



Montgomery County Residential Sales

February 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Feb-20	1,213	\$817,684,503	\$499,000	2,042	2.9	912	782	\$403,987,023	\$435,000	44	52

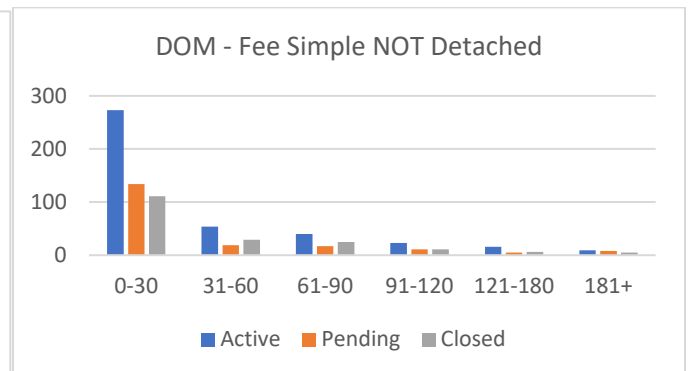
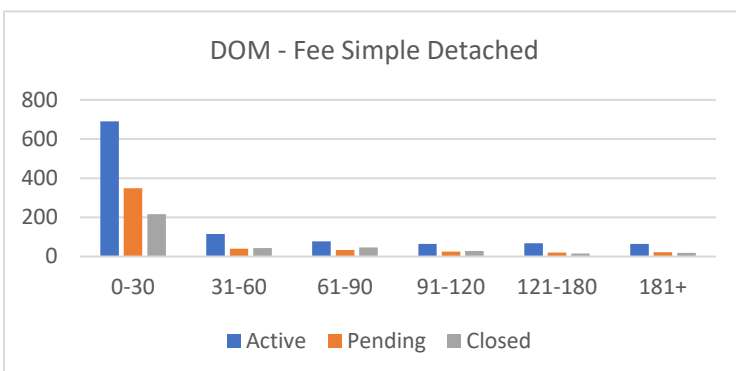
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
February 2020 - February 2020	782	\$516,607	912	\$435,000	782

INVENTORY COMPARISON

Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Mar 2020	1,949	2.5	\$1,653,503,059	\$848,385	\$575,000	1,000	883
Last Year: Mar 2019	4,048	6	\$2,784,356,430	\$687,835	\$499,900	1,755	1,197
Last Month: Feb 2020	2,042	2.9	\$1,228,950,002	\$601,836	\$469,950	1,213	1,029

RESIDENTIAL ACTIVITY – FEE SIMPLE

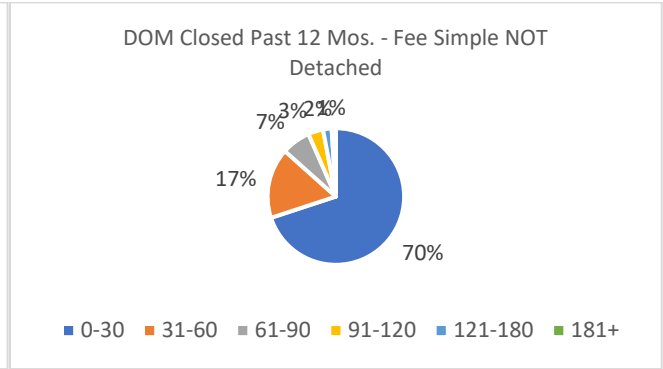
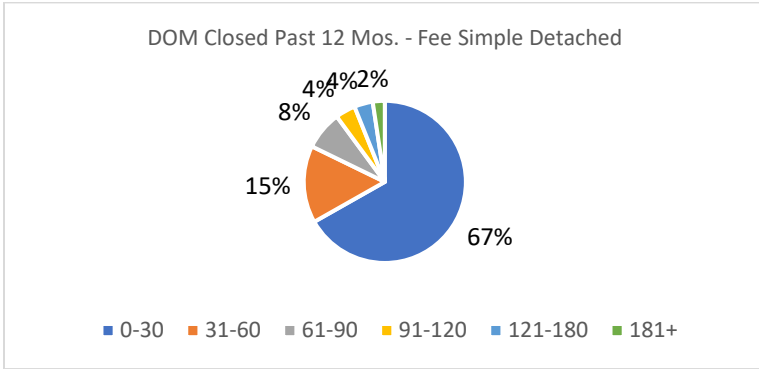
	Fee Simple - Detached				Fee Simple – Not Detached			
	Active	Pending	Closed	Closed Past 12 Mos.	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	16	9	5	93	122	54	45	692
\$300,000 - \$499,999	295	145	135	2356	202	99	99	1518
\$500,000 - \$749,999	341	161	117	2405	67	30	30	464
\$750,000 - \$999,999	209	97	64	1152	14	8	4	72
\$1,000,000 - \$1,999,999	180	72	42	945	10	3	6	63
\$2,000,000 - \$2,999,999	32	6	5	99	0	0	0	0
\$3,000,000 and Over	7	1	1	26	0	0	0	0
No Price Reported	0	0	0	0	0	0	0	0
Total Units	1080	491	369	7076	415	194	184	2809
Total Units	1080	491	369	7076	415	194	184	2809
Total Values (in 1,000s)	\$871,763	\$357,006	\$256,930	\$5,080,617	\$175,820	\$79,927	\$80,875	\$1,177,169
Median Price (in 1,000s)	\$650	\$610	\$569	\$596	\$359	\$350	\$380	\$370
Avg Price (in 1,000s)	\$807	\$727	\$693	\$718	\$424	\$412	\$432	\$419
Avg Sold Price/Org Price			96.36%	96.89%			98.52%	98.61%





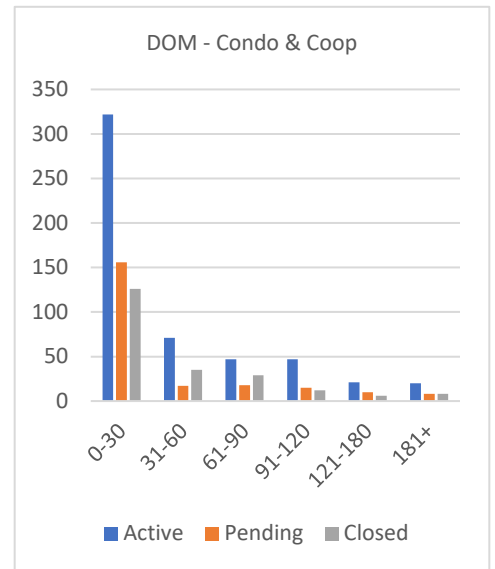
GREATER CAPITAL AREA ASSOCIATION OF REALTORS®

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	691	349	217	4729	273	134	111	1967
31-60	115	40	43	1091	54	19	29	468
61-90	78	34	47	545	40	17	25	192
91-120	64	25	29	283	23	11	11	100
121-180	67	21	\$16	262	16	5	\$6	57
181+	65	22	\$19	169	9	8	\$5	28



RESIDENTIAL ACTIVITY – CONDO & COOP

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	329	142	144	1889
\$300,000 - \$499,999	132	63	52	781
\$500,000 - \$749,999	46	14	14	217
\$750,000 - \$999,999	11	4	4	40
\$1,000,000 - \$1,999,999	6	1	0	48
\$2,000,000 - \$2,999,999	2	0	2	8
\$3,000,000 and Over	2	0	0	6
No Price Reported	0	0	0	0
Total Units	528	224	216	2989
Total Units	528	224	216	2989
Total Values (in 1,000s)	\$174,030	\$65,042	\$64,419	\$934,142
Median Price (in 1,000s)	\$265	\$254	\$246	\$255
Avg Price (in 1,000s)	\$330	\$290	\$298	\$313
Avg Sold Price/Org Price			94.51%	96.79%



Days on Market				
Condo & Coop				
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	322	156	126	1946
31-60	71	17	35	489
61-90	47	18	29	252
91-120	47	15	12	143
121-180	21	10	6	95
181+	20	8	8	67

