

# March 2024

## Montgomery County, MD

**New Listings** 937

↑ 26.8% ↓ -1.8%  
 from Feb 2024: 739      from Mar 2023: 954

| YTD | 2024  | 2023  | +/-  |
|-----|-------|-------|------|
|     | 2,537 | 2,498 | 1.6% |

5-year Mar average: 1,334

**New Pendings** 946

↑ 33.2% ↓ -1.3%  
 from Feb 2024: 710      from Mar 2023: 958

| YTD | 2024  | 2023  | +/-   |
|-----|-------|-------|-------|
|     | 2,190 | 2,287 | -4.2% |

5-year Mar average: 1,186

**Closed Sales** 720

↑ 37.9% ↓ -5.0%  
 from Feb 2024: 522      from Mar 2023: 758

| YTD | 2024  | 2023  | +/-   |
|-----|-------|-------|-------|
|     | 1,732 | 1,818 | -4.7% |

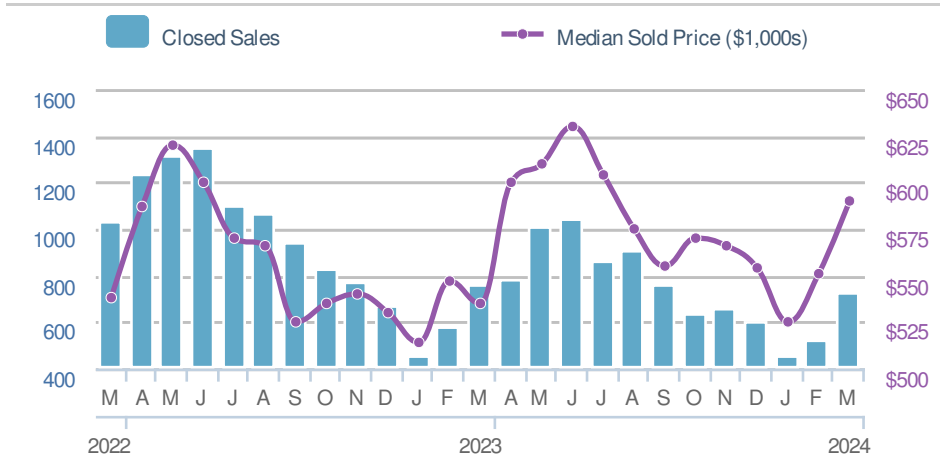
5-year Mar average: 919

**Median Sold Price** \$590,000

↑ 7.1% ↑ 10.2%  
 from Feb 2024: \$551,000      from Mar 2023: \$535,277

| YTD | 2024      | 2023      | +/-  |
|-----|-----------|-----------|------|
|     | \$556,500 | \$535,000 | 4.0% |

5-year Mar average: \$526,207



**Active Listings** 792

Min 652      Max 1,424  
 5-year Mar average 888

| Feb 2024 | Mar 2023 |
|----------|----------|
| 705      | 703      |

**Avg DOM** 20

Min 16      Max 34  
 5-year Mar average 24

| Feb 2024 | Mar 2023 | YTD |
|----------|----------|-----|
| 24       | 27       | 24  |

**Avg Sold to OLP Ratio** 101.5%

Min 99.0%      Max 104.2%  
 5-year Mar average 101.5%

| Feb 2024 | Mar 2023 | YTD    |
|----------|----------|--------|
| 100.9%   | 100.6%   | 100.6% |