

# May 2023

## Montgomery County, MD

**New Listings** 996

▲ 8.9% ▼ -36.8%  
 from Apr 2023: 915 from May 2022: 1,575

YTD	2023	2022	+/-
	4,743	6,582	-27.9%

5-year May average: 1,551

**New Pendings** 1,051

▲ 13.3% ▼ -24.1%  
 from Apr 2023: 928 from May 2022: 1,384

YTD	2023	2022	+/-
	4,234	5,707	-25.8%

5-year May average: 1,376

**Closed Sales** 1,001

▲ 28.8% ▼ -23.7%  
 from Apr 2023: 777 from May 2022: 1,312

YTD	2023	2022	+/-
	3,638	5,170	-29.6%

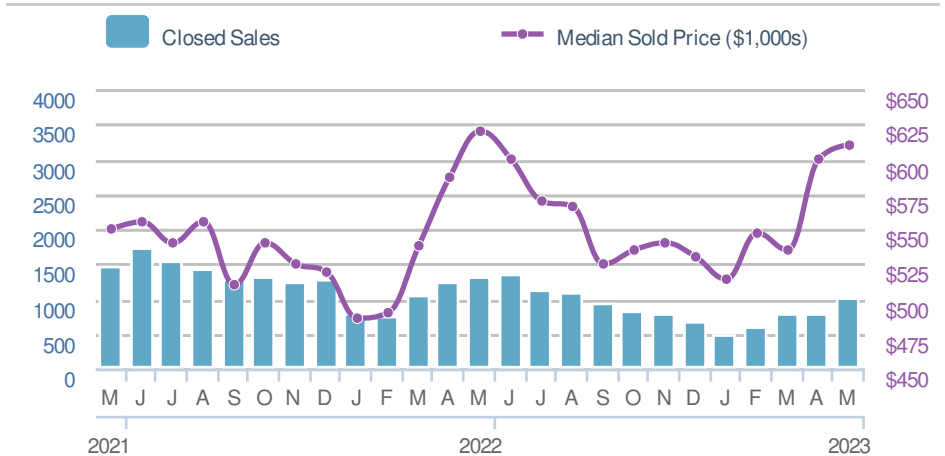
5-year May average: 1,189

**Median Sold Price** \$610,000

▲ 1.7% ▼ -1.6%  
 from Apr 2023: \$600,000 from May 2022: \$620,000

YTD	2023	2022	+/-
	\$569,950	\$552,250	3.2%

5-year May average: \$545,850



**Active Listings** 776

776  
 Min 776 Max 2,432  
 1,337  
 5-year May average

Apr 2023	May 2022
761	917

**Avg DOM** 14

14  
 Min 12 Max 28  
 19  
 5-year May average

Apr 2023	May 2022	YTD
15	12	23

**Avg Sold to OLP Ratio** 103.0%

103.0%  
 Min 98.9% Max 104.4%  
 101.8%  
 5-year May average

Apr 2023	May 2022	YTD
102.2%	104.4%	100.9%