

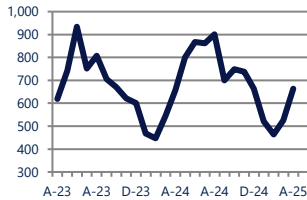
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONTGOMERY COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

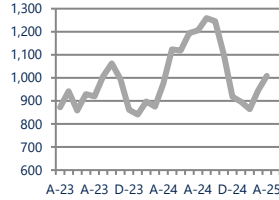
663



Up 1%  
Vs. Year Ago

## Active Inventory

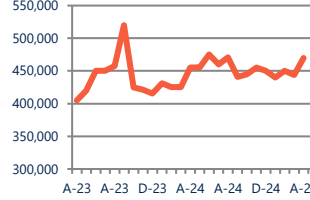
1,008



Up 3%  
Vs. Year Ago

## Median Sale Price

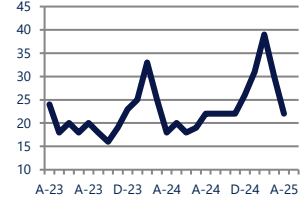
\$470,000



Up 3%  
Vs. Year Ago

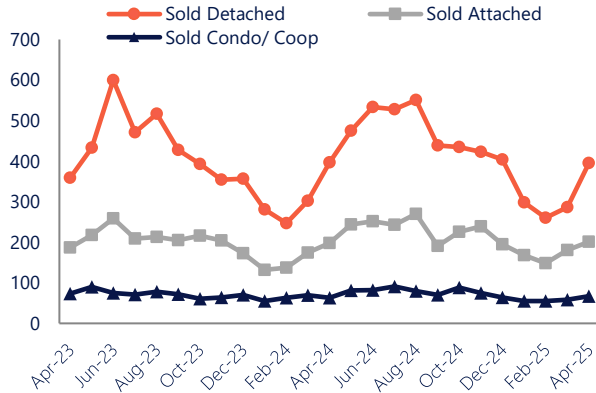
## Days On Market

22



Up 22%  
Vs. Year Ago

## Units Sold\*



## Units Sold

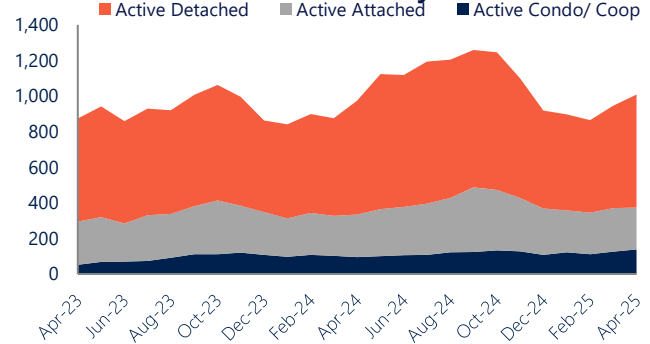
There was an increase in total units sold in April, with 663 sold this month in Montgomery County versus 525 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 1% versus April 2024.

## Active Inventory

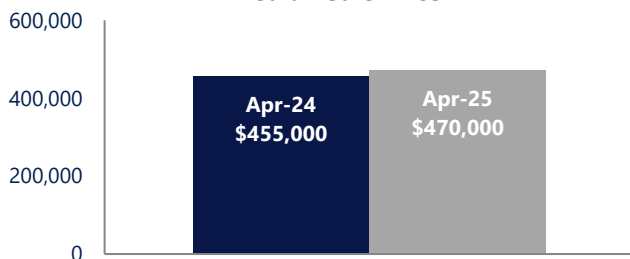
Versus last year, the total number of homes available this month is higher by 33 units or 3%. The total number of active inventory this April was 1,008 compared to 975 in April 2024.

This month's total of 1,008 is higher than the previous month's total supply of available inventory of 945, an increase of 7%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Montgomery County Homes was \$455,000. This April, the median sale price was \$470,000, an increase of 3% or \$15,000 compared to last year. The current median sold price is 6% 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.

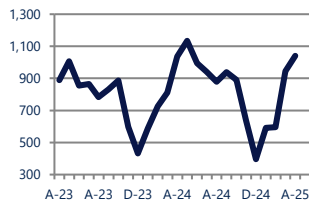
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONTGOMERY COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

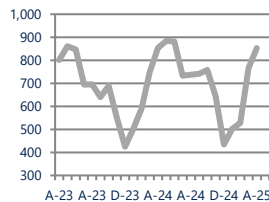
1,041



**No Change**  
Vs. Year Ago

## Current Contracts

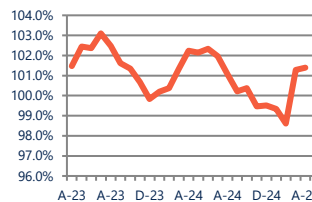
852



**No Change**  
Vs. Year Ago

## Sold Vs. List Price

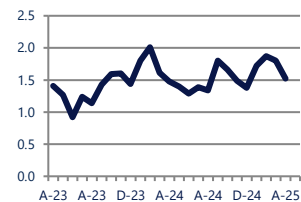
101.4%



**Down -0.8%**  
Vs. Year Ago

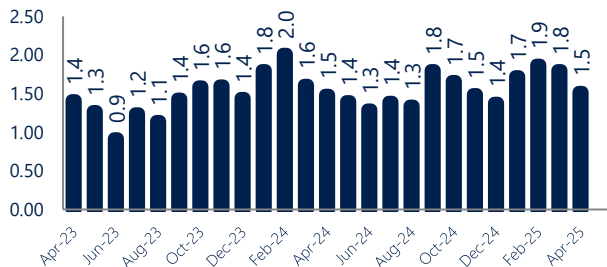
## Months of Supply

1.5



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

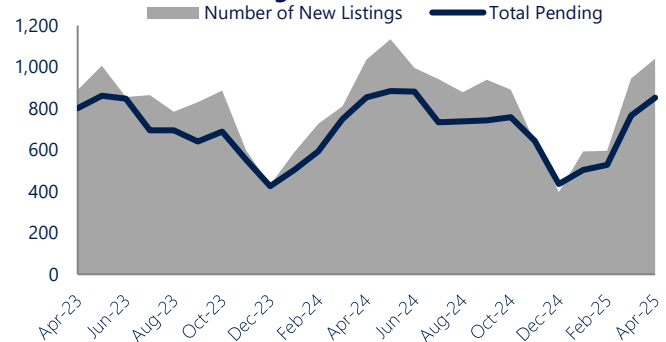
In April, there was 1.5 months of supply available in Montgomery County. The amount of supply is similar compared to a year ago.

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.

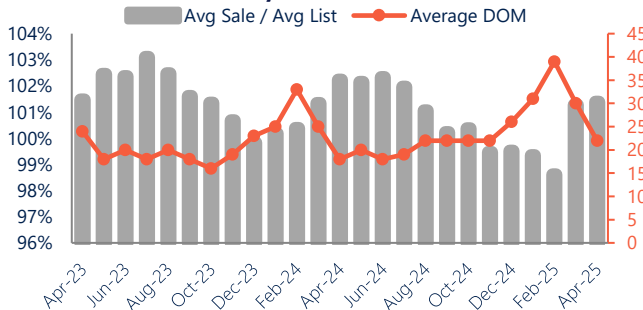
## New Listings & Current Contracts

This month there were 1,041 homes newly listed for sale in Montgomery County, which is similar to the amount in April 2024. There were 852 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 11% higher than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Montgomery County was 101.4% of the average list price, which is 0.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 18, an increase of 22%.