



**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

July 2020

### MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
July 2020	1,634	\$1,036,317,518	\$475,000	1,964	1.7	1297	1,367	\$819,293,007	\$500,000	26	31

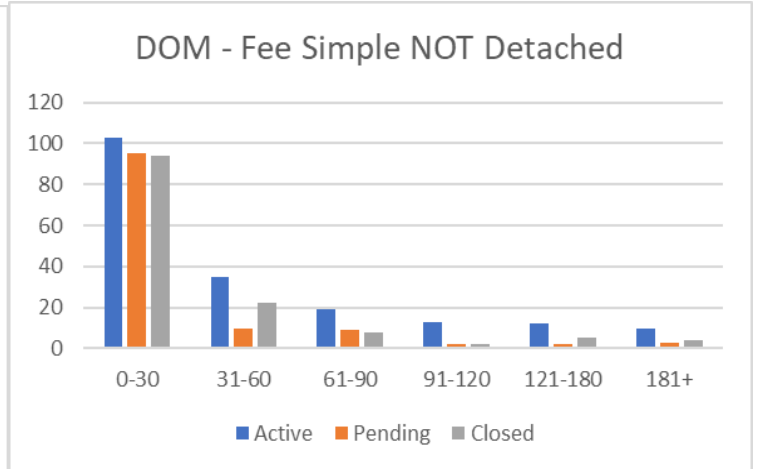
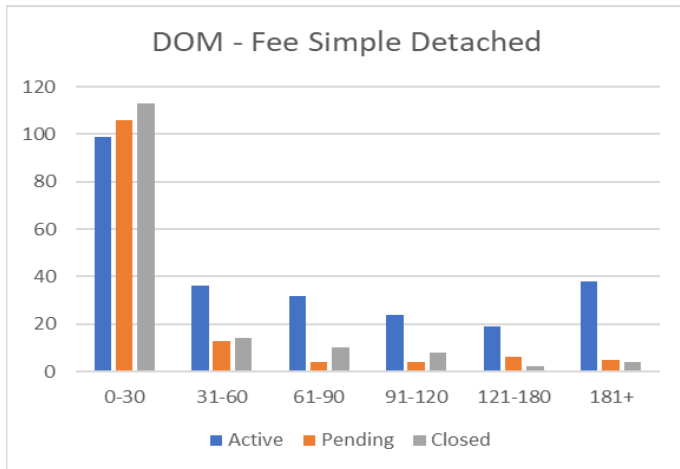
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
July 2020 - July 2020	1,367	\$599,337	1,297	\$500,000	1,367

### INVENTORY COMPARISON

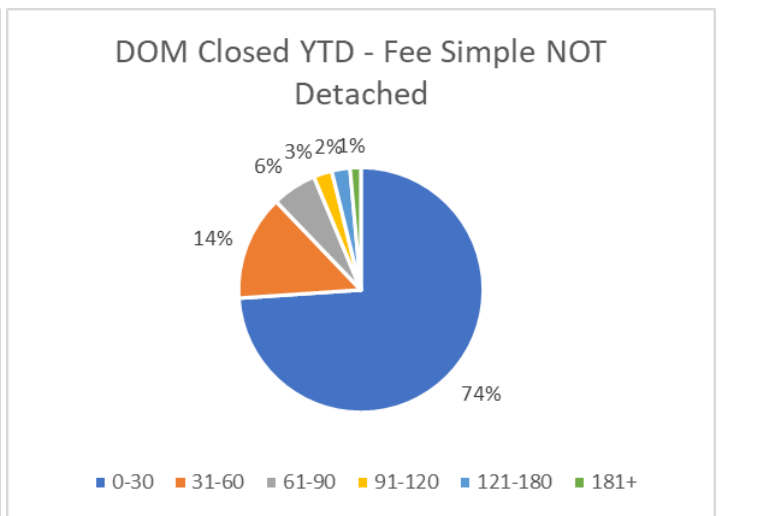
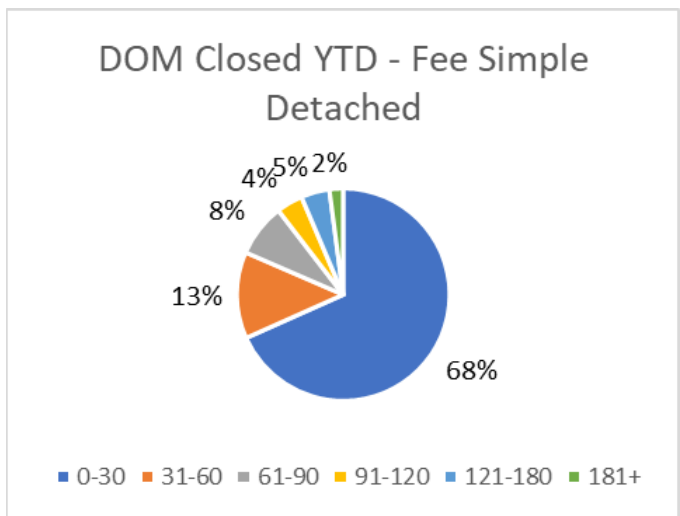
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Aug 2020	1,912	1.4	\$1,639,158,666	\$857,301	\$554,995	393	274
Last Year: Aug 2019	1,431	1.1	\$836,918,583	\$584,849	\$467,300	1,308	1,012
Last Month: Jul 2020	1,964	1.7	\$1,681,586,103	\$856,205	\$554,995	1,634	1,442

### 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	2	68	16	17	13	602
\$300,000 - \$499,999	151	193	190	2088	75	56	52	1346
\$500,000 - \$749,999	282	254	302	2339	22	14	13	416
\$750,000 - \$999,999	167	114	160	1187	6	3	2	64
\$1,000,000 - \$1,999,999	251	102	121	899	6	1	3	54
\$2,000,000 - \$2,999,999	73	14	14	101	0	0	0	0
\$3,000,000 and Over	53	7	2	27	0	0	0	0
No Price Reported	0	0	0	0	0	0	0	0
<b>Total Units</b>	<b>981</b>	<b>688</b>	<b>791</b>	<b>6709</b>	<b>125</b>	<b>91</b>	<b>83</b>	<b>2482</b>
Total Units	981	688	791	6709	125	91	83	2482
Total Values (in 1,000s)	\$1,211,419	\$545,453	\$605,625	\$4,894,351	\$60,777	\$37,791	\$36,635	\$1,045,294
Median Price (in 1,000s)	\$825	\$640	\$645	\$605	\$402	\$370	\$395	\$371
Avg Price (in 1,000s)	\$1,235	\$793	\$766	\$730	\$486	\$415	\$441	\$421
Avg Sold Price/Org Price			99.01%	97.03%			100.26%	98.72%



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	481	561	621	4583	84	78	73	1734	
31-60	182	59	84	940	22	11	5	409	
61-90	92	24	37	526	9	0	2	179	
91-120	48	25	23	280	3	2	2	78	
121-180	89	11	14	226	3	0	1	53	
181+	89	8	12	154	4	0	0	29	





## RESIDENTIAL ACTIVITY – CONDO & COOP

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	252	158	139	1670
\$300,000 - \$499,999	150	76	86	751
\$500,000 - \$749,999	52	16	12	198
\$750,000 - \$999,999	21	4	5	41
\$1,000,000 - \$1,999,999	30	6	4	35
\$2,000,000 - \$2,999,999	8	0	0	7
\$3,000,000 and Over	6	0	0	5
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>519</b>	<b>260</b>	<b>246</b>	<b>2707</b>
Total Units	519	260	246	2707
Total Values (in 1,000s)	\$249,001	\$80,027	\$75,569	\$843,868
Median Price (in 1,000s)	\$310	\$242	\$270	\$259
Avg Price (in 1,000s)	\$480	\$308	\$307	\$312
Avg Sold Price/Org Price			97.49%	96.97%

Days on Market				
	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	232	172	160	1751
31-60	122	37	32	431
61-90	55	19	31	248
91-120	32	14	11	133
121-180	48	14	9	93
181+	30	4	3	52

