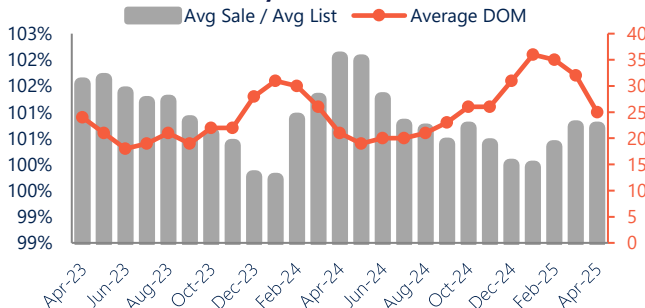
New Listings & Current Contracts

This month there were 3,043 homes newly listed for sale in Suburban Maryland compared to 3,516 in April 2024, a decrease of 13%. There were 2,652 current contracts pending sale this April compared to 2,743 a year ago. The number of current contracts is 3% 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 Suburban Maryland was 100.7% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 21, an increase of 19%.

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