

August 2025

Montgomery County, MD

New Listings **806**

-11.8%
 from Jul 2025: **914**

-2.3%
 from Aug 2024: **825**

YTD	2025	2024	+/-
	9,303	8,380	11.0%

5-year Aug average: **1,008**New Pendings **828**

-4.4%
 from Jul 2025: **866**

10.0%
 from Aug 2024: **753**

YTD	2025	2024	+/-
	6,842	6,862	-0.3%

5-year Aug average: **970**Closed Sales **848**

-10.5%
 from Jul 2025: **948**

-1.7%
 from Aug 2024: **863**

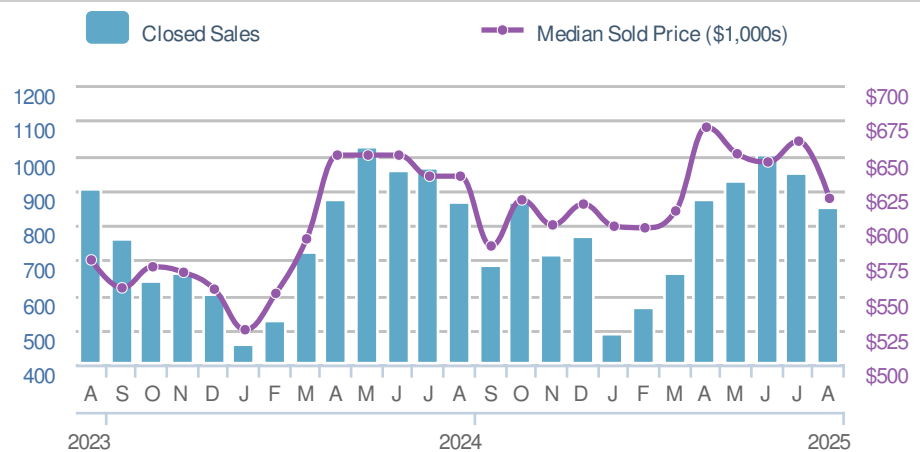
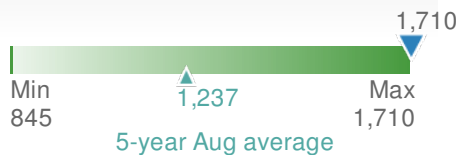
YTD	2025	2024	+/-
	6,460	6,536	-1.2%

5-year Aug average: **1,019**Median Sold Price **\$619,000**

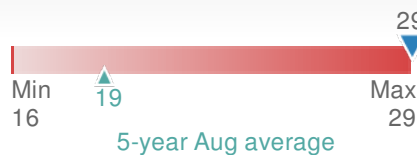
-6.2%
 from Jul 2025: **\$660,000**

-2.5%
 from Aug 2024: **\$635,000**

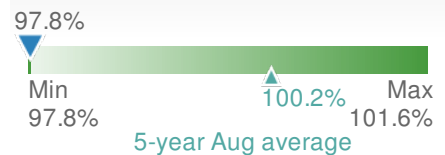
YTD	2025	2024	+/-
	\$635,000	\$621,070	2.2%

5-year Aug average: **\$590,000**Active Listings **1,710**

Jul 2025	Aug 2024
1,742	1,140

Avg DOM **29**

Jul 2025	Aug 2024	YTD
22	17	24

Avg Sold to OLP Ratio **97.8%**

Jul 2025	Aug 2024	YTD
98.4%	100.6%	99.3%