

# LuxInsight

LUXURY HOUSING MARKET REPORT

Montgomery County, Maryland

**APRIL 2025**

Luxury Summary



**LONG & FOSTER**  
REAL ESTATE

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Long & Foster's All-Inclusive Services

Real Estate | Mortgage | Home Inspection | Title | Insurance | Moving | Property Management | Vacation Rentals | Relocation

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## MONTGOMERY COUNTY, MARYLAND - APRIL 2025

The real estate market is always changing, and if you're buying or selling a home—especially a luxury property—it's critical to understand the current market conditions. More than simply seeing what's happening to real estate as a whole in your local area, you need insights on what's taking place in the high-end market, specifically with uncommon and unique homes like yours or those for which you're shopping.

That's why Long & Foster publishes our exclusive LuxInsight report—giving consumers like you invaluable information on the luxury market performance in your local area.

Published monthly, LuxInsight provides you with A broad overview of real estate trends in the high-end real estate market. From median sale prices and active inventory to the current housing Demand and available active listings, LuxInsight gives you access to essential statistics you need to know.

Beyond this valuable market information, Long & Foster's team of luxury sales associates is available to guide you through the real estate process. We believe luxury real estate is all about the individual, and when you work with us, you'll receive an experience tailored to your unique needs. You'll enjoy exceptional service and expertise, provided by agents who specialize in marketing and selling the most stunning luxury homes. You'll gain our exclusive connections around the world and get a luxury home experience with proven results.



### AT A GLANCE HOMES \$1.5 MILLION+



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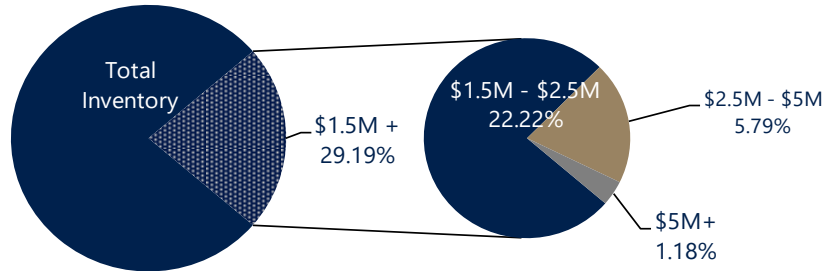
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Compared to last April, the total number of homes more than \$1.5 Million available this month was higher by 21.9% and higher by 70.5% compared to April 2023.

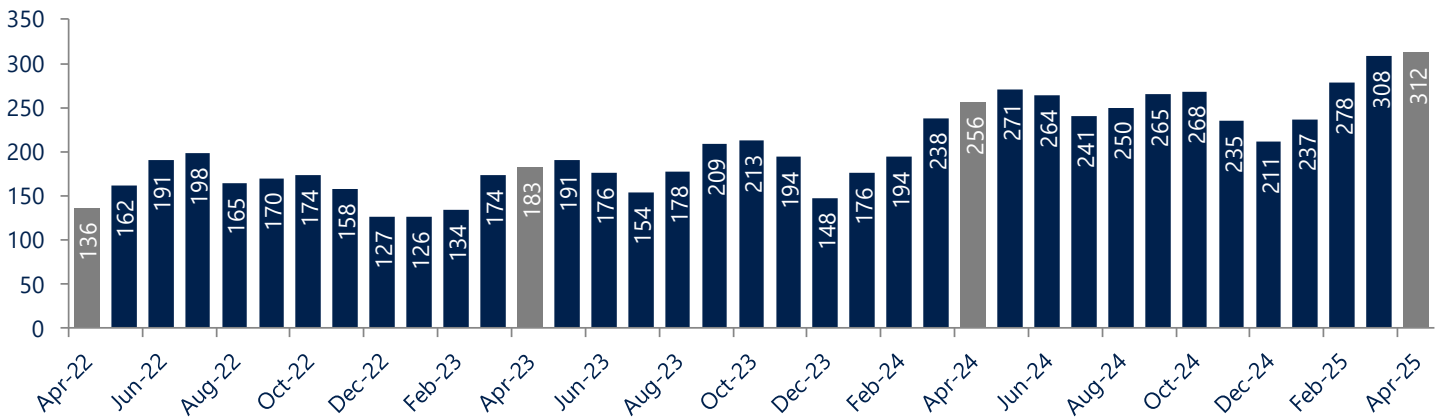
Active inventory this April was 1.3% higher than the previous month's supply of available inventory.

### INVENTORY PRICE RANGES



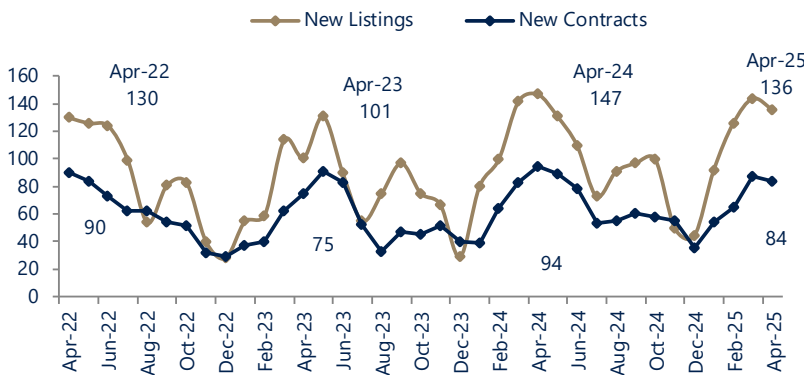
### ACTIVE INVENTORY

HOMES \$1.5 MILLION+



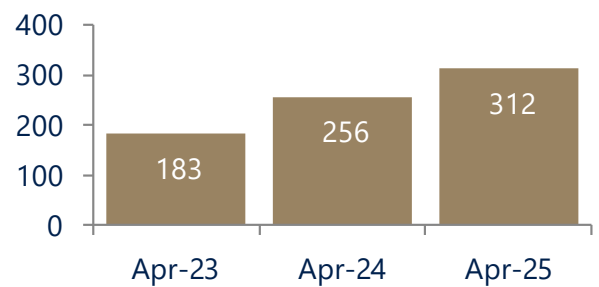
### NEW LISTINGS & NEW CONTRACTS

HOMES \$1.5 MILLION+



### ACTIVE INVENTORY

VERSUS PREVIOUS YEARS  
HOMES \$1.5 MILLION+



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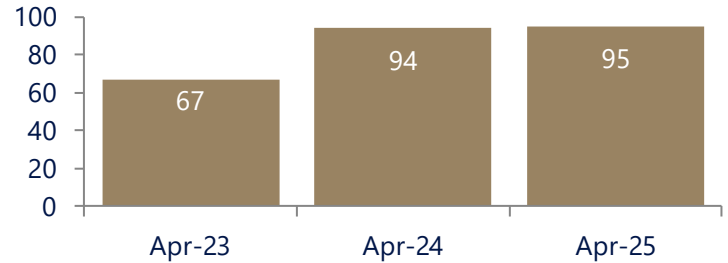
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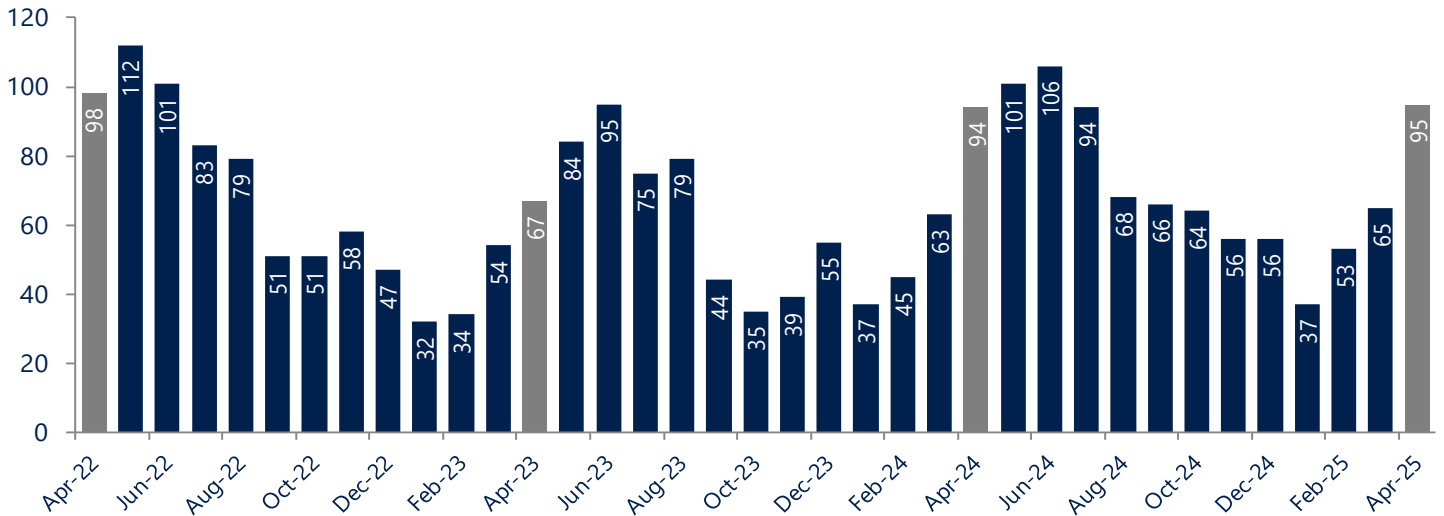
This month's units sold for homes more than \$1.5 Million was higher than at this time last year, an increase of 1.1% versus last April and an increase of 41.8% versus April of 2023.

There was an increase of 46.2% in luxury units sold in April compared to March of this year.

**UNITS SOLD  
VERSUS PREVIOUS YEARS  
HOMES \$1.5 MILLION+**



**UNITS SOLD  
HOMES \$1.5 MILLION+**



### RECENT SELECTED LUXURY SALES

**HOMES \$1.5 MILLION+**

Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
April 29, 2025	Potomac	20854	\$2,995,000	\$3,000,000	100.2%	228	✓	
April 25, 2025	Bethesda	20816	\$3,100,000	\$2,900,000	93.5%	31		✓
April 18, 2025	Chevy Chase	20815	\$2,697,000	\$2,625,000	97.3%	24	✓	
April 18, 2025	Bethesda	20814	\$2,625,000	\$2,600,000	99.0%	260		✓
April 23, 2025	Bethesda	20817	\$2,560,000	\$2,560,475	100.0%	2	✓	
April 30, 2025	Bethesda	20817	\$2,395,000	\$2,410,000	100.6%	7		✓
April 3, 2025	Bethesda	20817	\$2,450,000	\$2,400,000	98.0%	393	✓	
April 30, 2025	Chevy Chase	20815	\$2,359,000	\$2,359,000	100.0%	6	✓	
April 4, 2025	Chevy Chase	20815	\$2,095,000	\$2,305,000	110.0%	6		✓
April 4, 2025	Bethesda	20817	\$2,149,000	\$2,140,000	99.6%	117	✓	✓

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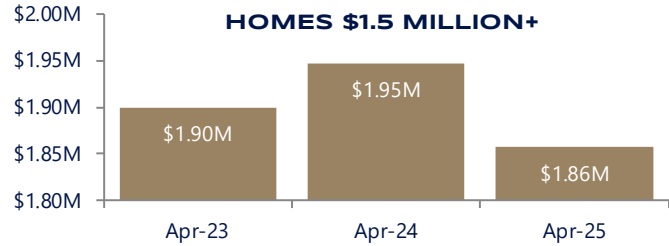
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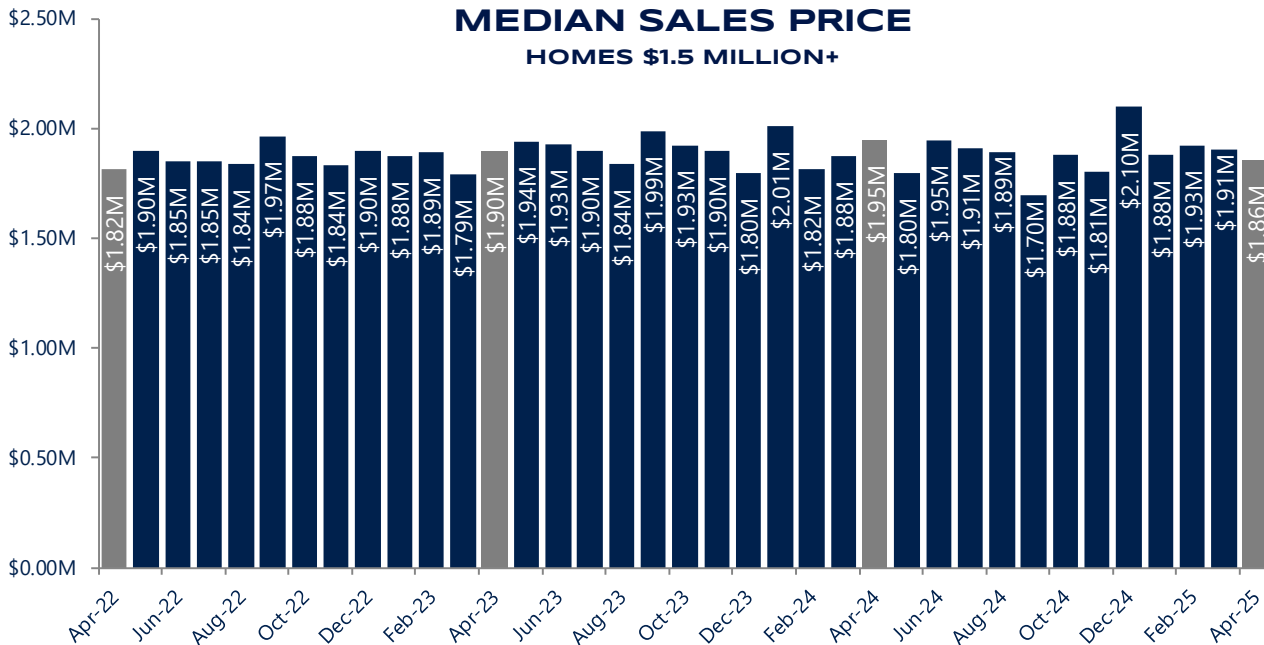
In April, the median sales price for homes more than \$1.5 Million was \$1,857,313, a decrease of 4.6% compared to last year.

The current median sales price was lower by 2.7% than in March.

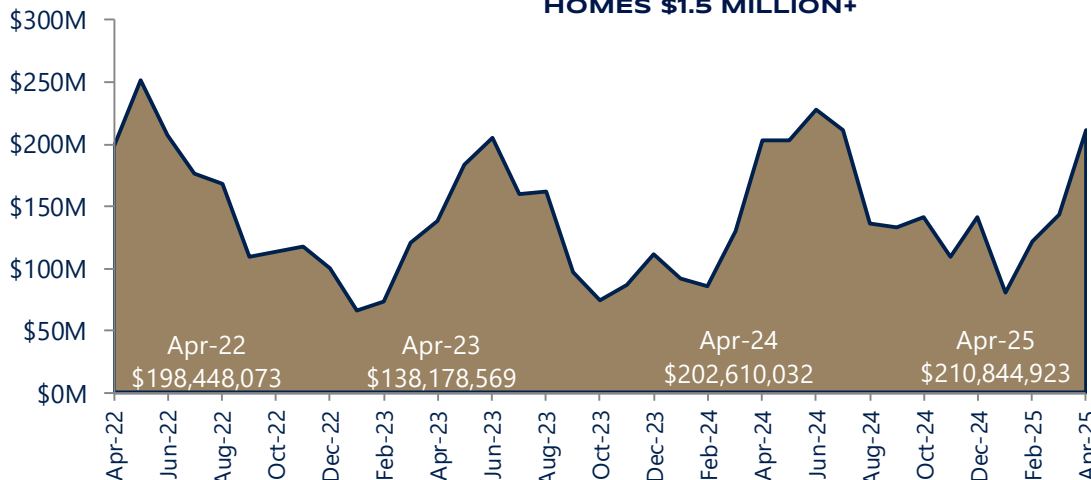
**MEDIAN SALES PRICE  
VERSUS PREVIOUS YEARS  
HOMES \$1.5 MILLION+**



**MEDIAN SALES PRICE  
HOMES \$1.5 MILLION+**



**TOTAL DOLLAR VOLUME SOLD  
HOMES \$1.5 MILLION+**



Total volume sold this April was 4.1% higher than the same month one year ago.

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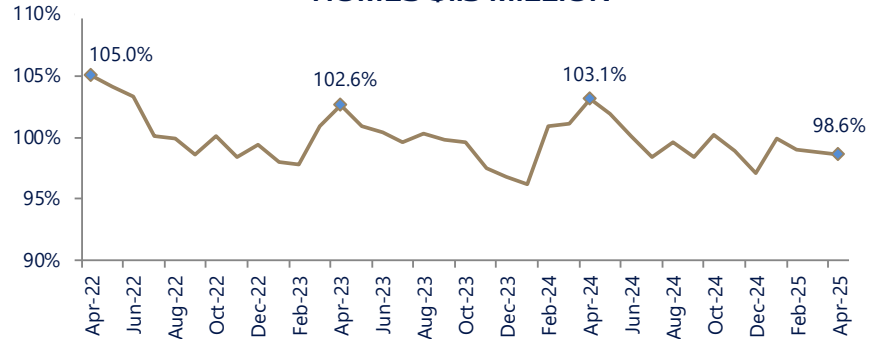
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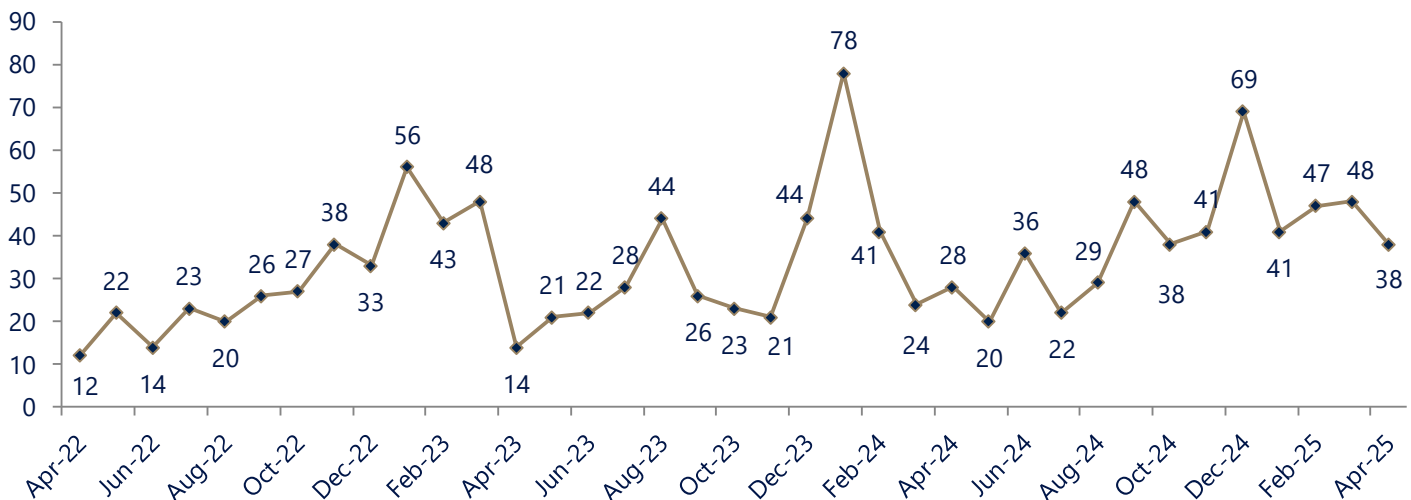
## MONTGOMERY COUNTY, MARYLAND - APRIL 2025

In April, the average sale price for homes more than \$1.5 Million was 98.6% of the average list price, which is 4.5% lower than at this time last year. This month, the average number of days on market was 38, higher than the average last year, which was 28, an increase of 35.7%.

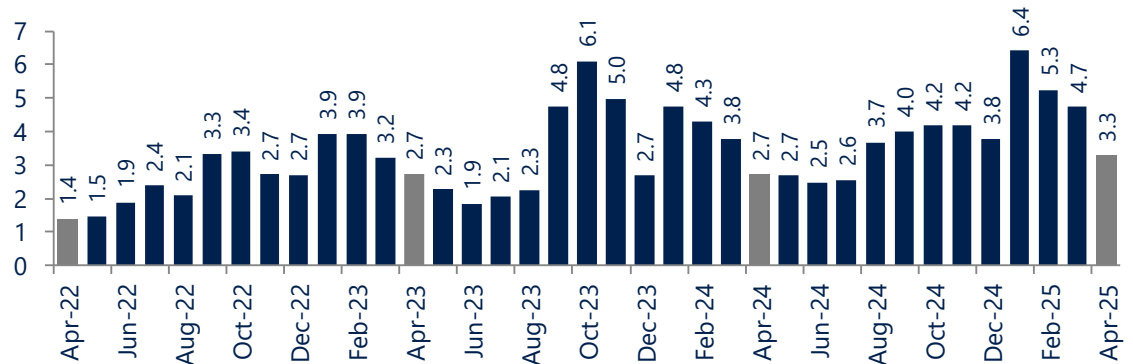
**SALE PRICE AS % OF LIST PRICE**  
HOMES \$1.5 MILLION+



**DAYS ON MARKET**  
HOMES \$1.5 MILLION+



**MONTHS OF SUPPLY**  
HOMES \$1.5 MILLION+



In April, there were 3.3 months of supply available, compared to 2.7 in April of 2024. That is an increase of 22.2% versus a year ago.

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## References & Definitions

### MONTGOMERY, MD: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by the Metropolitan Regional Information Systems (MRIS) MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

This report includes coverage for the county of Montgomery, Maryland only.

Analysis dates for all regions are April 1, 2022 through April 30, 2025.

## Contacts & Disclaimers

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"Information contained in this report is deemed reliable but not guaranteed, should be independently verified and does not constitute an opinion of Long & Foster Real Estate, Inc."

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