

February 2024

Montgomery County, MD

New Listings 739

↑ 32.0% from Jan 2024: **560**
↑ 15.3% from Feb 2023: **641**

YTD	2024	2023	+/-
	1,415	1,423	-0.6%

5-year Feb average: **923**

New Pendings 710

↑ 29.6% from Jan 2024: **548**
↑ 4.1% from Feb 2023: **682**

YTD	2024	2023	+/-
	1,247	1,343	-7.1%

5-year Feb average: **870**

Closed Sales 522

↑ 14.5% from Jan 2024: **456**
↓ -9.1% from Feb 2023: **574**

YTD	2024	2023	+/-
	992	1,046	-5.2%

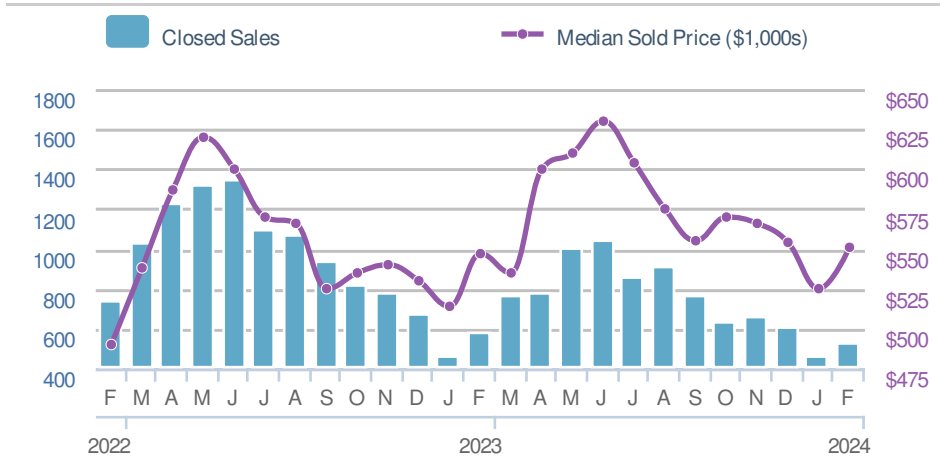
5-year Feb average: **692**

Median Sold Price \$551,000

↑ 5.0% from Jan 2024: **\$525,000**
↑ 0.6% from Feb 2023: **\$547,500**

YTD	2024	2023	+/-
	\$542,000	\$528,995	2.5%

5-year Feb average: **\$500,000**



Active Listings 705

Min 531 | 705 | 814 | Max 1,318
 5-year Feb average

Jan 2024	Feb 2023
635	682

Avg DOM 24

Min 23 | 24 | 30 | Max 43
 5-year Feb average

Jan 2024	Feb 2023	YTD
30	32	27

Avg Sold to OLP Ratio 100.9%

Min 97.7% | 100.9% | Max 101.9%
 5-year Feb average

Jan 2024	Feb 2023	YTD
98.8%	99.2%	100.0%