

# August 2024

## Montgomery County, MD

**New Listings** **825**

↓ -6.3% ↑ 0.9%  
 from Jul 2024: **880** from Aug 2023: **818**

YTD	2024	2023	+/-
	<b>8,380</b>	<b>7,679</b>	9.1%

5-year Aug average: **1,141**

**New Pendings** **753**

↓ -13.1% ↓ -4.3%  
 from Jul 2024: **867** from Aug 2023: **787**

YTD	2024	2023	+/-
	<b>6,862</b>	<b>6,750</b>	1.7%

5-year Aug average: **1,079**

**Closed Sales** **863**

↓ -10.6% ↓ -4.3%  
 from Jul 2024: **965** from Aug 2023: **902**

YTD	2024	2023	+/-
	<b>6,536</b>	<b>6,513</b>	0.4%

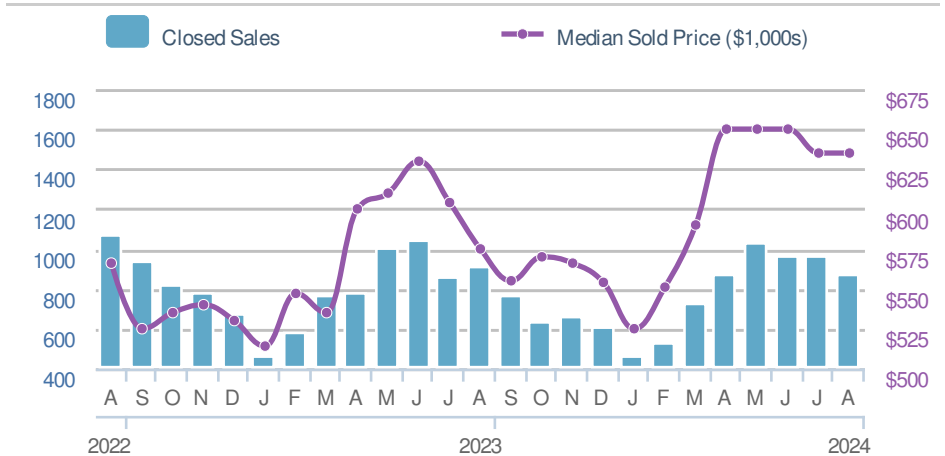
5-year Aug average: **1,109**

**Median Sold Price** **\$635,000**

↓ -0.2% ↑ 10.4%  
 from Jul 2024: **\$635,959** from Aug 2023: **\$575,000**

YTD	2024	2023	+/-
	<b>\$621,070</b>	<b>\$585,000</b>	6.2%

5-year Aug average: **\$563,100**



**Active Listings** **1,140**

Min 845 | Max 1,377  
 5-year Aug average: **1,147**

Jul 2024	Aug 2023
<b>1,051</b>	<b>845</b>

**Avg DOM** **17**

Min 16 | Max 24  
 5-year Aug average: **18**

Jul 2024	Aug 2023	YTD
<b>17</b>	<b>17</b>	<b>18</b>

**Avg Sold to OLP Ratio** **100.6%**

Min 99.5% | Max 101.6%  
 5-year Aug average: **100.6%**

Jul 2024	Aug 2023	YTD
<b>100.9%</b>	<b>101.6%</b>	<b>101.5%</b>