



**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

May 2020

### MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
May 2020	1,293	\$883,246,919	\$534,900	2,044	2.1	928	882	\$504,841,633	\$484,000	24	27

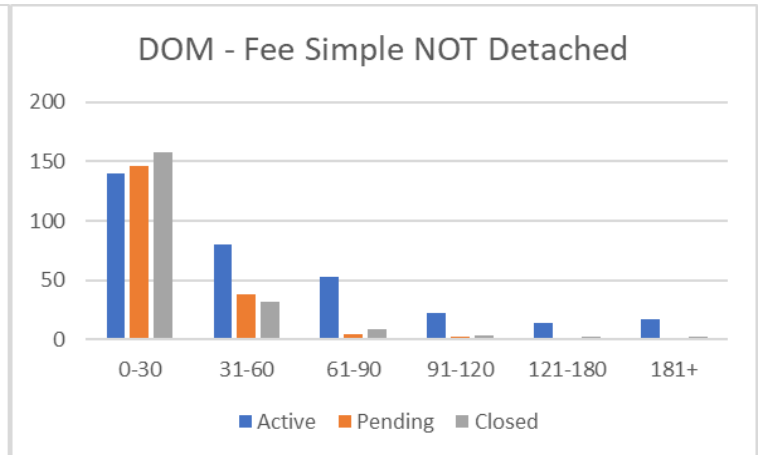
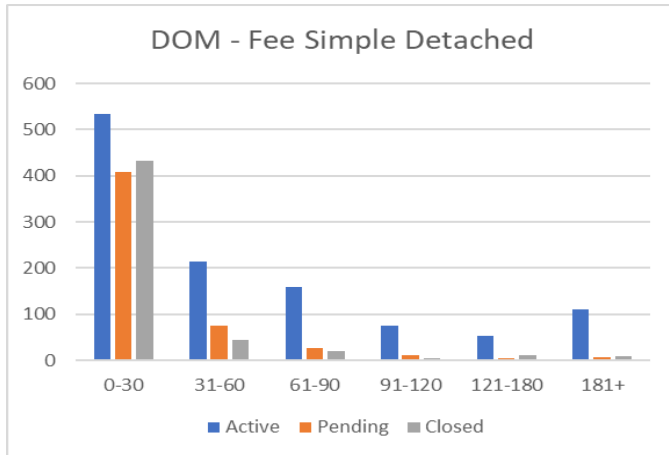
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
May 2020 - May 2020	882	\$572,383	928	\$484,000	882

### INVENTORY COMPARISON

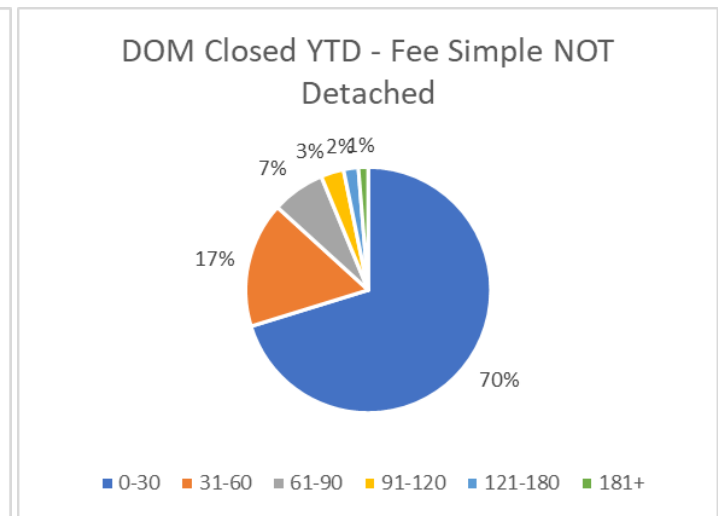
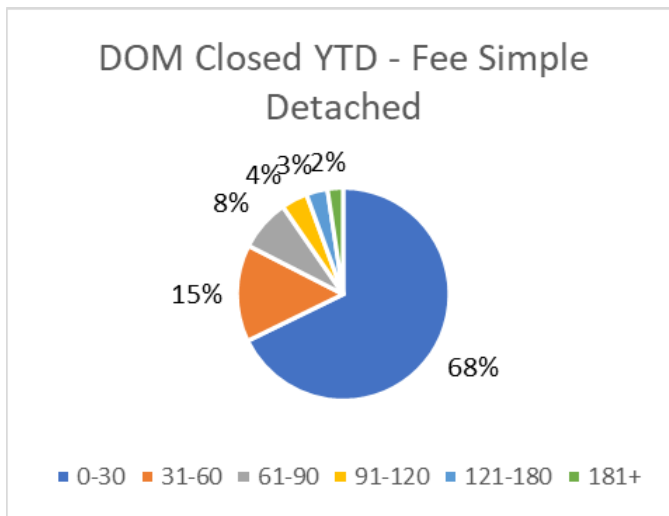
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Jun 2020	2,024	2.3	\$1,736,124,123	\$857,769	\$599,000	490	265
Last Year: Jun 2019	4,929	3.5	\$3,438,044,138	\$697,514	\$516,000	1,697	1,322
Last Month: May 2020	2,044	2.1	\$1,728,354,007	\$845,574	\$589,700	1,293	1,187

### 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	5	6	4	79	48	47	55	672
\$300,000 - \$499,999	185	156	157	2204	159	113	107	1458
\$500,000 - \$749,999	337	176	182	2377	75	30	41	456
\$750,000 - \$999,999	209	115	100	1158	19	3	5	71
\$1,000,000 - \$1,999,999	296	71	69	902	25	3	1	58
\$2,000,000 - \$2,999,999	71	7	4	98	0	0	0	0
\$3,000,000 and Over	44	1	2	27	0	0	0	0
No Price Reported	0	0	0	0	0	0	0	0
<b>Total Units</b>	<b>1147</b>	<b>532</b>	<b>518</b>	<b>6845</b>	<b>326</b>	<b>196</b>	<b>209</b>	<b>2715</b>
Total Units	1147	532	518	6845	326	196	209	2715
Total Values (in 1,000s)	\$1,291,657	\$388,325	\$373,445	\$4,944,218	\$172,079	\$79,387	\$84,758	\$1,140,285
Median Price (in 1,000s)	\$799	\$610	\$599	\$600	\$437	\$365	\$365	\$370
Avg Price (in 1,000s)	\$1,126	\$730	\$721	\$722	\$528	\$405	\$406	\$420
Avg Sold Price/Org Price			98.51%	96.81%			99.20%	98.65%



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	533	409	432	4639	140	146	158	1907
31-60	215	74	44	1010	80	38	32	448
61-90	158	27	19	538	53	5	9	190
91-120	76	11	4	273	22	3	4	82
121-180	54	4	10	222	14	2	3	53
181+	111	7	9	163	17	2	3	35





## RESIDENTIAL ACTIVITY – CONDO & COOP

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	259	121	87	1736
\$300,000 - \$499,999	178	59	48	758
\$500,000 - \$749,999	52	8	12	203
\$750,000 - \$999,999	23	4	2	41
\$1,000,000 - \$1,999,999	33	0	0	41
\$2,000,000 - \$2,999,999	6	0	0	6
\$3,000,000 and Over	4	0	0	6
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>555</b>	<b>192</b>	<b>149</b>	<b>2791</b>
Total Units	555	192	149	2791
Total Values (in 1,000s)	\$254,179	\$55,042	\$45,057	\$874,703
Median Price (in 1,000s)	\$319	\$254	\$275	\$259
Avg Price (in 1,000s)	\$458	\$287	\$302	\$313
Avg Sold Price/Org Price			97.98%	97%

	Days on Market			
	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	204	123	106	1832
31-60	117	31	25	454
61-90	105	19	5	240
91-120	47	6	5	131
121-180	43	5	4	82
181+	39	8	4	54

