

November 2025

Montgomery County, MD

New Listings 529

↓ -44.3% ↑ 1.5%
 from Oct 2025: 950 from Nov 2024: 521

YTD	2025	2024	+/-
	12,546	11,241	11.6%

5-year Nov average: 671

New Pendings 692

↓ -22.6% ↓ -4.8%
 from Oct 2025: 894 from Nov 2024: 727

YTD	2025	2024	+/-
	9,224	9,246	-0.2%

5-year Nov average: 777

Closed Sales 704

↓ -16.5% ↓ -1.5%
 from Oct 2025: 843 from Nov 2024: 715

YTD	2025	2024	+/-
	8,853	8,866	-0.1%

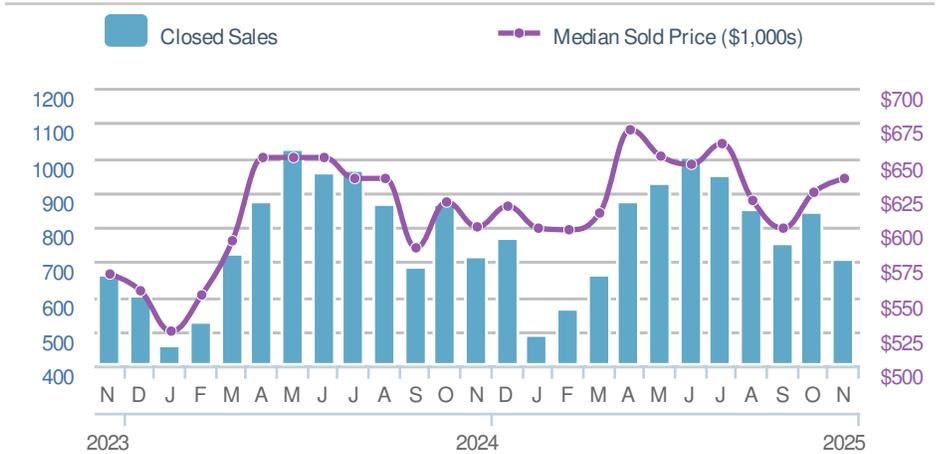
5-year Nov average: 816

Median Sold Price \$635,000

↑ 1.6% ↑ 5.8%
 from Oct 2025: \$625,000 from Nov 2024: \$600,000

YTD	2025	2024	+/-
	\$630,000	\$615,000	2.4%

5-year Nov average: \$573,343



Active Listings 1,594

Min 883 1,086 Max 1,594
 5-year Nov average

Oct 2025	Nov 2024
1,857	1,009

Avg DOM 32

Min 18 23 Max 32
 5-year Nov average

Oct 2025	Nov 2024	YTD
30	21	26

Avg Sold to OLP Ratio 97.4%

Min 97.4% 99.0% Max 99.9%
 5-year Nov average

Oct 2025	Nov 2024	YTD
97.8%	99.9%	98.9%