Local Market **Insight**

October 2020
Montgomery County, MD

New Listings 1,749

⬆ 12.1%
from Sep 2020:
1,560

⬆ 18.2%
from Oct 2019:
1,480

YTD	2020	2019	+/-
	13,998	**15,410**	**-9.2%**

5-year Oct average: **1,441**

New Pendings 1,452

⬆ 3.8%
from Sep 2020:
1,399

⬆ 17.8%
from Oct 2019:
1,233

YTD	2020	2019	+/-
	11,797	**11,483**	**2.7%**

5-year Oct average: **1,204**

Closed Sales 1,344

⬆ 3.5%
from Sep 2020:
1,299

⬆ 29.1%
from Oct 2019:
1,041

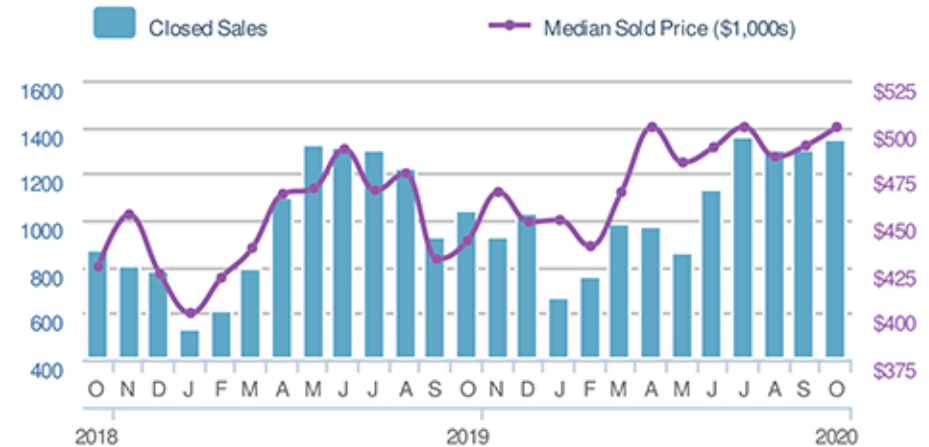| YTD	2020	2019	+/-
	10,936	**10,658**	**2.6%**

5-year Oct average: **1,049**

Median Sold Price $500,000

⬆ 2.0%
from Sep 2020:
$490,100

⬆ 13.7%
from Oct 2019:
$439,850

YTD	2020	2019	+/-
	$481,287	**$450,000**	**7.0%**

5-year Oct average: **$433,268**

Closed Sales — Median Sold Price ($1,000s)

Active Listings 1,381

1,381
Min
1,381

2,277
5-year Oct average

Max
2,717

	Sep 2020	Oct 2019
	1,265	**2,252**

Avg DOM 20

20
Min
20

34
5-year Oct average

Max
43

Sep 2020	Oct 2019	YTD
25	**34**	**28**

Avg Sold to OLP Ratio 100.7%

100.7%
Min
97.2%

98.2%
5-year Oct average

Max
100.7%

Sep 2020	Oct 2019	YTD
100.1%	**97.7%**	**99.3%**

MarketStats
by ShowingTime