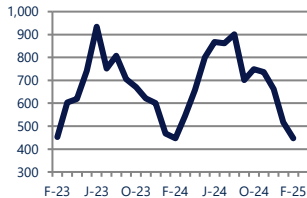


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONTGOMERY COUNTY HOUSING MARKET** FEBRUARY 2025

Units Sold

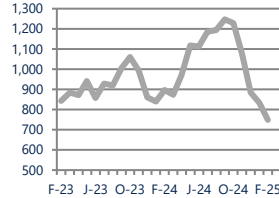
447



No Change
Vs. Year Ago

Active Inventory

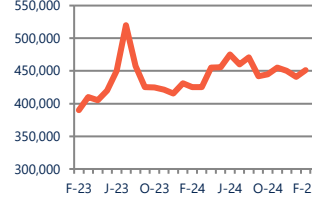
749



Down -16%
Vs. Year Ago

Median Sale Price

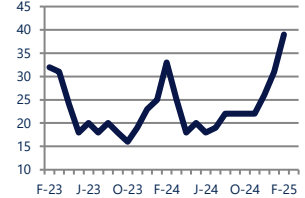
\$451,000



Up 6%
Vs. Year Ago

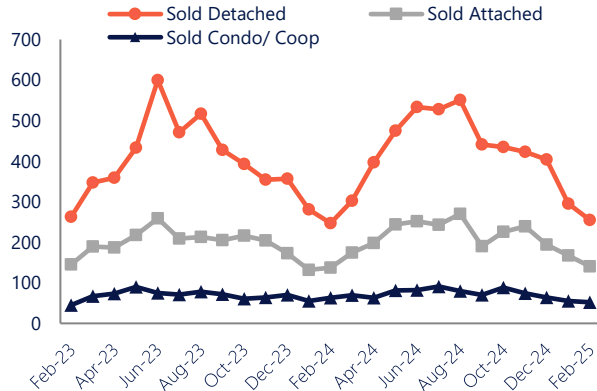
Days On Market

39



Up 18%
Vs. Year Ago

Units Sold*



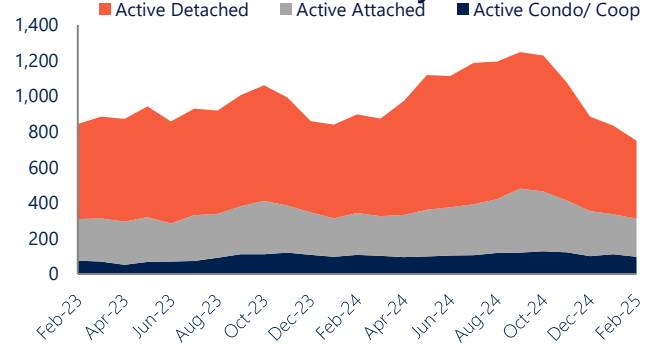
Units Sold

There was a decrease in total units sold in February, with 447 sold this month in Montgomery County, a decrease of 14%. This month's total units sold is similar compared to a year ago.

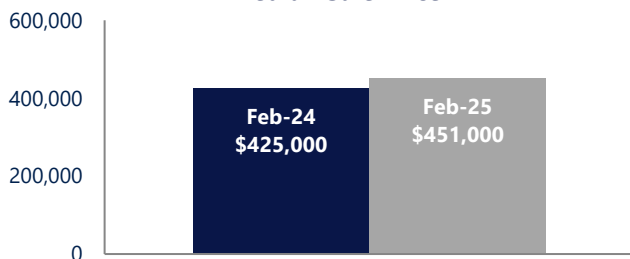
Active Inventory

Versus last year, the total number of homes available this month is lower by 148 units or 16%. The total number of active inventory this February was 749 compared to 897 in February 2024. This month's total of 749 is lower than the previous month's total supply of available inventory of 834, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Montgomery County Homes was \$425,000. This February, the median sale price was \$451,000, an increase of 6% or \$26,000 compared to last year. The current median sold price is 2% higher than in January.

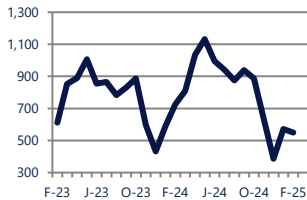
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MONTGOMERY COUNTY HOUSING MARKET** FEBRUARY 2025

New Listings

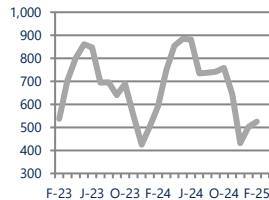
550



Down -24%
Vs. Year Ago

Current Contracts

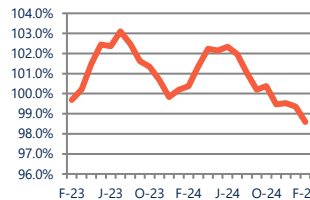
525



Down -11%
Vs. Year Ago

Sold Vs. List Price

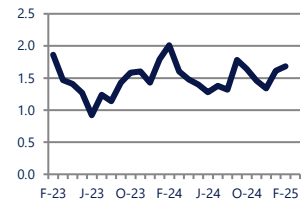
98.6%



Down -1.8%
Vs. Year Ago

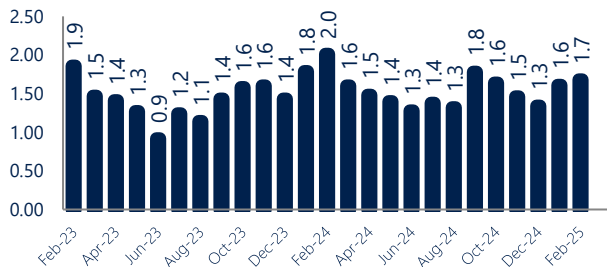
Months of Supply

1.7



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

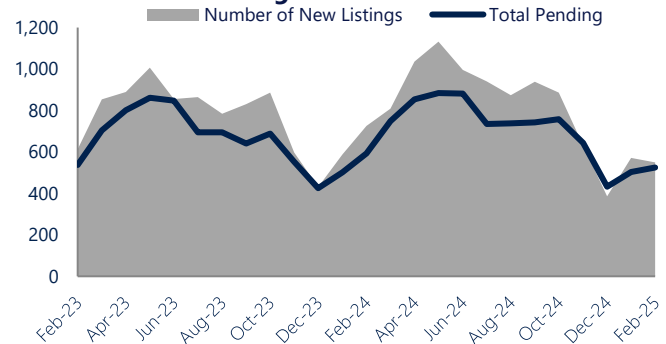
In February, there was 1.7 months of supply available in Montgomery County, compared to 2.0 in February 2024. That is a decrease of 16% versus a year ago.

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.

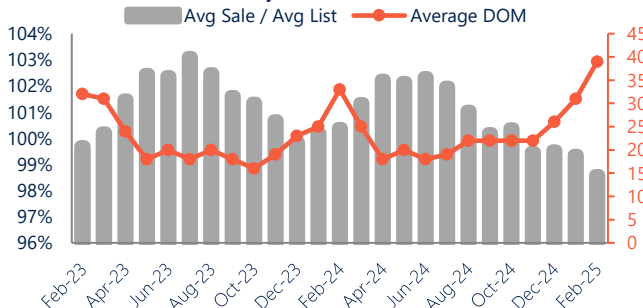
New Listings & Current Contracts

This month there were 550 homes newly listed for sale in Montgomery County compared to 726 in February 2024, a decrease of 24%. There were 525 current contracts pending sale this February compared to 592 a year ago. The number of current contracts is 11% 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 Montgomery County was 98.6% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 39, higher than the average last year, which was 33, an increase of 18%.