

August 2026

Montgomery County, MD

New Listings

783

 -18.5%

 from Jul 2026:
961

 -2.9%

 from Aug 2025:
806

YTD	2026	2025	+/-
	9,290	9,303	-0.1%

5-year Aug average: 860

New Pendings

697

 -16.1%

 from Jul 2026:
831

 -15.8%

 from Aug 2025:
828

YTD	2026	2025	+/-
	6,805	6,842	-0.5%

5-year Aug average: 827

Closed Sales

779

 -17.5%

 from Jul 2026:
944

 -8.1%

 from Aug 2025:
848

YTD	2026	2025	+/-
	6,660	6,460	3.1%

5-year Aug average: 891

Median Sold Price

\$639,540

 -2.5%

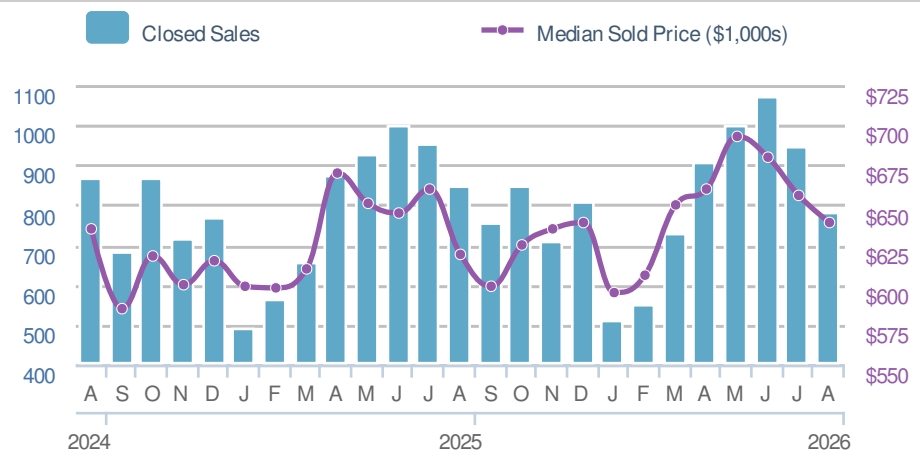
 from Jul 2026:
\$656,000

 3.3%

 from Aug 2025:
\$619,000

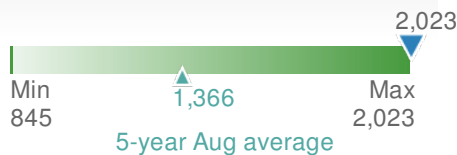
YTD	2026	2025	+/-
	\$650,000	\$635,000	2.4%

5-year Aug average: \$606,908



Active Listings

2,023



Jul 2026	Aug 2025
2,070	1,710

Avg DOM

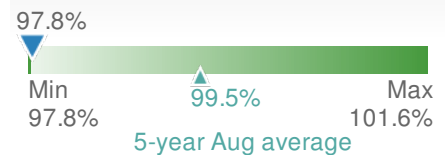
28



Jul 2026	Aug 2025	YTD
30	29	29

Avg Sold to OLP Ratio

97.8%



Jul 2026	Aug 2025	YTD
98.0%	97.8%	98.7%