

# May 2024

## Montgomery County, MD

**New Listings** 1,050

↓ -3.3% ↑ 5.4%  
 from Apr 2024: 1,086    from May 2023: 996

YTD	2024	2023	+/-
	5,153	4,743	8.6%

5-year May average: 1,344

**New Pendings** 1,028

↓ -5.8% ↓ -2.2%  
 from Apr 2024: 1,091    from May 2023: 1,051

YTD	2024	2023	+/-
	4,281	4,234	1.1%

5-year May average: 1,268

**Closed Sales** 1,023

↑ 17.9% ↑ 2.2%  
 from Apr 2024: 868    from May 2023: 1,001

YTD	2024	2023	+/-
	3,675	3,638	1.0%

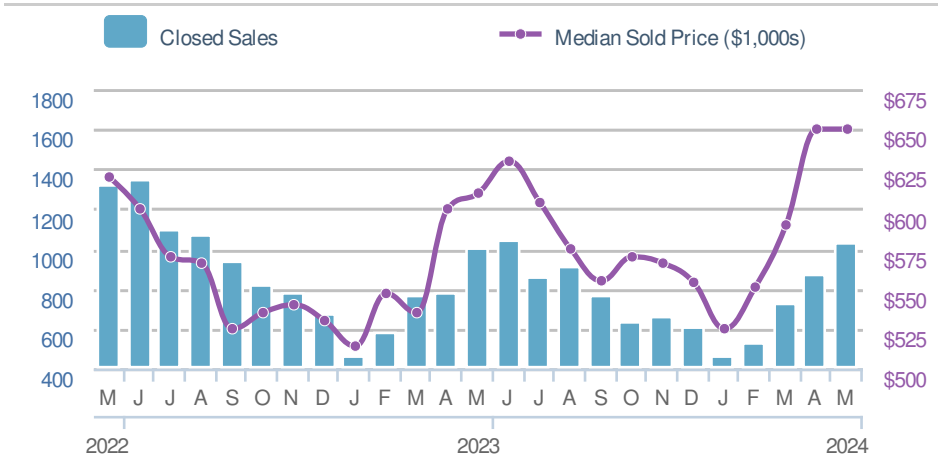
5-year May average: 1,129

**Median Sold Price** \$650,000

↔ 0.0% ↑ 6.6%  
 from Apr 2024: \$650,000    from May 2023: \$610,000

YTD	2024	2023	+/-
	\$609,000	\$569,950	6.9%

5-year May average: \$582,300



**Active Listings** 1,032

Min 776    Max 1,512  
 5-year May average: 1,057

Apr 2024	May 2023
926	776

**Avg DOM** 14

Min 12    Max 23  
 5-year May average: 16

Apr 2024	May 2023	YTD
15	14	19

**Avg Sold to OLP Ratio** 102.9%

Min 99.0%    Max 104.4%  
 5-year May average: 102.6%

Apr 2024	May 2023	YTD
103.0%	103.0%	101.8%