



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

June 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Jun 2020	1,592	\$1,044,830,840	\$499,900	2,055	2.3	1216	1,119	\$658,626,060	\$488,000	28	30

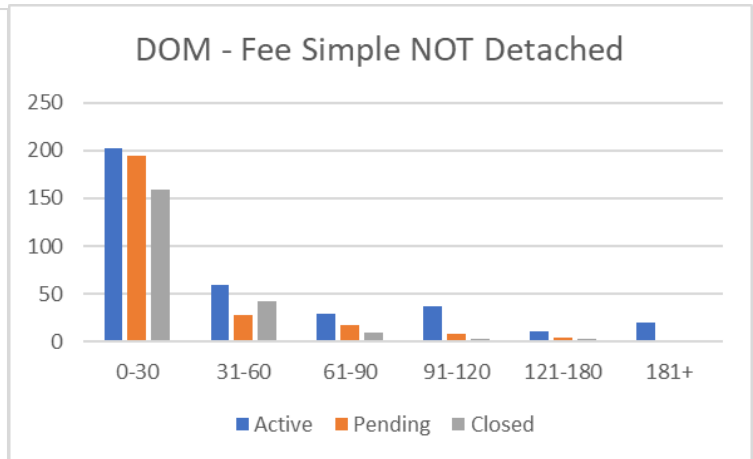
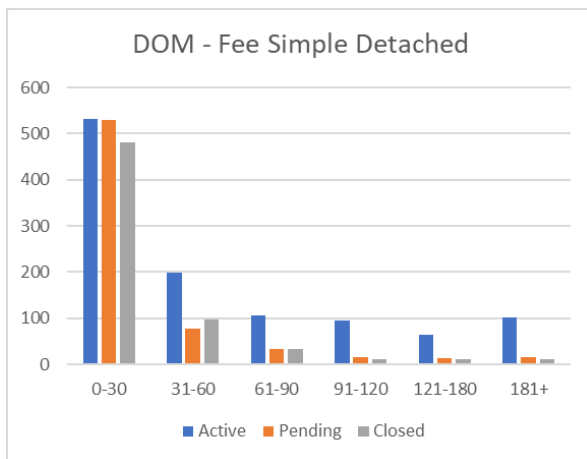
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
June 2020 - June 2020	1,119	\$588,585	1,216	\$488,000	1119

INVENTORY COMPARISON

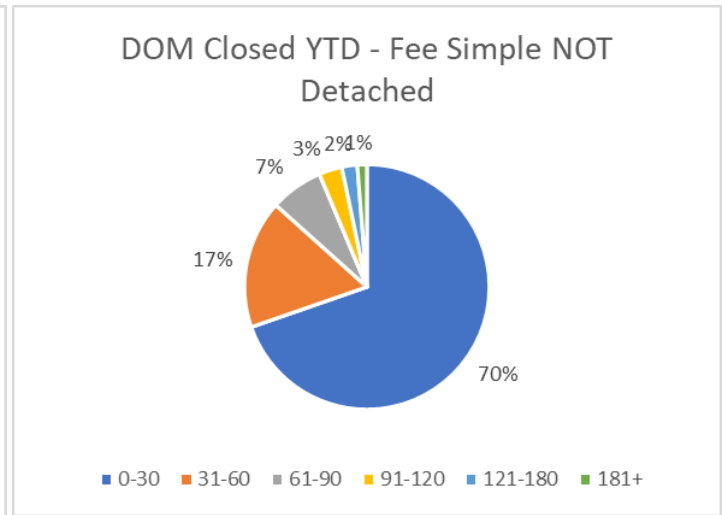
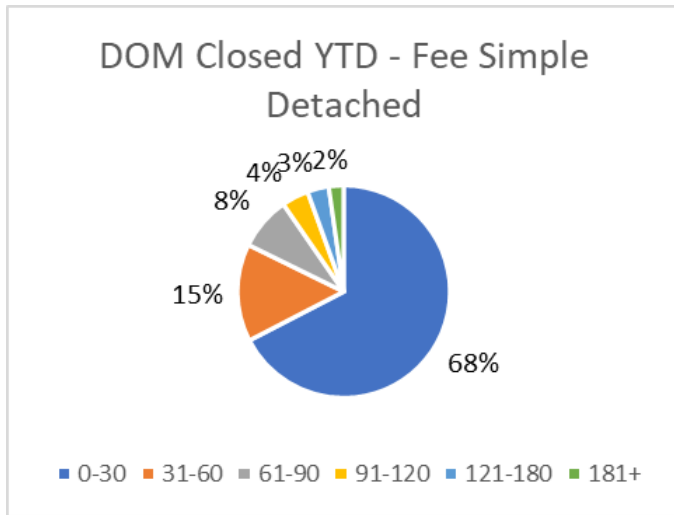
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Jul 2020	2,068	1.8	\$1,732,836,226	\$837,929	\$564,500	328	143
Last Year: Jul 2019	4,778	3.5	\$3,290,359,368	\$688,648	\$514,950	1,448	1,201
Last Month: Jun 2020	2,055	2.3	\$1,768,353,387	\$860,513	\$575,000	1,592	1,445

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	4	4	7	77	55	54	37	659
\$300,000 - \$499,999	173	181	171	2134	174	142	131	1457
\$500,000 - \$749,999	327	237	228	2305	79	47	40	446
\$750,000 - \$999,999	194	131	131	1146	27	5	5	70
\$1,000,000 - \$1,999,999	276	110	92	882	23	4	5	63
\$2,000,000 - \$2,999,999	75	15	15	99	0	0	0	0
\$3,000,000 and Over	50	6	2	28	0	0	0	0
No Price Reported	0	0	0	0	0	0	0	0
Total Units	1099	684	646	6671	358	252	218	2695
Total Units	1099	684	646	6671	358	252	218	2695
Total Values (in 1,000s)	\$1,304,363	\$545,638	\$489,235	\$4,833,842	\$184,410	\$107,972	\$93,637	\$1,135,083
Median Price (in 1,000s)	\$800	\$650	\$630	\$600	\$432	\$399	\$388	\$370
Avg Price (in 1,000s)	\$1,187	\$798	\$757	\$725	\$515	\$428	\$430	\$421
Avg Sold Price/Org Price			97.98%	96.77%			99.48%	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	532	529	482	4497	202	194	159	1878
31-60	199	77	98	991	59	28	42	457
61-90	107	33	34	541	29	18	10	189
91-120	96	16	12	273	37	8	3	82
121-180	64	14	10	218	11	4	3	55
181+	101	15	10	151	20	0	1	34





RESIDENTIAL ACTIVITY – CONDO & COOP

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	266	153	153	1704
\$300,000 - \$499,999	169	95	72	749
\$500,000 - \$749,999	68	11	18	209
\$750,000 - \$999,999	22	6	3	40
\$1,000,000 - \$1,999,999	37	3	2	40
\$2,000,000 - \$2,999,999	6	0	0	6
\$3,000,000 and Over	5	0	0	6
No Price Reported	0	0	0	0
Total Units	573	268	248	2754
Total Units	573	268	248	2754
Total Values (in 1,000s)	\$270,382	\$81,527	\$73,001	\$866,137
Median Price (in 1,000s)	\$319	\$280	\$257	\$259
Avg Price (in 1,000s)	\$472	\$304	\$294	\$315
Avg Sold Price/Org Price			96.86%	96.98%

	Days on Market			
	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	253	180	164	1787
31-60	106	41	36	445
61-90	74	26	24	246
91-120	56	9	6	133
121-180	45	11	11	90
181+	39	1	7	55

