

September 2026

Montgomery County, MD

New Listings

1,072

 36.9%
from Aug 2026:
783
 2.8%
from Sep 2025:
1,043

YTD	2026	2025	+/-
	10,750	10,655	0.9%

5-year Sep average: 1,006

New Pendings

705

 1.1%
from Aug 2026:
697
 -17.7%
from Sep 2025:
857

YTD	2026	2025	+/-
	7,502	7,681	-2.3%

5-year Sep average: 812

Closed Sales

681

 -12.6%
from Aug 2026:
779
 -9.4%
from Sep 2025:
752

YTD	2026	2025	+/-
	7,372	7,246	1.7%

5-year Sep average: 761

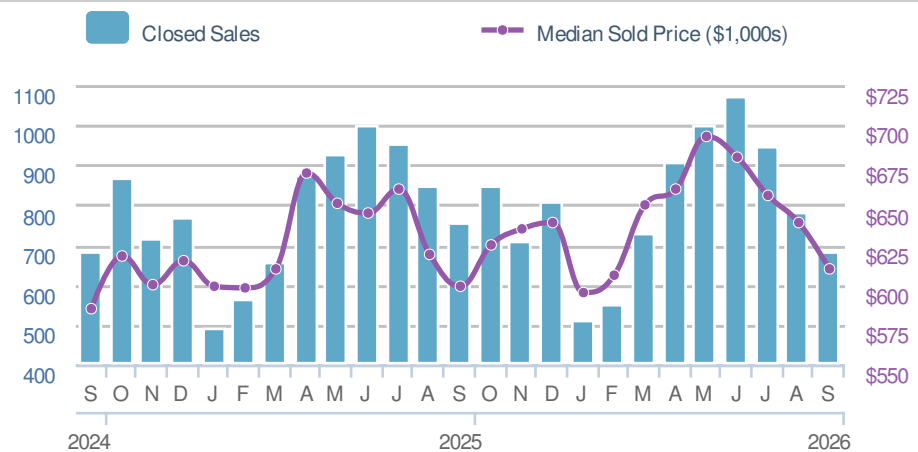
Median Sold Price

\$610,000

 -4.6%
from Aug 2026:
\$639,540
 1.8%
from Sep 2025:
\$599,450

YTD	2026	2025	+/-
	\$650,000	\$630,000	3.2%

5-year Sep average: \$574,890



Active Listings

2,447



Aug 2026	Sep 2025
2,023	1,923

Avg DOM

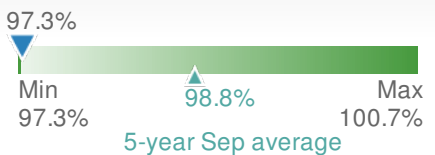
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Aug 2026	Sep 2025	YTD
28	32	30

Avg Sold to OLP Ratio

97.3%



Aug 2026	Sep 2025	YTD
97.8%	97.3%	98.6%