



Montgomery County Residential Sales

October 2020

MARKET STATISTICS

Date	Units Listed	Listed Volume	Listed Median	EOM Inv	MSI	Pended	Units Sold	Sold Volume	Sold Median	DOM	CDOM
Oct 2020	1,774	\$1,090,092,280	\$489,495	0	0	1335	1,344	\$826,461,701	\$500,000	21	25

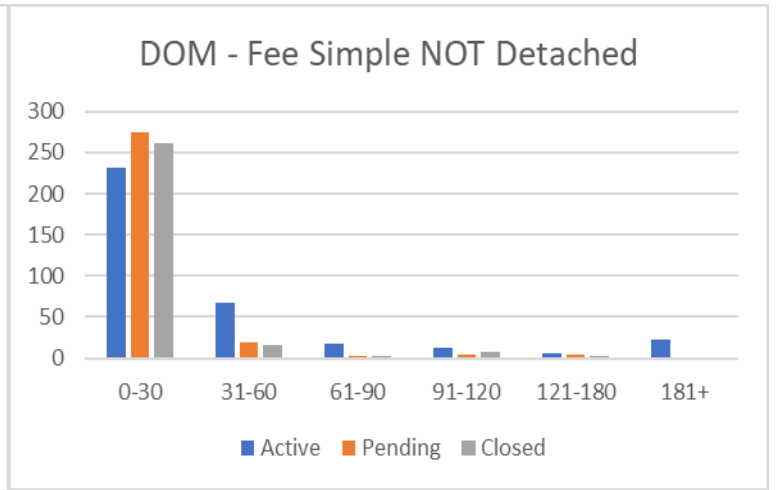
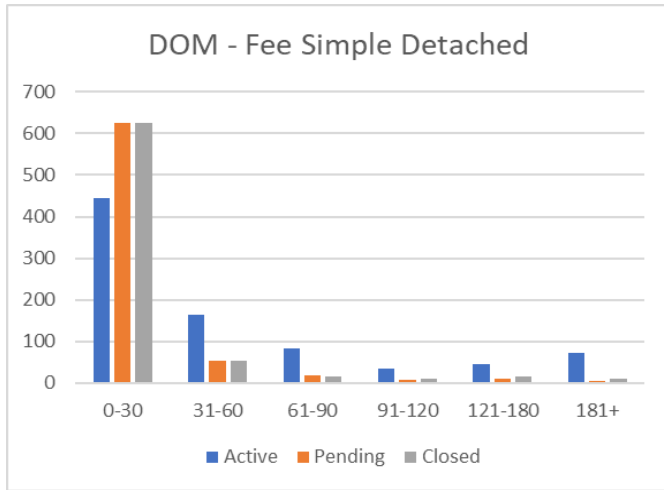
Report Summary*	Average Sold	Average Sold Price	Average Pended	Median Sold Price	Median Sold
October 2020 - October 2020	1,344	\$614,927	1,335	\$500,000	1344

INVENTORY COMPARISON

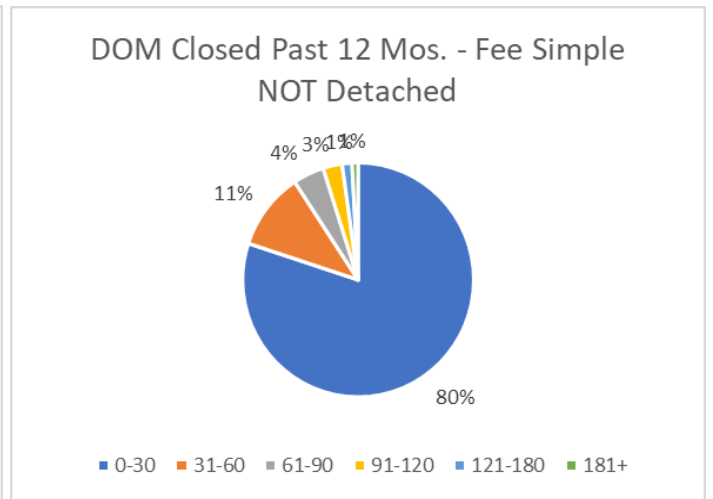
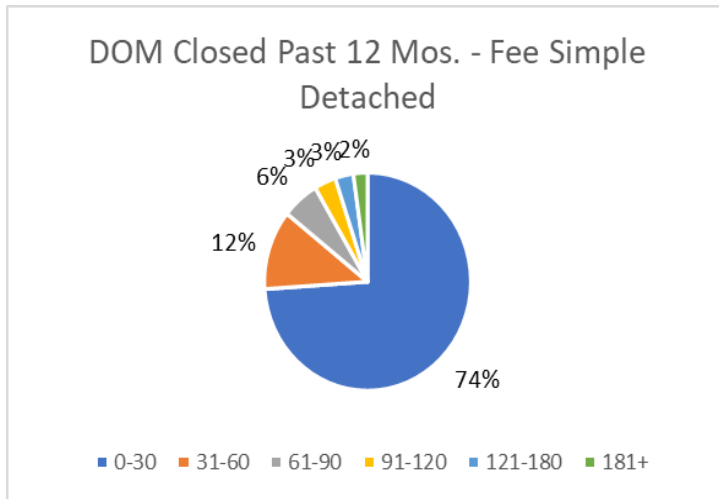
Date	Current Inventory	Inventory Accumulation	\$Volume	Average List Price	Median List Price	New Listings	New under Contract
Current Month: Nov 2020	1,886	1.4	\$1,460,985,694	\$774,648	\$499,900	416	303
Last Year: Nov 2019	1,313	1.2	\$745,725,141	\$567,955	\$450,000	893	923
Last Month: Oct 2020	1,908	1.4	\$1,480,052,845	\$775,709	\$499,995	1,774	1,437

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	4	5	2	64	47	57	58	323
\$300,000 - \$499,999	149	172	154	1958	180	186	165	913
\$500,000 - \$749,999	230	290	309	2563	77	48	49	322
\$750,000 - \$999,999	159	112	122	1302	30	10	13	66
\$1,000,000 - \$1,999,999	203	117	125	1046	25	5	4	29
\$2,000,000 - \$2,999,999	56	19	13	121	0	0	0	0
\$3,000,000 and Over	45	4	8	33	0	0	0	0
No Price Reported	0	0	0	0	0	0	0	0
Total Units	846	719	733	7087	359	306	289	1653
Total Units	846	719	733	7087	359	306	289	1653
Total Values (in 1,000s)	\$1,010,198	\$574,101	\$598,183	\$5,370,069	\$188,362	\$130,866	\$125,080	\$724,279
Median Price (in 1,000s)	\$800	\$637	\$645	\$625	\$425	\$385	\$385	\$391
Avg Price (in 1,000s)	\$1,194	\$798	\$816	\$758	\$525	\$428	\$433	\$438
Avg Sold Price/Org Price			100%	97.95%			100.71%	99.74%



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	444	625	625	5238	232	275	262	1323	
31-60	164	53	53	837	68	19	16	177	
61-90	83	19	17	412	18	3	2	72	
91-120	36	7	11	240	13	5	7	44	
121-180	46	11	16	203	6	4	2	23	
181+	73	4	11	157	22	0	0	14	





RESIDENTIAL ACTIVITY – CONDO & COOP

	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
\$299,999 or Under	380	188	194	1636
\$300,000 - \$499,999	172	77	82	799
\$500,000 - \$749,999	63	19	19	172
\$750,000 - \$999,999	23	8	4	45
\$1,000,000 - \$1,999,999	29	4	6	35
\$2,000,000 - \$2,999,999	5	1	1	7
\$3,000,000 and Over	3	1	0	4
No Price Reported	0	0	0	0
Total Units	675	298	306	2698
Total Units	313	227	228	1818
Total Values (in 1,000s)	162	35	44	381
Median Price (in 1,000s)	86	20	16	222
Avg Price (in 1,000s)	42	5	7	112
Avg Sold Price/Org Price	44	6	6	109

	Days on Market			
	Condo & Coop			
	Active	Pending	Closed	Closed Past 12 Mos.
0-30	303	208	221	1732
31-60	123	41	42	371
61-90	71	16	22	227
91-120	43	7	10	110
121-180	37	9	16	109
181+	33	5	2	53

