



**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

August 2020

### MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Aug 2020	1,513	\$959,277,377	\$489,900	1,823	1.3	1263	1,312	\$791,313,047	\$482,500	25	29

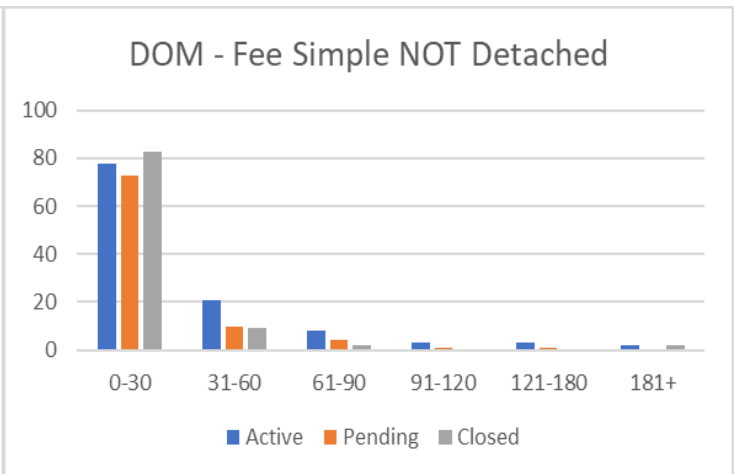
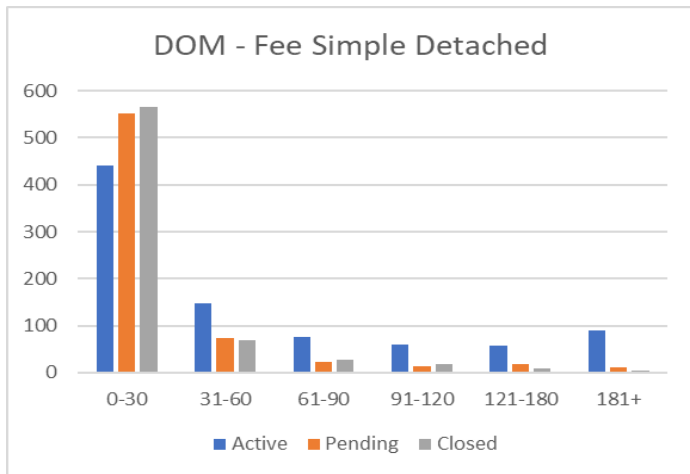
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
August 2020 - August 2020	1,312	\$603,135	1,263	\$482,500	1312

### INVENTORY COMPARISON

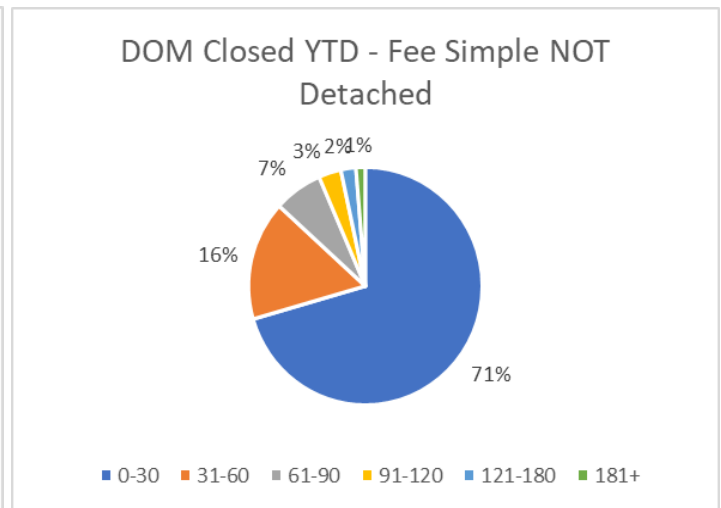
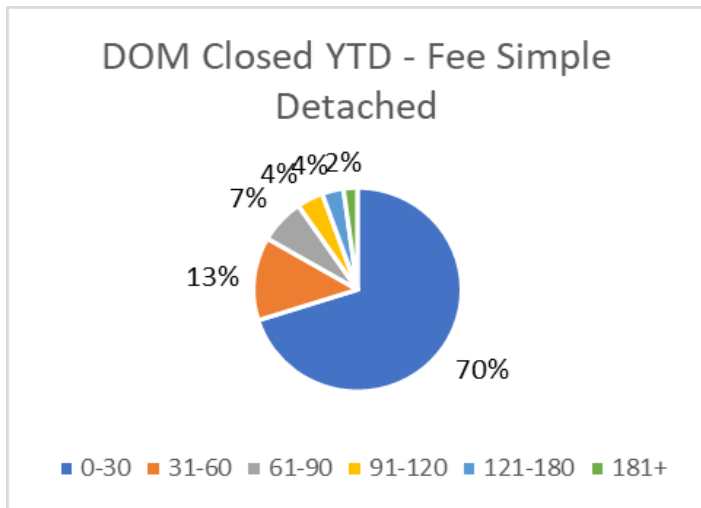
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Sep 2020	1,851	1.4	\$1,483,914,796	\$801,683	\$522,777	490	219
Last Year: Sep 2019	1,641	1.3	\$980,690,610	\$597,618	\$480,000	1,602	1,058
Last Month: Aug 2020	1,823	1.3	\$1,524,864,814	\$836,459	\$539,000	1,513	1,398

### 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	3	4	5	69	21	16	11	544
\$300,000 - \$499,999	127	181	164	2034	69	51	60	1265
\$500,000 - \$749,999	265	247	259	2344	16	17	17	393
\$750,000 - \$999,999	138	127	130	1202	5	2	7	65
\$1,000,000 - \$1,999,999	222	111	110	918	4	3	1	47
\$2,000,000 - \$2,999,999	64	22	20	109	0	0	0	0
\$3,000,000 and Over	53	4	5	28	0	0	0	0
No Price Reported	0	0	0	0	0	0	0	0
<b>Total Units</b>	<b>872</b>	<b>696</b>	<b>693</b>	<b>6704</b>	<b>115</b>	<b>89</b>	<b>96</b>	<b>2314</b>
Total Units	872	696	693	6704	115	89	96	2314
Total Values (in 1,000s)	\$1,081,938	\$584,390	\$561,644	\$4,938,997	\$52,406	\$39,341	\$43,652	\$979,435
Median Price (in 1,000s)	\$825	\$648	\$652	\$610	\$385	\$372	\$405	\$375
Avg Price (in 1,000s)	\$1,241	\$840	\$809	\$737	\$456	\$442	\$455	\$423
Avg Sold Price/Org Price			99.27%	97.36%			100.60%	98.85%



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	440	553	565	4703	78	73	83	1632
31-60	148	74	69	886	21	10	9	376
61-90	76	24	28	472	8	4	2	156
91-120	59	14	18	275	3	1	0	72
121-180	58	19	10	224	3	1	0	48
181+	91	12	4	145	2	0	2	30





## RESIDENTIAL ACTIVITY – CONDO & COOP

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	272	147	174	1669
\$300,000 - \$499,999	149	79	85	768
\$500,000 - \$749,999	55	9	12	179
\$750,000 - \$999,999	17	6	6	45
\$1,000,000 - \$1,999,999	31	2	4	33
\$2,000,000 - \$2,999,999	8	0	0	7
\$3,000,000 and Over	5	1	0	4
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>537</b>	<b>244</b>	<b>281</b>	<b>2705</b>
Total Units	537	244	281	2705
Total Values (in 1,000s)	\$248,082	\$76,232	\$83,880	\$836,590
Median Price (in 1,000s)	\$300	\$262	\$250	\$258
Avg Price (in 1,000s)	\$462	\$312	\$299	\$309
Avg Sold Price/Org Price			97.43%	96.96%

Days on Market				
	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	228	166	198	1768
31-60	130	38	32	411
61-90	75	20	19	239
91-120	31	6	10	126
121-180	42	9	12	104
181+	31	5	10	58

