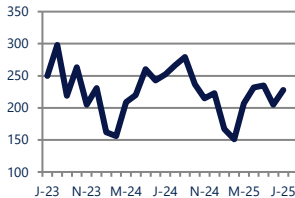


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WESTERN MARYLAND HOUSING MARKET**

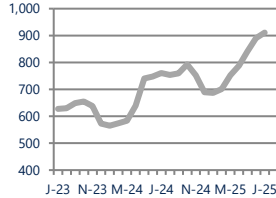
JULY 2025

Units Sold 228



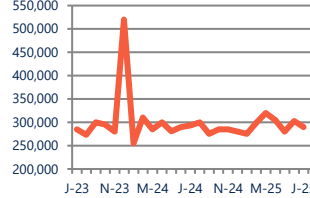
Down -10%
Vs. Year Ago

Active Inventory 911



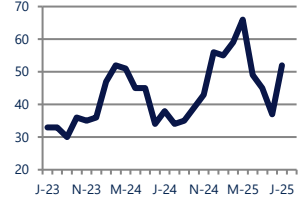
Up 20%
Vs. Year Ago

Median Sale Price \$289,900



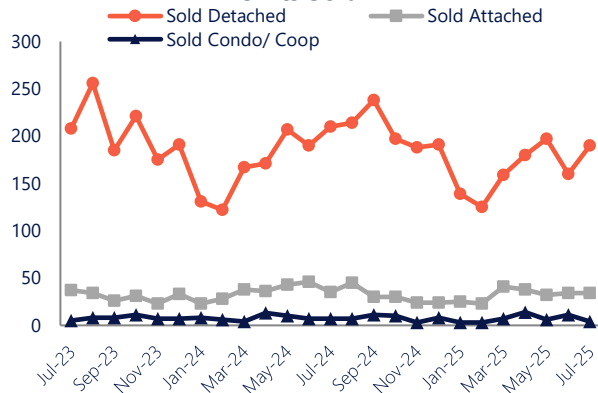
Down -1%
Vs. Year Ago

Days On Market 52



Up 37%
Vs. Year Ago

Units Sold*



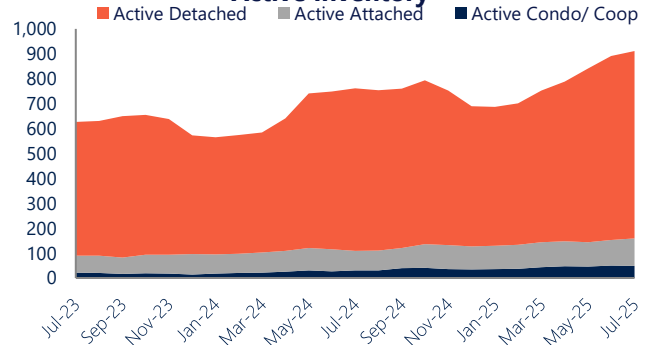
Units Sold

There was an increase in total units sold in July, with 228 sold this month in Western Maryland versus 205 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 150 units or 20%. The total number of active inventory this July was 911 compared to 761 in July 2024. This month's total of 911 is higher than the previous month's total supply of available inventory of 891, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Western Maryland Homes was \$293,000. This July, the median sale price was \$289,900, a decrease of 1% or \$3,100 compared to last year. The current median sold price is 4% lower 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.

*Defined as the counties of Allegany, Garrett, and Washington 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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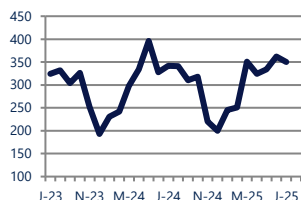
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **WESTERN MARYLAND HOUSING MARKET**

JULY 2025

New Listings

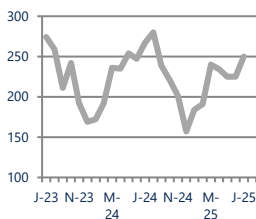
350



Up 2%
Vs. Year Ago

Current Contracts

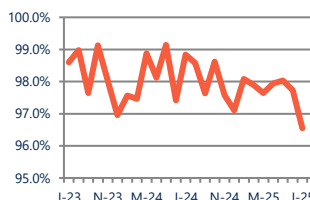
250



Down -6%
Vs. Year Ago

Sold Vs. List Price

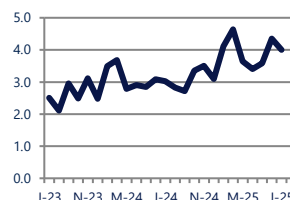
96.6%



Down -2.3%
Vs. Year Ago

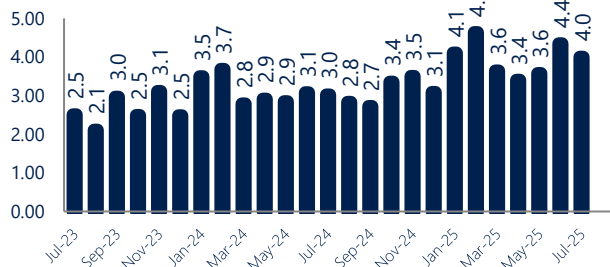
Months of Supply

4.0



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

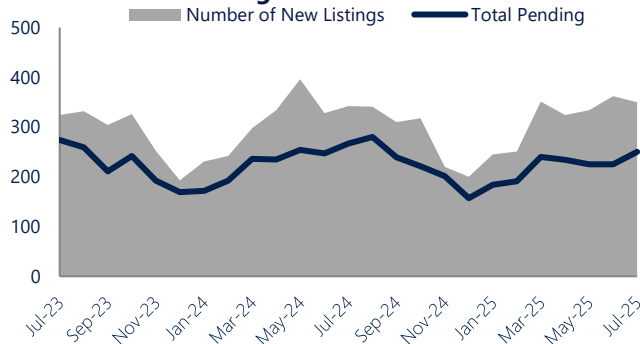
In July, there was 4.0 months of supply available in Western Maryland, compared to 3.0 in July 2024. That is an increase of 32% versus a year ago.

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.

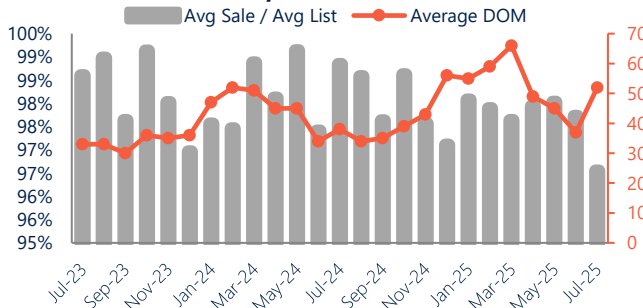
New Listings & Current Contracts

This month there were 350 homes newly listed for sale in Western Maryland compared to 342 in July 2024, an increase of 2%. There were 250 current contracts pending sale this July compared to 267 a year ago. The number of current contracts is 6% 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 Western Maryland was 96.6% of the average list price, which is 2.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 38, an increase of 37%.

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