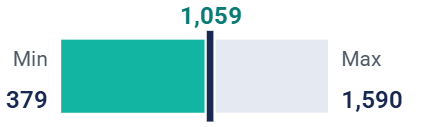
Montgomery County, MD

October 2026 · All Home Types

New Listings 1,059

year-over-year	month-over-month
▼8.2%	▼21.8%
vs. Oct 2025: 1,154	vs. Sep 2026: 1,354



1,055 (5-year Oct avg.)

New Purchase Contracts 756

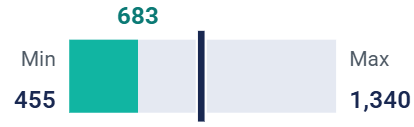
year-over-year	month-over-month
▼21.4%	▼1.9%
vs. Oct 2025: 962	vs. Sep 2026: 771



977 (5-year Oct avg.)

Closed Sales 683

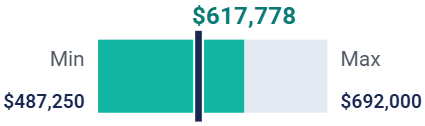
year-over-year	month-over-month
▼19.0%	▲0.9%
vs. Oct 2025: 843	vs. Sep 2026: 677



893 (5-year Oct avg.)

Median Sale Price $617,778

year-over-year	month-over-month
▼0.4%	▲1.3%
vs. Oct 2025: $620,000	vs. Sep 2026: $610,000



$577,000 (5-year Oct avg.)

Median Days on Market 19 days

year-over-year	month-over-month
▲6 days	0 days
vs. Oct 2025: 13 days	vs. Sep 2026: 19 days



10 days (5-year Oct avg.)

Avg. Sale to Orig. List Price Ratio 96.7%

year-over-year	month-over-month
▼1.1 pp	▼0.6 pp
vs. Oct 2025: 97.8%	vs. Sep 2026: 97.3%



99.4% (5-year Oct avg.)

Active Listings 2,407

year-over-year	month-over-month
▲27.2%	▼2.3%
vs. Oct 2025: 1,892	vs. Sep 2026: 2,464



1,352 (5-year Oct avg.)

Months of Supply 3.1

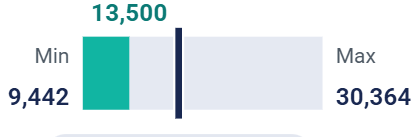
year-over-year	month-over-month
▲0.7 mos	0.0 mos
vs. Oct 2025: 2.4	vs. Sep 2026: 3.1



1.5 (5-year Oct avg.)

Showings 13,500

year-over-year	month-over-month
▼17.4%	▼2.5%
vs. Oct 2025: 16,348	vs. Sep 2026: 13,843



17,809 (5-year Oct avg.)

© Copyright Bright MLS — Information Deemed Reliable but Not Guaranteed.