



**Note:** A previous version of this report incorrectly labeled several numbers as being Year-to-Date. They are now accurately labeled as being the past 12 months. The charts referring to YTD actually note the prior 12 months. We apologize for the inconvenience and are working with Bright MLS to prevent future misinterpretations.

## Montgomery County Residential Sales

March 2020

### MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Mar 2020	1,580	\$1,027,495,369	\$520,000	1,836	2.3	1023	996	\$558,939,813	\$465,000	35	43

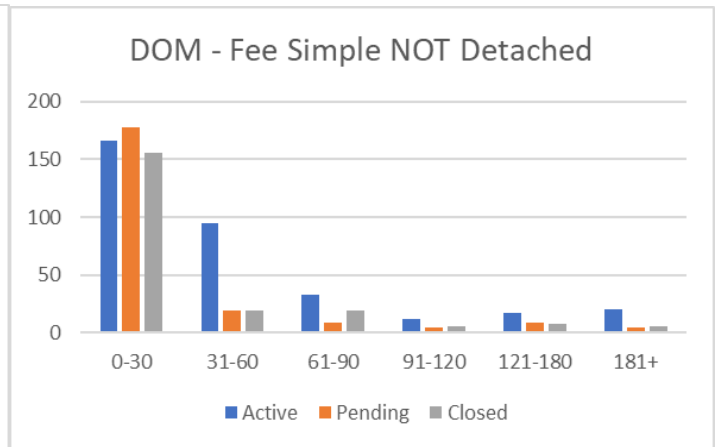
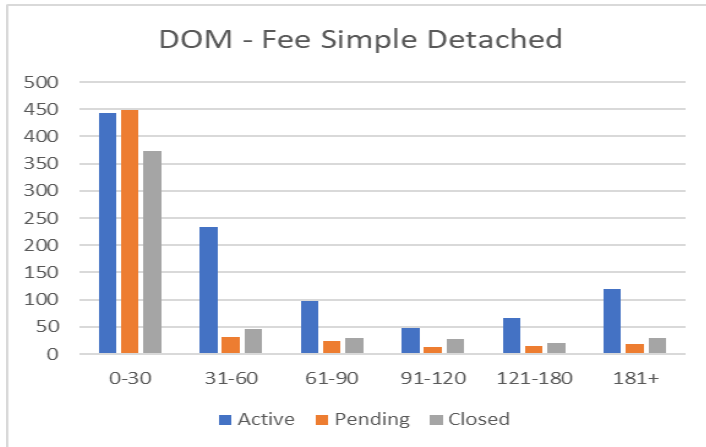
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
March 2020 - March 2020	996	\$561,185	1,023	\$465,000	996

### INVENTORY COMPARISON

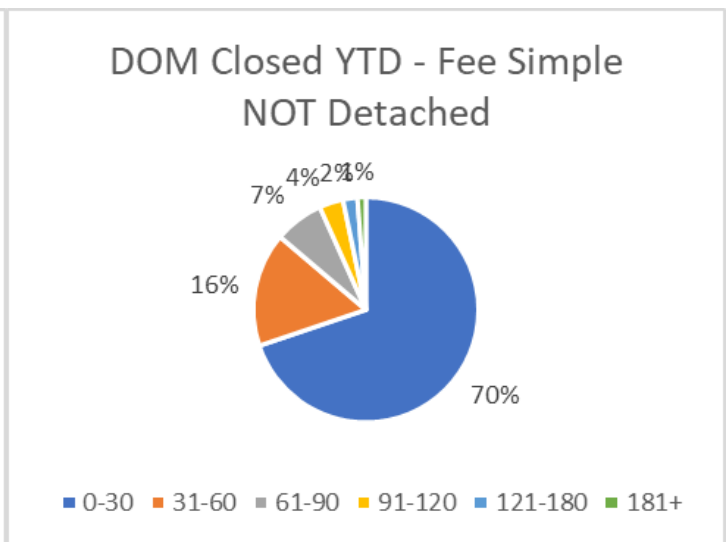
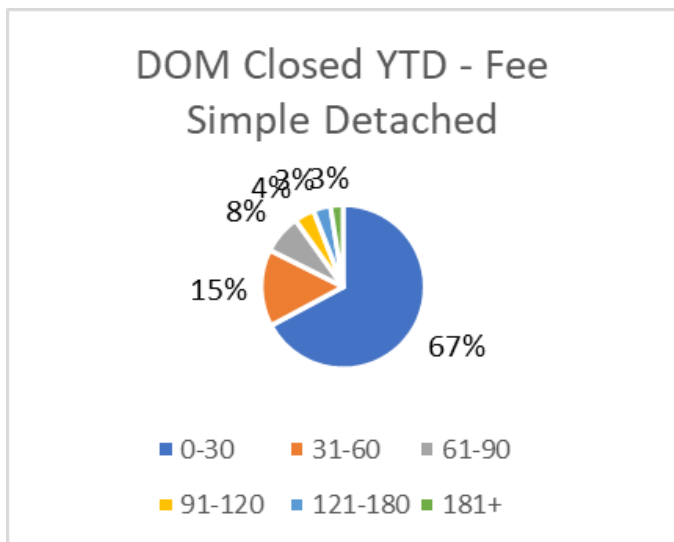
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Apr 2020	1,851	1.9	\$1,491,838,444	\$805,964	\$549,900	657	332
Last Year: Apr 2019	4,556	5.3	\$3,208,624,268	\$704,263	\$517,500	2,029	1,435
Last Month: Mar 2020	1,836	2.3	\$1,510,205,736	\$822,552	\$565,000	1,580	1,141

### RESIDENTIAL ACTIVITY – FEE SIMPLE

	Fee Simple - Detached				Fee Simple – Not Detached			
	Active	Pending	Closed	Closed Past 12 Mos.	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	8	7	7	91	72	64	56	701
\$300,000 - \$499,999	188	155	146	2365	157	108	103	1532
\$500,000 - \$749,999	283	206	186	2457	82	44	40	474
\$750,000 - \$999,999	189	102	112	1182	15	7	11	74
\$1,000,000 - \$1,999,999	246	70	65	956	17	2	4	62
\$2,000,000 - \$2,999,999	57	9	6	97	0	0	0	0
\$3,000,000 and Over	37	1	3	29	0	0	0	0
No Price Reported	0	0	0	0	0	0	0	0
<b>Total Units</b>	<b>1008</b>	<b>550</b>	<b>525</b>	<b>7177</b>	<b>343</b>	<b>225</b>	<b>214</b>	<b>2843</b>
Total Units	1008	550	525	7177	343	225	214	2843
Total Values (in 1,000s)	\$1,111,695	\$396,509	\$389,340	\$5,161,365	\$166,887	\$94,452	\$93,024	\$1,190,909
Median Price (in 1,000s)	\$780	\$615	\$634	\$599	\$419	\$360	\$378	\$369
Avg Price (in 1,000s)	\$1,103	\$721	\$742	\$719	\$487	\$420	\$435	\$419
Avg Sold Price/Org Price			94.98%	96.76%			99.30%	98.65%



Days on Market								
	Fee Simple - Detached				Fee Simple - Not Detached			
	Active	Pending	Closed	Closed Past 12 Mos.	Active	Pending	Closed	Closed Past 12 Mos.
0-30	443	448	373	4821	166	178	156	1985
31-60	234	32	45	1092	95	19	19	466
61-90	97	24	30	554	33	9	19	201
91-120	48	13	27	285	12	5	6	98
121-180	67	15	21	245	17	9	8	59
181+	119	18	29	180	20	5	6	34





## RESIDENTIAL ACTIVITY – CONDO & COOP

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	222	160	160	1882
\$300,000 - \$499,999	134	65	67	799
\$500,000 - \$749,999	49	11	17	227
\$750,000 - \$999,999	20	3	2	42
\$1,000,000 - \$1,999,999	29	3	2	47
\$2,000,000 - \$2,999,999	6	0	0	8
\$3,000,000 and Over	4	0	0	6
No Price Reported	0	0	0	0
<b>Total Units</b>	<b>464</b>	<b>242</b>	<b>248</b>	<b>3011</b>
Total Units	464	242	248	3011
Total Values (in 1,000s)	\$219,272	\$71,747	\$72,888	\$947,445
Median Price (in 1,000s)	\$309	\$264	\$254	\$258
Avg Price (in 1,000s)	\$473	\$296	\$294	\$315
Avg Sold Price/Org Price			98.16%	97.02%

	Days on Market			
	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	144	178	182	1985
31-60	142	31	20	487
61-90	63	16	19	249
91-120	38	6	16	143
121-180	42	6	7	89
181+	35	5	4	60

