

August 2023

Montgomery County, MD

New Listings **818**

↓ **-2.3%** ↓ **-23.3%**
 from Jul 2023: **837** from Aug 2022: **1,067**

YTD	2023	2022	+/-
	7,679	10,718	-28.4%

5-year Aug average: **1,232**

New Pendings **787**

↓ **-6.3%** ↓ **-26.3%**
 from Jul 2023: **840** from Aug 2022: **1,068**

YTD	2023	2022	+/-
	6,750	8,908	-24.2%

5-year Aug average: **1,154**

Closed Sales **902**

↑ **5.4%** ↓ **-15.1%**
 from Jul 2023: **856** from Aug 2022: **1,063**

YTD	2023	2022	+/-
	6,513	8,763	-25.7%

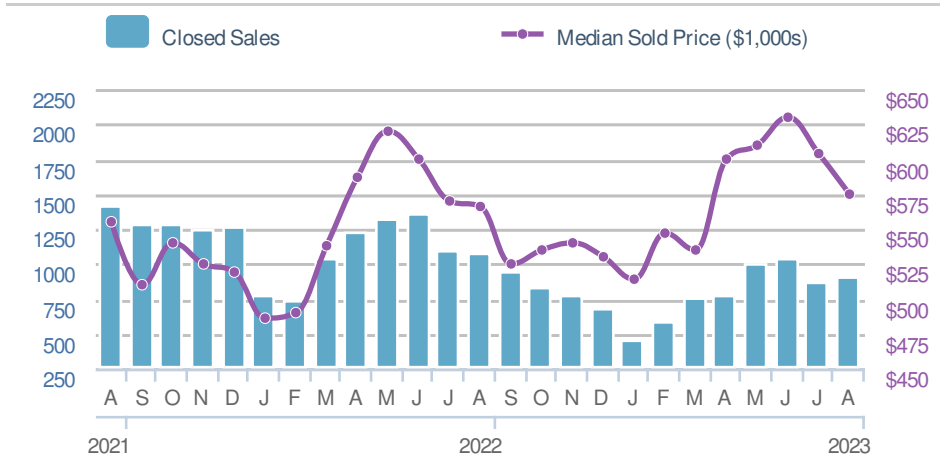
5-year Aug average: **1,180**

Median Sold Price **\$575,000**

↓ **-4.8%** ↑ **1.6%**
 from Jul 2023: **\$604,000** from Aug 2022: **\$566,000**

YTD	2023	2022	+/-
	\$585,000	\$565,000	3.5%

5-year Aug average: **\$531,100**



Active Listings **845**

845
 Min 845 Max 2,092
 1,338
 5-year Aug average

Jul 2023	Aug 2022
791	1,114

Avg DOM **17**

17
 Min 16 Max 32
 21
 5-year Aug average

Jul 2023	Aug 2022	YTD
16	17	19

Avg Sold to OLP Ratio **101.6%**

101.6%
 Min 97.9% Max 101.6%
 100.0%
 5-year Aug average

Jul 2023	Aug 2022	YTD
101.6%	99.5%	101.2%