



Montgomery County Residential Sales

September 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Sep 2020	1,637	\$1,027,715,637	\$495,000	1,832	1.4	1245	1,309	\$807,548,856	\$490,000	26	38

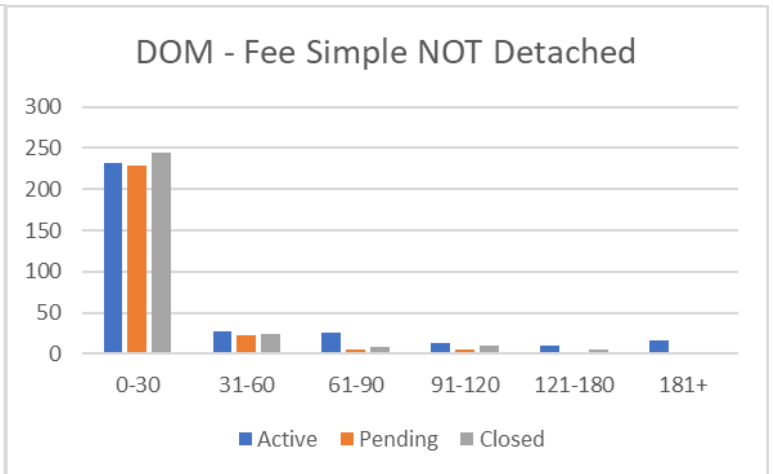
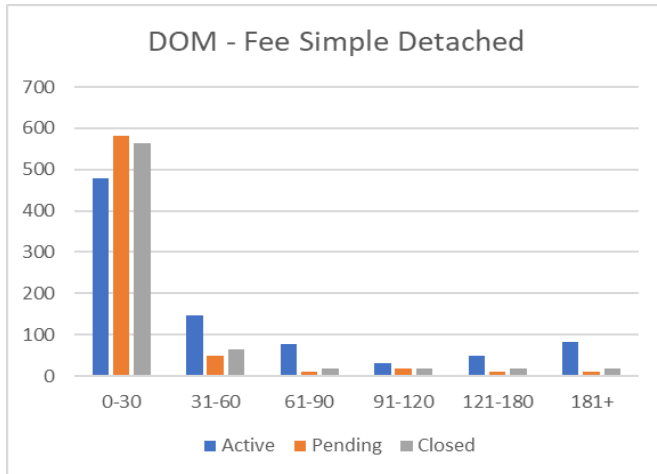
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
September 2020 - September 2020	1,309	\$616,920	1,245	\$490,000	1309

INVENTORY COMPARISON

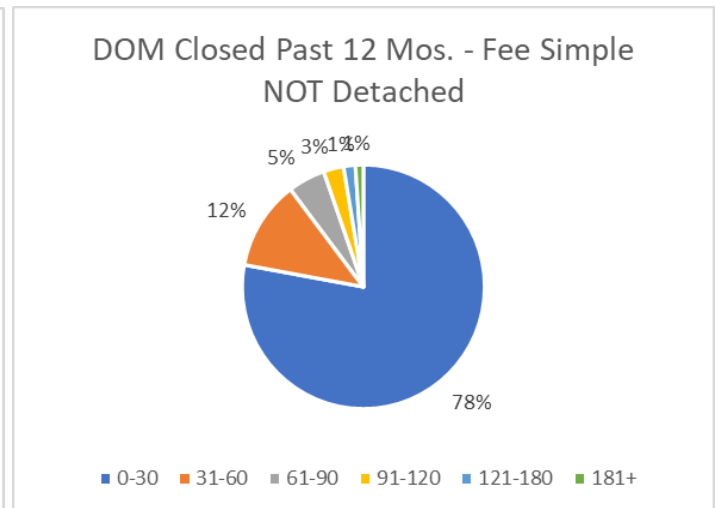
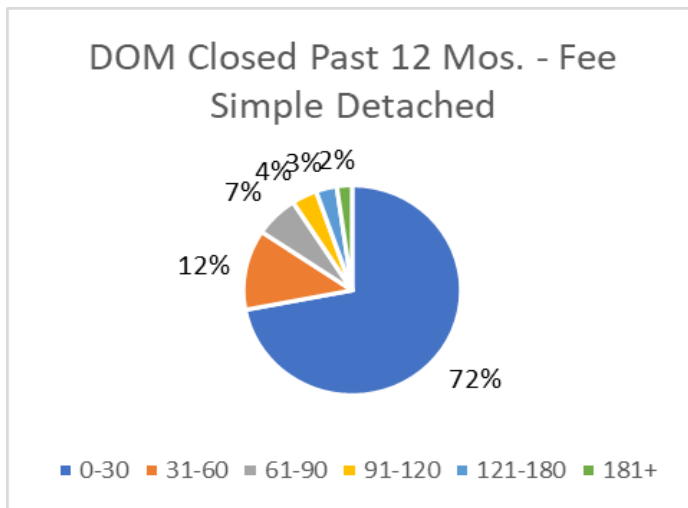
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Oct 2020	1,809	1.4	\$1,486,973,909	\$821,987	\$524,900	504	273
Last Year: Oct 2019	1,594	1.6	\$932,851,567	\$585,227	\$470,000	1,449	1,157
Last Month: Sep 2020	1,832	1.4	\$1,493,472,937	\$815,214	\$519,995	1,637	1,354

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	3	2	1	68	56	46	47	283
\$300,000 - \$499,999	155	172	153	2007	170	159	172	768
\$500,000 - \$749,999	254	264	267	2448	58	41	56	278
\$750,000 - \$999,999	138	123	135	1266	22	15	11	55
\$1,000,000 - \$1,999,999	206	99	121	987	21	4	6	27
\$2,000,000 - \$2,999,999	60	13	18	118	0	0	0	0
\$3,000,000 and Over	52	8	4	29	0	0	0	0
No Price Reported	0	0	0	0	0	0	0	0
Total Units	868	681	699	6923	327	265	292	1411
Total Units	868	681	699	6923	327	265	292	1411
Total Values (in 1,000s)	\$1,052,000	\$542,740	\$580,044	\$5,180,938	\$163,854	\$115,561	\$127,997	\$617,881
Median Price (in 1,000s)	\$789	\$640	\$665	\$619	\$418	\$390	\$394	\$390
Avg Price (in 1,000s)	\$1,212	\$797	\$830	\$748	\$501	\$436	\$438	\$438
Avg Sold Price/Org Price			98.47%	97.59%			100.16%	99.50%



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	440	553	565	4703	78	73	83	1632
31-60	148	74	69	886	21	10	9	376
61-90	76	24	28	472	8	4	2	156
91-120	59	14	18	275	3	1	0	72
121-180	58	19	10	224	3	1	0	48
181+	91	12	4	145	2	0	2	30





RESIDENTIAL ACTIVITY – CONDO & COOP

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	323	177	174	1590
\$300,000 - \$499,999	161	78	113	760
\$500,000 - \$749,999	60	23	19	166
\$750,000 - \$999,999	25	2	3	47
\$1,000,000 - \$1,999,999	29	5	4	29
\$2,000,000 - \$2,999,999	7	0	0	6
\$3,000,000 and Over	5	1	0	4
No Price Reported	0	0	0	0
Total Units	610	286	313	2602
Total Units	610	286	313	2602
Total Values (in 1,000s)	\$268,050	\$93,304	\$98,391	\$803,029
Median Price (in 1,000s)	\$297	\$270	\$280	\$259
Avg Price (in 1,000s)	\$439	\$326	\$314	\$309
Avg Sold Price/Org Price			98.56%	97.19%

	Days on Market			
	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	303	208	221	1732
31-60	123	41	42	371
61-90	71	16	22	227
91-120	43	7	10	110
121-180	37	9	16	109
181+	33	5	2	53

