

February 2023

Montgomery County, MD

New Listings 641

↓ **-7.5%** ↓ **-37.5%**
 from Jan 2023: **693** from Feb 2022: **1,026**

YTD	2023	2022	+/-
	1,423	1,806	-21.2%

5-year Feb average: **979**

New Pendings 682

↑ **1.2%** ↓ **-26.7%**
 from Jan 2023: **674** from Feb 2022: **930**

YTD	2023	2022	+/-
	1,343	1,704	-21.2%

5-year Feb average: **912**

Closed Sales 574

↑ **25.9%** ↓ **-21.6%**
 from Jan 2023: **456** from Feb 2022: **732**

YTD	2023	2022	+/-
	1,046	1,525	-31.4%

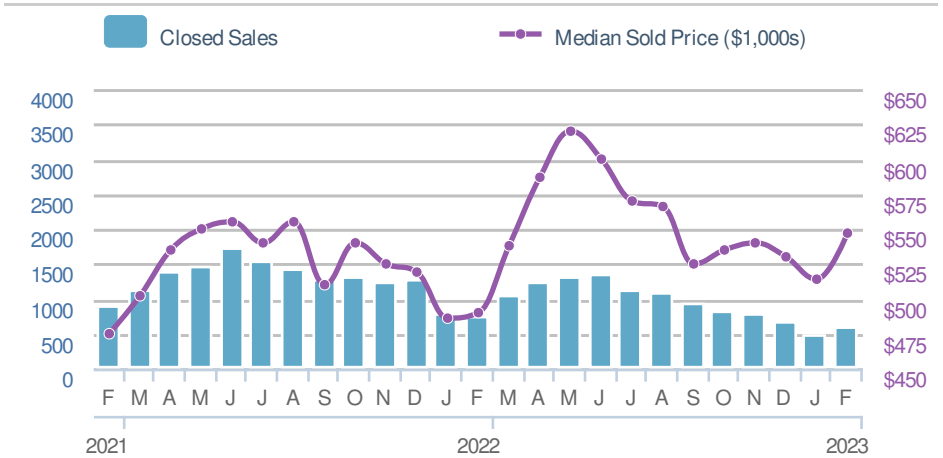
5-year Feb average: **709**

Median Sold Price \$547,500

↑ **6.3%** ↑ **11.6%**
 from Jan 2023: **\$514,990** from Feb 2022: **\$490,500**

YTD	2023	2022	+/-
	\$528,995	\$490,000	8.0%

5-year Feb average: **\$473,790**



Active Listings 682

682
 Min 531 983 Max 1,547
 5-year Feb average

Jan 2023	Feb 2022
695	531

Avg DOM 32

32
 Min 23 35 Max 50
 5-year Feb average

Jan 2023	Feb 2022	YTD
34	26	33

Avg Sold to OLP Ratio 99.2%

99.2%
 Min 97.0% 99.4% Max 101.9%
 5-year Feb average

Jan 2023	Feb 2022	YTD
97.2%	101.9%	98.3%