

July 2025

Montgomery County, MD

New Listings

914

 -10.9%

 from Jun 2025:
1,026

 3.9%

 from Jul 2024:
880

YTD	2025	2024	+/-
	8,276	7,357	12.5%

5-year Jul average: 1,139

New Pendings

866

 -12.4%

 from Jun 2025:
989

 -0.1%

 from Jul 2024:
867

YTD	2025	2024	+/-
	6,031	6,096	-1.1%

5-year Jul average: 996

Closed Sales

948

 -5.0%

 from Jun 2025:
998

 -1.8%

 from Jul 2024:
965

YTD	2025	2024	+/-
	5,583	5,646	-1.1%

5-year Jul average: 1,076

Median Sold Price

\$660,000

 2.3%

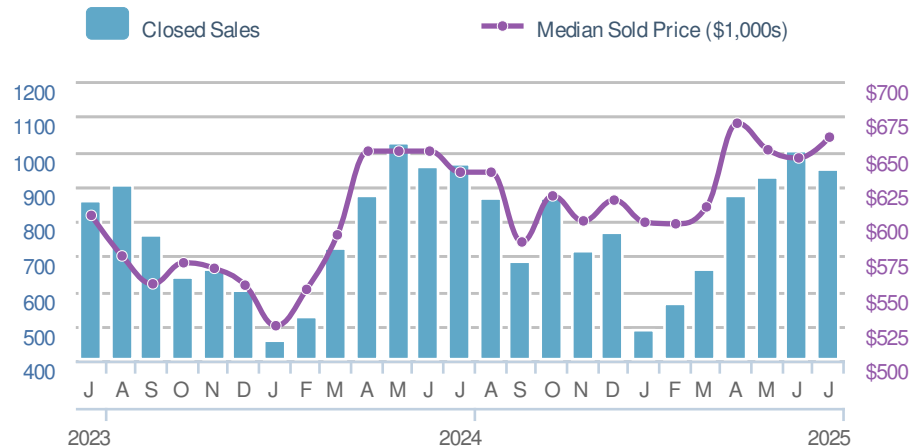
 from Jun 2025:
\$645,000

 3.8%

 from Jul 2024:
\$635,959

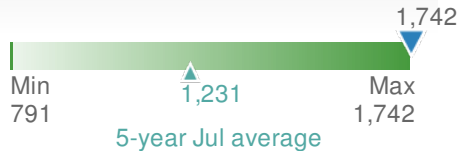
YTD	2025	2024	+/-
	\$640,000	\$620,000	3.2%

5-year Jul average: \$601,992



Active Listings

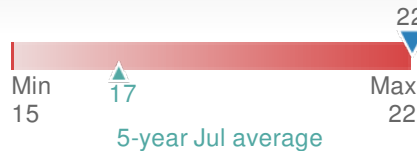
1,742



Jun 2025	Jul 2024
1,771	1,051

Avg DOM

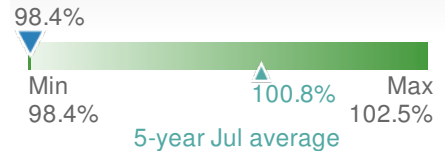
22



Jun 2025	Jul 2024	YTD
21	17	23

Avg Sold to OLP Ratio

98.4%



Jun 2025	Jul 2024	YTD
99.1%	100.9%	99.6%