



Note: A previous version of this report incorrectly labeled several numbers as being Year-to-Date. They are now accurately labeled as being the past 12 months. The charts referring to YTD actually note the prior 12 months. We apologize for the inconvenience and are working with Bright MLS to prevent future misinterpretations.

Montgomery County Residential Sales

April 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Apr 2020	1,081	\$675,207,632	\$499,900	1,906	1.9	710	981	\$577,046,576	\$500,000	25	38

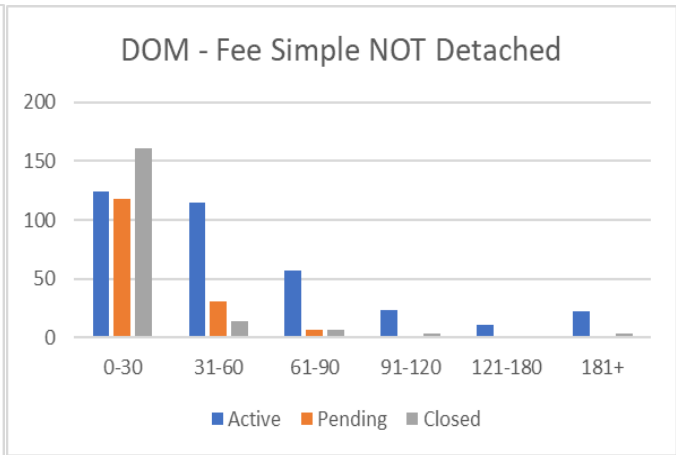
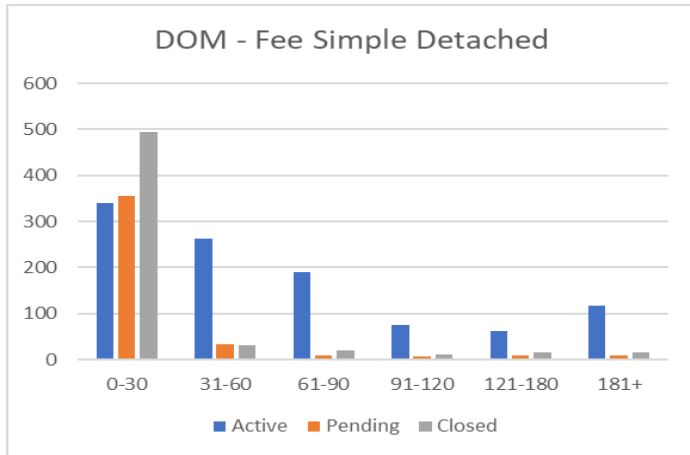
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
April 2020 - April 2020	981	\$588,223	709	\$500,000	981

INVENTORY COMPARISON

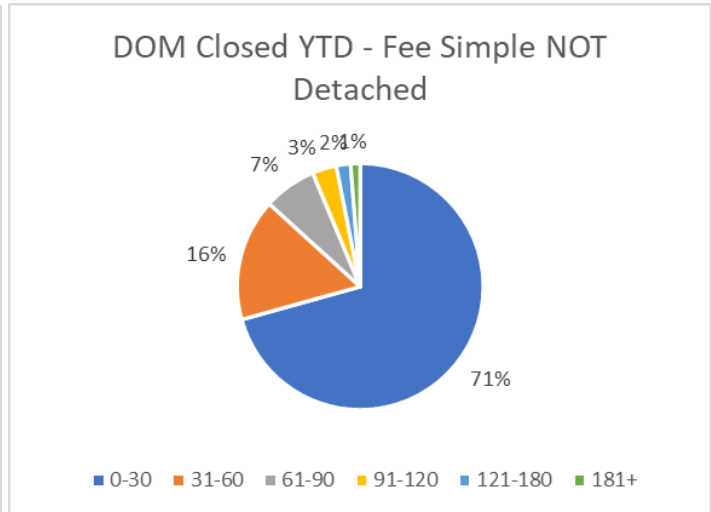
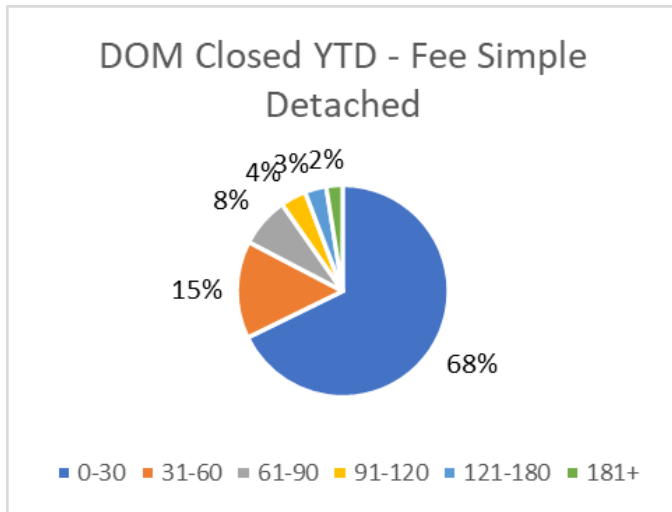
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: May 2020	2,038	2.1	\$1,703,782,277	\$836,007	\$572,720	1,145	890
Last Year: May 2019	4,985	4.3	\$3,500,910,942	\$702,289	\$525,000	2,085	1,426
Last Month: Apr 2020	1,906	1.9	\$1,539,656,921	\$807,795	\$549,000	1,081	816

RESIDENTIAL ACTIVITY – FEE SIMPLE

	Fee Simple - Detached				Fee Simple – Not Detached			
	Active	Pending	Closed	Closed Past 12 Mos.	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	9	6	6	88	78	37	43	690
\$300,000 - \$499,999	197	126	148	2285	163	88	103	1517
\$500,000 - \$749,999	298	142	221	2459	78	29	36	461
\$750,000 - \$999,999	196	87	116	1193	14	5	7	75
\$1,000,000 - \$1,999,999	251	56	87	967	19	1	3	61
\$2,000,000 - \$2,999,999	54	5	8	103	0	0	0	0
\$3,000,000 and Over	38	0	0	27	0	0	0	0
No Price Reported	0	0	0	0	0	0	0	0
Total Units	1043	422	586	7122	352	160	192	2804
Total Units	1043	422	586	7122	352	160	192	2804
Total Values (in 1,000s)	\$1,135,991	\$310,000	\$432,015	\$5,157,644	\$170,837	\$65,119	\$82,893	\$1,177,122
Median Price (in 1,000s)	\$775	\$623	\$620	\$600	\$400	\$369	\$375	\$370
Avg Price (in 1,000s)	\$1,089	\$735	\$737	\$724	\$485	\$407	\$432	\$420
Avg Sold Price/Org Price			98.94%	96.85%			99.40%	98.66%



Days on Market								
	Fee Simple - Detached				Fee Simple - Not Detached			
	Active	Pending	Closed	Closed Past 12 Mos.	Active	Pending	Closed	Closed Past 12 Mos.
0-30	339	356	495	4826	124	118	161	1982
31-60	263	33	30	1060	115	31	14	450
61-90	189	8	20	543	57	7	7	195
91-120	75	7	10	280	23	0	4	89
121-180	61	9	16	235	11	2	2	53
181+	116	9	15	178	22	2	4	35





RESIDENTIAL ACTIVITY – CONDO & COOP

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	246	71	111	1848
\$300,000 - \$499,999	153	42	66	787
\$500,000 - \$749,999	46	6	10	206
\$750,000 - \$999,999	17	5	3	42
\$1,000,000 - \$1,999,999	28	0	1	45
\$2,000,000 - \$2,999,999	6	0	0	7
\$3,000,000 and Over	4	0	0	6
No Price Reported	0	0	0	0
Total Units	500	124	191	2941
Total Units	500	124	191	2941
Total Values (in 1,000s)	\$224,794	\$38,316	\$57,176	\$919,197
Median Price (in 1,000s)	\$310	\$285	\$270	\$255
Avg Price (in 1,000s)	\$450	\$309	\$299	\$313
Avg Sold Price/Org Price			97.70%	97.02%

	Days on Market			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	103	83	143	1942
31-60	133	26	18	465
61-90	125	7	14	254
91-120	44	5	3	137
121-180	49	1	9	88
181+	46	2	4	57

