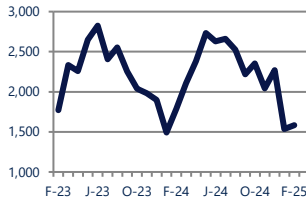


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUBURBAN MARYLAND HOUSING MARKET** FEBRUARY 2025

## Units Sold

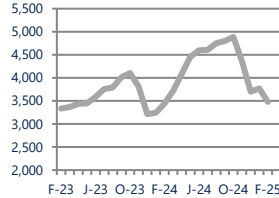
1,584



**Down -12%**  
Vs. Year Ago

## Active Inventory

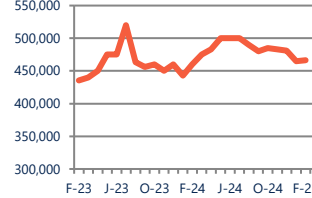
3,478



**Up 1%**  
Vs. Year Ago

## Median Sale Price

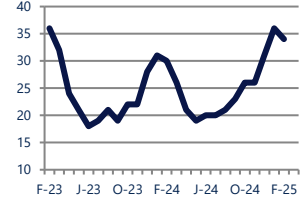
\$466,300



**Up 1%**  
Vs. Year Ago

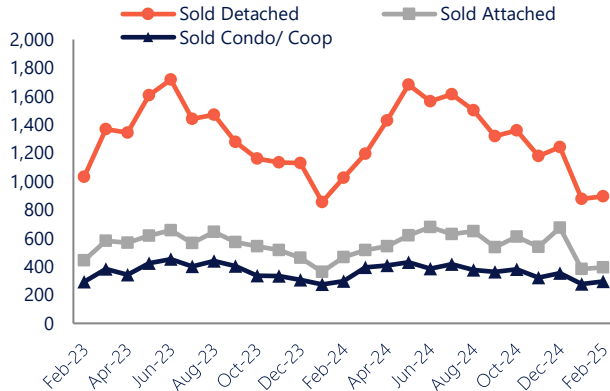
## Days On Market

34



**Up 13%**  
Vs. Year Ago

## Units Sold\*



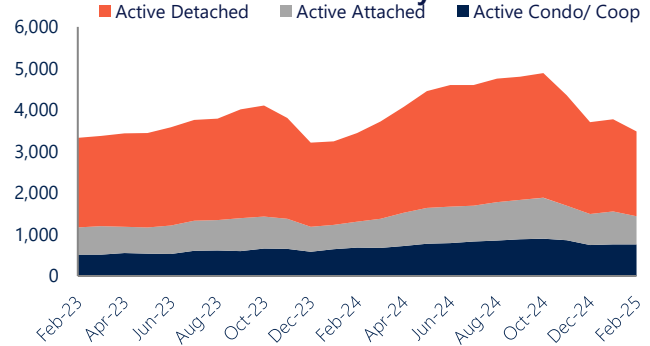
## Units Sold

There was an increase in total units sold in February, with 1,584 sold this month in Suburban Maryland versus 1,535 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 12% versus February 2024.

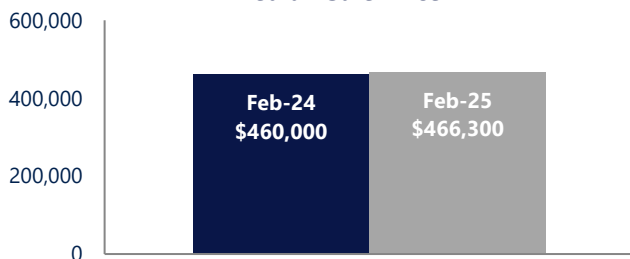
## Active Inventory

Versus last year, the total number of homes available this month is higher by 36 units or 1%. The total number of active inventory this February was 3,478 compared to 3,442 in February 2024. This month's total of 3,478 is lower than the previous month's total supply of available inventory of 3,774, a decrease of 8%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last February, the median sale price for Suburban Maryland Homes was \$460,000. This February, the median sale price was \$466,300, an increase of 1% or \$6,300 compared to last year. The current median sold price is approximately the same as the median price in January.

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.

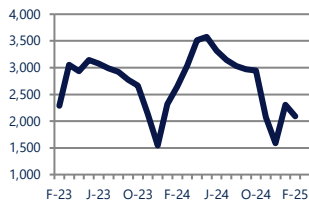
Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **SUBURBAN MARYLAND HOUSING MARKET** FEBRUARY 2025

## New Listings

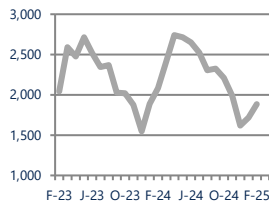
2,088



**Down -21%**  
Vs. Year Ago

## Current Contracts

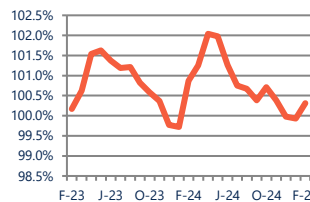
1,884



**Down -9%**  
Vs. Year Ago

## Sold Vs. List Price

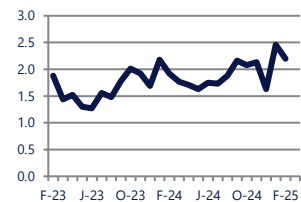
100.3%



**Down -0.6%**  
Vs. Year Ago

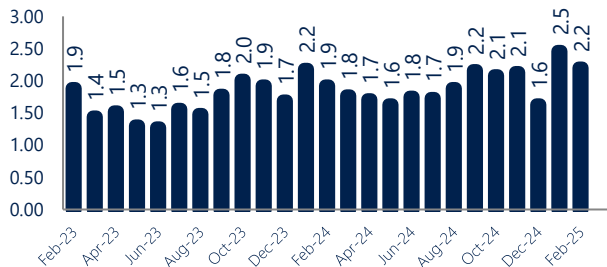
## Months of Supply

2.2



**Up 15%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

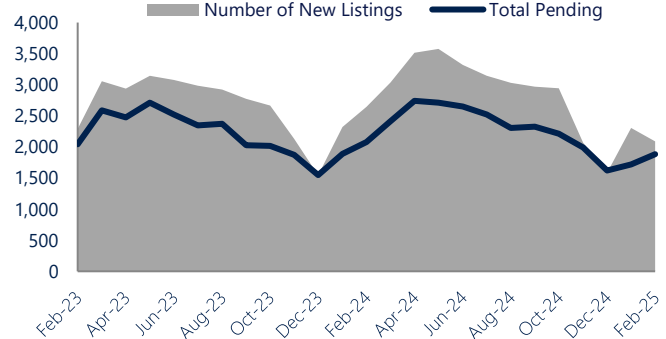
In February, there was 2.2 months of supply available in Suburban Maryland, compared to 1.9 in February 2024. That is an increase of 14% versus a year ago.

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.

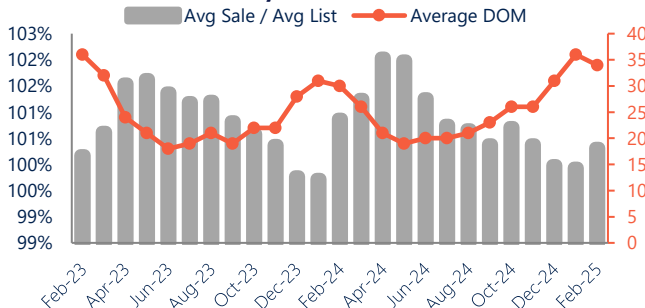
## New Listings & Current Contracts

This month there were 2,088 homes newly listed for sale in Suburban Maryland compared to 2,647 in February 2024, a decrease of 21%. There were 1,884 current contracts pending sale this February compared to 2,081 a year ago. The number of current contracts is 9% lower than last February.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In February, the average sale price in Suburban Maryland was 100.3% of the average list price, which is 0.6% 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 30, an increase of 13%.

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