

# October 2023

## Montgomery County, MD

**New Listings** 778

↓ -3.1% from Sep 2023: **803**  
↓ -18.8% from Oct 2022: **958**

YTD	2023	2022	+/-
	<b>9,518</b>	<b>12,898</b>	-26.2%

5-year Oct average: **1,277**

**New Pendings** 703

↓ -6.6% from Sep 2023: **753**  
↓ -20.1% from Oct 2022: **880**

YTD	2023	2022	+/-
	<b>8,175</b>	<b>10,594</b>	-22.8%

5-year Oct average: **1,128**

**Closed Sales** 636

↓ -16.0% from Sep 2023: **757**  
↓ -22.4% from Oct 2022: **820**

YTD	2023	2022	+/-
	<b>7,933</b>	<b>10,567</b>	-24.9%

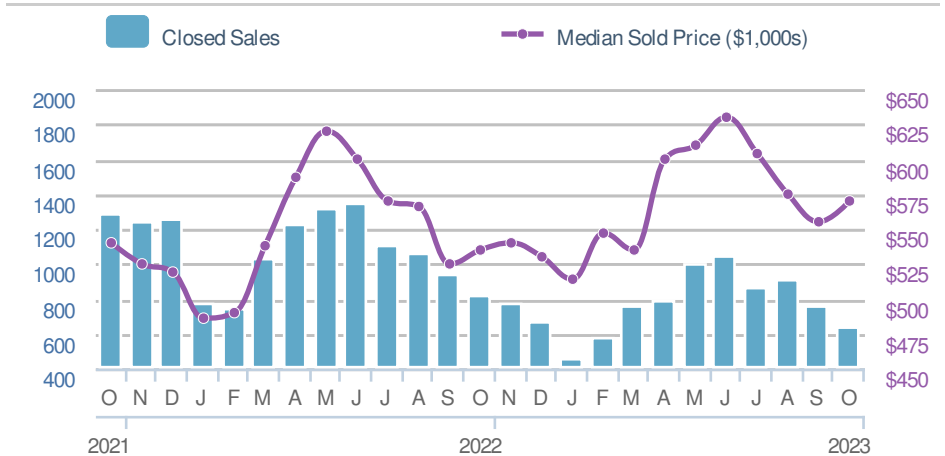
5-year Oct average: **1,025**

**Median Sold Price** \$570,000

↑ 2.7% from Sep 2023: **\$555,000**  
↑ 6.5% from Oct 2022: **\$535,000**

YTD	2023	2022	+/-
	<b>\$580,000</b>	<b>\$558,000</b>	3.9%

5-year Oct average: **\$516,970**



**Active Listings** 983

983  
 Min 983    1,416    Max 2,252  
 5-year Oct average

Sep 2023	Oct 2022
<b>903</b>	<b>1,131</b>

**Avg DOM** 18

18  
 Min 18    22    Max 34  
 5-year Oct average

Sep 2023	Oct 2022	YTD
<b>17</b>	<b>22</b>	<b>19</b>

**Avg Sold to OLP Ratio** 100.4%

100.4%  
 Min 97.7%    99.5%    Max 100.7%  
 5-year Oct average

Sep 2023	Oct 2022	YTD
<b>100.7%</b>	<b>98.6%</b>	<b>101.1%</b>