

December 2022

Montgomery County, MD

New Listings 466

↓ -37.5% ↓ -34.3%
 from Nov 2022: 746 from Dec 2021: 709

YTD	2022	2021	+/-
	14,110	17,803	-20.7%

5-year Dec average: 630

New Pendings 493

↓ -24.2% ↓ -38.8%
 from Nov 2022: 650 from Dec 2021: 806

YTD	2022	2021	+/-
	11,712	15,549	-24.7%

5-year Dec average: 699

Closed Sales 669

↓ -13.1% ↓ -46.5%
 from Nov 2022: 770 from Dec 2021: 1,250

YTD	2022	2021	+/-
	12,076	15,672	-22.9%

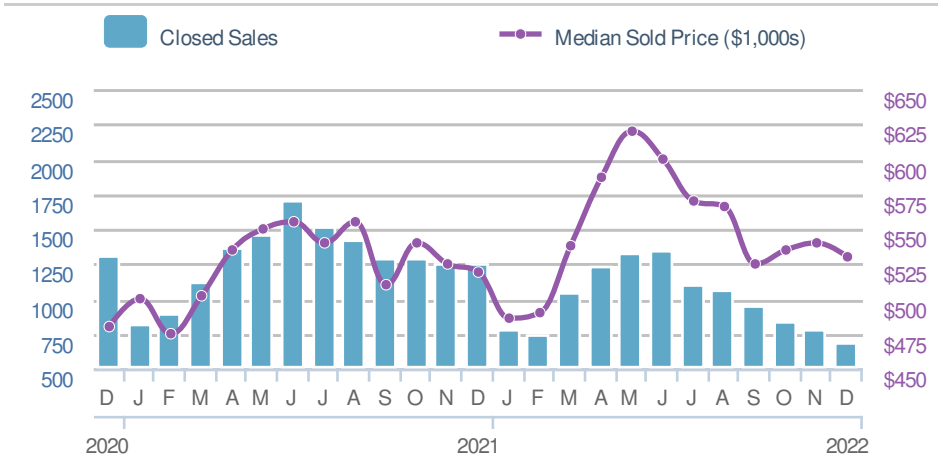
5-year Dec average: 1,007

Median Sold Price \$530,000

↓ -2.0% ↑ 2.1%
 from Nov 2022: \$540,717 from Dec 2021: \$519,000

YTD	2022	2021	+/-
	\$555,000	\$530,000	4.7%

5-year Dec average: \$479,949



Active Listings 763

Min 590 Max 1,649
 5-year Dec average 1,060

Nov 2022	Dec 2021
1,016	590

Avg DOM 26

Min 22 Max 44
 5-year Dec average 31

Nov 2022	Dec 2021	YTD
25	24	18

Avg Sold to OLP Ratio 97.8%

Min 96.4% Max 100.2%
 5-year Dec average 98.3%

Nov 2022	Dec 2021	YTD
98.1%	99.7%	101.4%