

December 2023

Montgomery County, MD

New Listings 342

↓ -40.2% ↓ -26.6%
 from Nov 2023: 572 from Dec 2022: 466

YTD	2023	2022	+/-
	10,597	14,110	-24.9%

5-year Dec average: 591

New Pendings 489

↓ -22.7% ↓ -0.8%
 from Nov 2023: 633 from Dec 2022: 493

YTD	2023	2022	+/-
	9,284	11,712	-20.7%

5-year Dec average: 668

Closed Sales 600

↓ -8.8% ↓ -10.3%
 from Nov 2023: 658 from Dec 2022: 669

YTD	2023	2022	+/-
	9,253	12,076	-23.4%

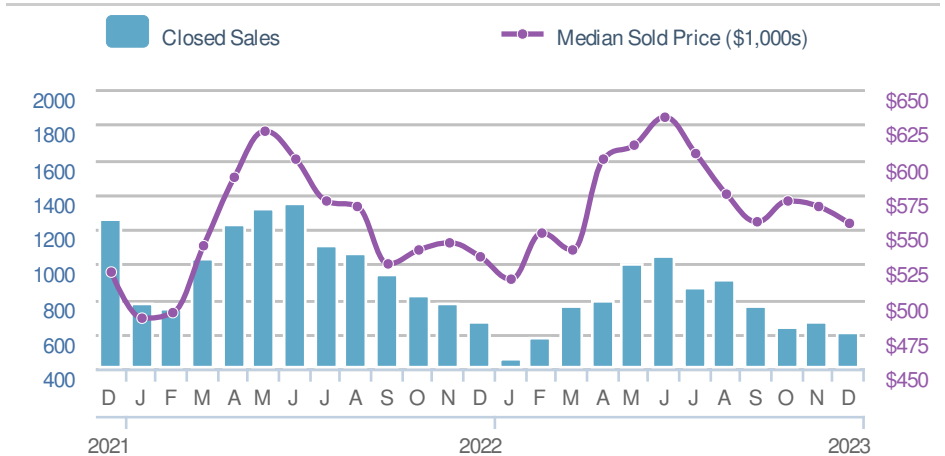
5-year Dec average: 972

Median Sold Price \$554,000

↓ -2.1% ↑ 4.5%
 from Nov 2023: \$566,000 from Dec 2022: \$530,000

YTD	2023	2022	+/-
	\$580,000	\$555,000	4.5%

5-year Dec average: \$506,549



Active Listings 631

631
 Min 590 856 Max 1,392
 5-year Dec average

Nov 2023	Dec 2022
883	763

Avg DOM 24

24
 Min 22 27 Max 38
 5-year Dec average

Nov 2023	Dec 2022	YTD
18	26	19

Avg Sold to OLP Ratio 99.3%

99.3%
 Min 97.2% 98.9% Max 100.2%
 5-year Dec average

Nov 2023	Dec 2022	YTD
99.9%	97.8%	100.9%