

January 2026

Montgomery County, MD

New Listings **594**

▲ **61.0%** ▼ **-5.1%**
 from Dec 2025: **369** from Jan 2025: **626**

YTD	2026	2025	+/-
	594	626	-5.1%

5-year Jan average: **651**

New Pendings **594**

▲ **6.3%** ▲ **0.5%**
 from Dec 2025: **559** from Jan 2025: **591**

YTD	2026	2025	+/-
	594	591	0.5%

5-year Jan average: **641**

Closed Sales **507**

▼ **-37.1%** ▲ **3.5%**
 from Dec 2025: **806** from Jan 2025: **490**

YTD	2026	2025	+/-
	507	490	3.5%

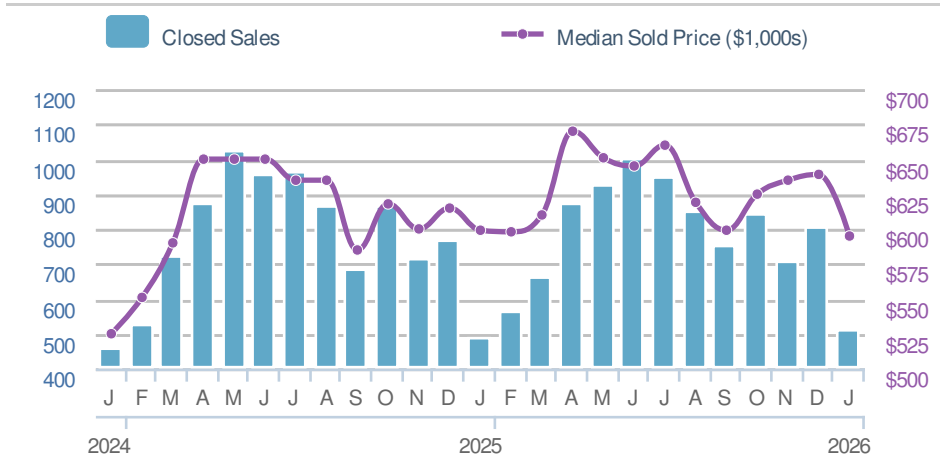
5-year Jan average: **537**

Median Sold Price **\$595,000**

▼ **-6.9%** ▼ **-0.8%**
 from Dec 2025: **\$639,000** from Jan 2025: **\$599,945**

YTD	2026	2025	+/-
	\$595,000	\$599,945	-0.8%

5-year Jan average: **\$544,187**



Active Listings **1,168**

Min 499 ▲ **769** ▼ **1,168** Max
 5-year Jan average

Dec 2025	Jan 2025
1,180	848

Avg DOM **44**

Min 28 ▲ **34** ▼ **44** Max
 5-year Jan average

Dec 2025	Jan 2025	YTD
35	33	44

Avg Sold to OLP Ratio **96.6%**

Min 96.6% ▲ **98.3%** ▼ **100.2%** Max
 5-year Jan average

Dec 2025	Jan 2025	YTD
97.3%	98.5%	96.6%