



Montgomery County Residential Sales

December 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Dec 2020	865	\$522,084,812	\$479,950	1,271	1	878	1,327	\$788,134,967	\$480,000	23	27

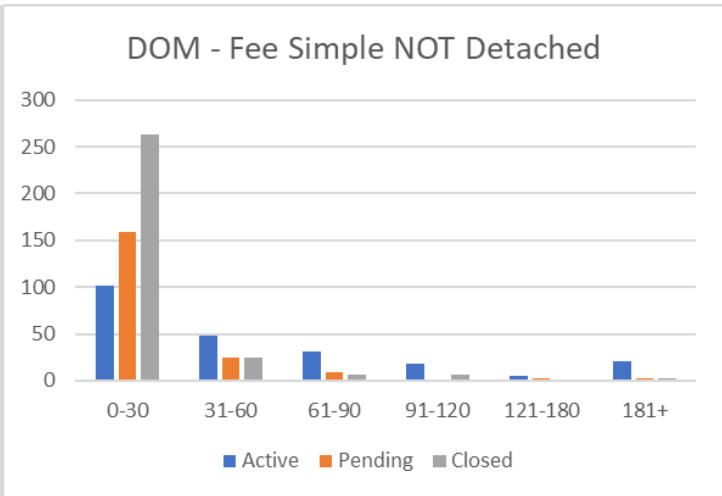
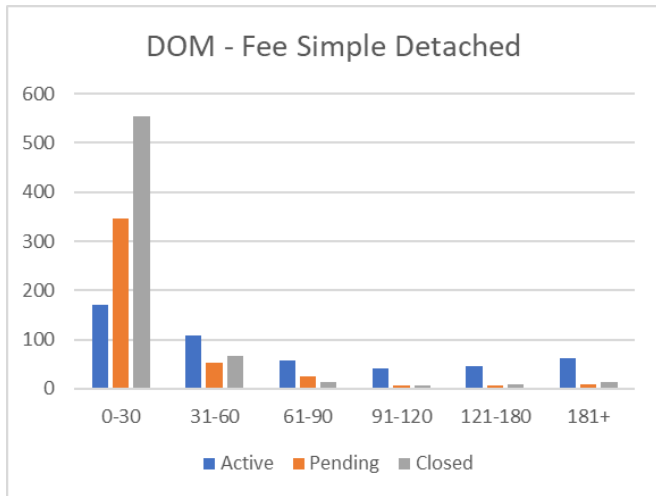
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
December 2020 - December 2020	1,327	\$593,922	878	\$480,000	1327

INVENTORY COMPARISON

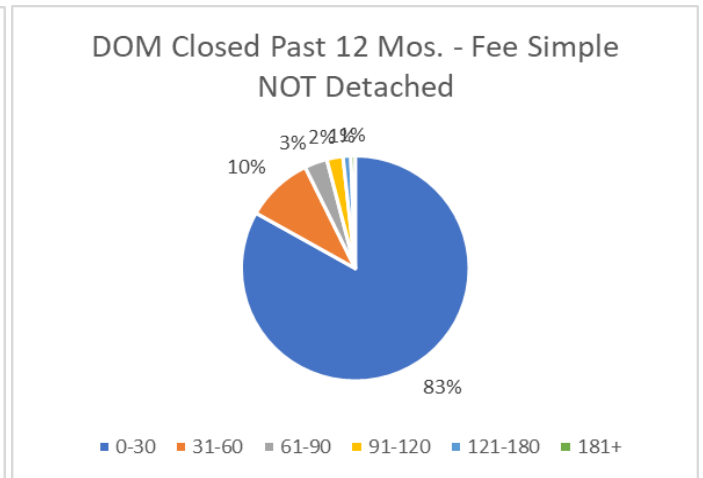
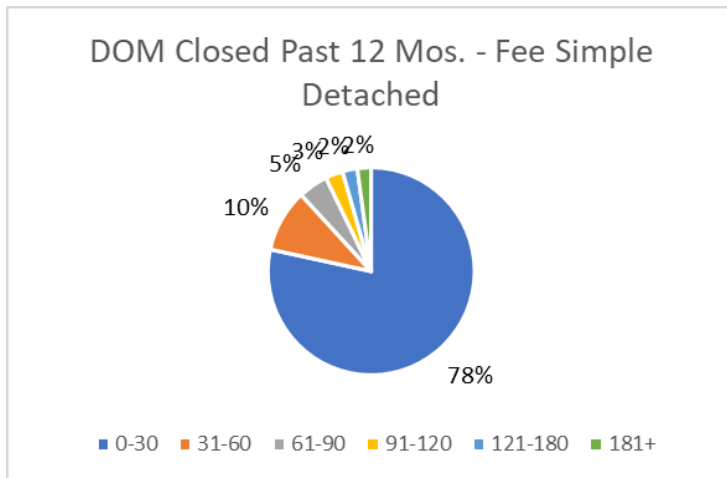
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Jan 2021	1,262	1	\$964,677,847	\$764,404	\$460,000	692	506
Last Year: Jan 2020	923	0.9	\$513,900,184	\$556,772	\$449,000	1,025	894
Last Month: Dec 2020	1,271	1	\$997,423,944	\$784,755	\$495,000	865	829

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	2	5	3	51	43	37	56	387
\$300,000 - \$499,999	77	94	156	1861	86	111	177	1212
\$500,000 - \$749,999	139	163	245	2718	46	44	58	419
\$750,000 - \$999,999	82	96	129	1387	29	3	7	78
\$1,000,000 - \$1,999,999	105	75	108	1092	21	3	4	44
\$2,000,000 - \$2,999,999	45	8	14	145	0	0	0	0
\$3,000,000 and Over	34	7	10	41	0	0	0	0
No Price Reported	0	0	0	0	0	0	0	0
Total Units	484	448	665	7295	225	198	302	2140
Total Units	484	448	665	7295	225	198	302	2140
Total Values (in 1,000s)	\$635,386	\$380,581	\$546,531	\$5,651,961	\$125,685	\$86,104	\$128,757	\$944,801
Median Price (in 1,000s)	\$819	\$688	\$653	\$635	\$440	\$380	\$375	\$391
Avg Price (in 1,000s)	\$1,313	\$850	\$822	\$775	\$559	\$435	\$426	\$441
Avg Sold Price/Org Price			99.66%	98.57%			100.45%	100.03%



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	171	346	555	5718		102	159	263	1780
31-60	108	54	66	713		48	24	25	205
61-90	57	26	14	338		31	9	6	69
91-120	41	7	7	200		18	1	6	49
121-180	45	7	10	170		5	3	0	24
181+	62	8	13	156		21	2	2	13

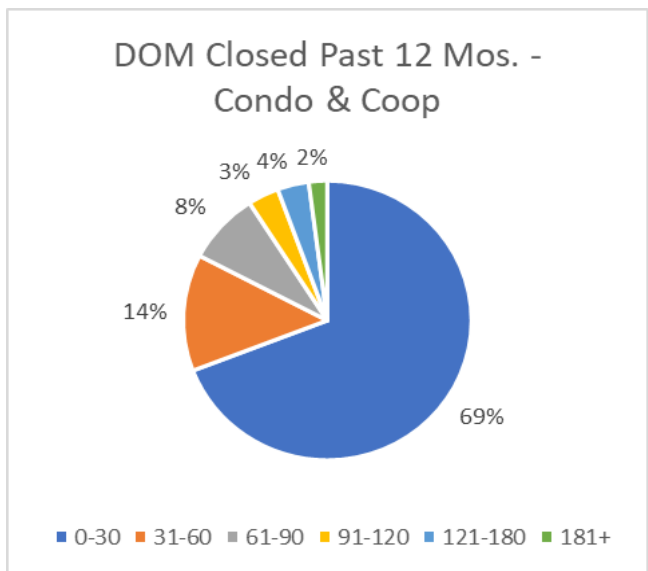
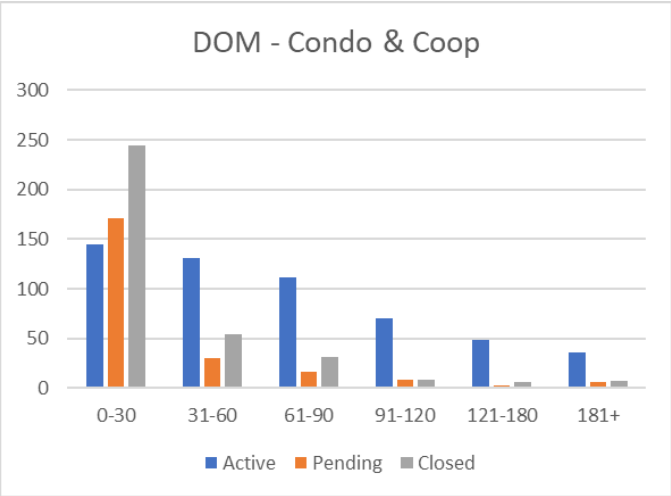




RESIDENTIAL ACTIVITY – CONDO & COOP

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	302	149	217	1788
\$300,000 - \$499,999	134	66	97	882
\$500,000 - \$749,999	52	14	18	175
\$750,000 - \$999,999	21	5	9	55
\$1,000,000 - \$1,999,999	25	1	9	40
\$2,000,000 - \$2,999,999	6	0	0	6
\$3,000,000 and Over	2	1	0	1
No Price Reported	0	0	0	0
Total Units	542	236	350	2947
Total Units	542	236	350	2947
Total Values (in 1,000s)	\$223,558	\$71,401	\$109,772	\$912,932
Median Price (in 1,000s)	\$285	\$260	\$252	\$264
Avg Price (in 1,000s)	\$412	\$303	\$314	\$310
Avg Sold Price/Org Price			97.35%	97.45%

Days on Market				
	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	145	171	244	2038
31-60	131	30	54	398
61-90	112	17	31	243
91-120	70	9	8	103
121-180	48	3	6	104
181+	36	6	7	61



Compiled from Bright MLS. Closed Listings Past 12 Months include listings reported sold in MLS for the report month at the time the report was compiled. Report compiled on 1/19/2021. Copyright 2020 Bright MLS – Information Deemed Reliable but Not Guaranteed.