

July 2023

Montgomery County, MD

New Listings **837**

↓ -8.6% from Jun 2023: **916**
↓ -40.4% from Jul 2022: **1,404**

YTD	2023	2022	+/-
	6,736	9,653	-30.2%

5-year Jul average: **1,383**

New Pendings **840**

↓ -10.4% from Jun 2023: **938**
↓ -18.1% from Jul 2022: **1,026**

YTD	2023	2022	+/-
	5,988	7,876	-24.0%

5-year Jul average: **1,199**

Closed Sales **856**

↓ -17.8% from Jun 2023: **1,041**
↓ -21.9% from Jul 2022: **1,096**

YTD	2023	2022	+/-
	5,575	7,678	-27.4%

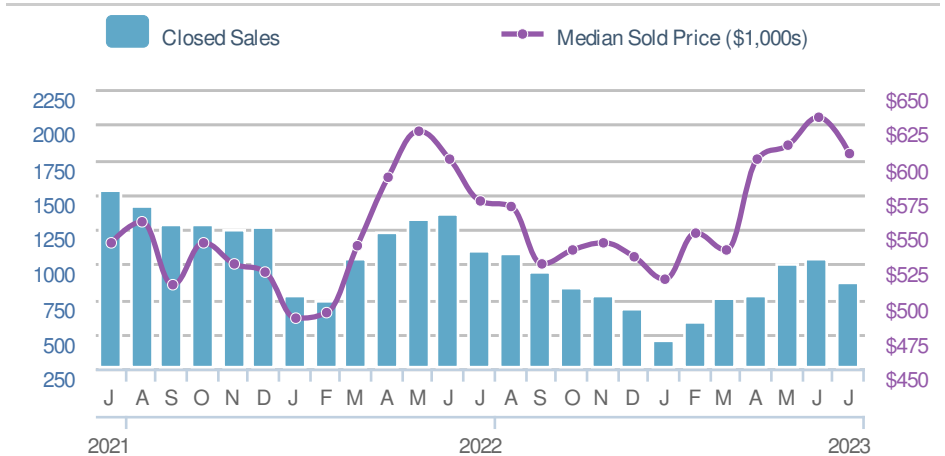
5-year Jul average: **1,226**

Median Sold Price **\$604,000**

↓ -4.1% from Jun 2023: **\$630,000**
↑ 6.0% from Jul 2022: **\$570,000**

YTD	2023	2022	+/-
	\$588,500	\$565,000	4.2%

5-year Jul average: **\$536,000**



Active Listings **791**

791 (Current)
 Min 791 | 5-year Jul average 1,377 | Max 2,183

Jun 2023	Jul 2022
794	1,339

Avg DOM **16**

16 (Current)
 Min 15 | 5-year Jul average 20 | Max 28

Jun 2023	Jul 2022	YTD
14	15	20

Avg Sold to OLP Ratio **101.6%**

101.6% (Current)
 Min 98.4% | 5-year Jul average 100.5% | Max 102.5%

Jun 2023	Jul 2022	YTD
101.8%	100.8%	101.2%