

January 2023

Montgomery County, MD

New Listings 693

▲ 48.7% ▼ -11.3%
 from Dec 2022: 466 from Jan 2022: 781

YTD	2023	2022	+/-
	693	781	-11.3%

5-year Jan average: 910

New Pendings 674

▲ 36.7% ▼ -15.8%
 from Dec 2022: 493 from Jan 2022: 800

YTD	2023	2022	+/-
	674	800	-15.8%

5-year Jan average: 840

Closed Sales 456

▼ -31.8% ▼ -41.1%
 from Dec 2022: 669 from Jan 2022: 774

YTD	2023	2022	+/-
	456	774	-41.1%

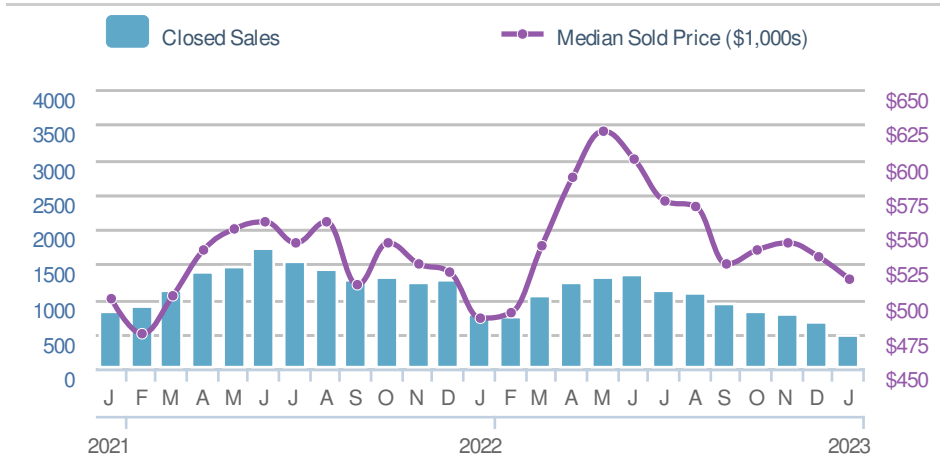
5-year Jan average: 648

Median Sold Price \$514,990

▼ -2.8% ▲ 6.0%
 from Dec 2022: \$530,000 from Jan 2022: \$486,000

YTD	2023	2022	+/-
	\$514,990	\$486,000	6.0%

5-year Jan average: \$470,198



Active Listings 695

Min 499 Max 1,548
 5-year Jan average 984

Dec 2022	Jan 2022
763	499

Avg DOM 34

Min 23 Max 52
 5-year Jan average 36

Dec 2022	Jan 2022	YTD
26	28	34

Avg Sold to OLP Ratio 97.2%

Min 96.6% Max 100.3%
 5-year Jan average 98.3%

Dec 2022	Jan 2022	YTD
97.8%	100.2%	97.2%