January thru March 2022 YTD
Montgomery County, MD

## Sold Summary

|  | $\mathbf{2 0 2 2}$ | $\mathbf{2 0 2 1}$ | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 1,588,623,584$ | $\$ 1,688,486,951$ | $-5.91 \%$ |
| Avg Sold Price | $\$ 634,196$ | $\$ 608,776$ | $4.18 \%$ |
| Median Sold Price | $\$ 510,000$ | $\$ 495,000$ | $3.03 \%$ |
| Units Sold | 2,584 | 2,819 | $-8.34 \%$ |
| Avg Days on Market | 23 | 22 | $4.55 \%$ |
| Avg List Price for Solds | $\$ 615,618$ | $\$ 601,032$ | $2.43 \%$ |
| Avg SP to OLP Ratio | $102.3 \%$ | $101.3 \%$ | $0.97 \%$ |
| Ratio of Avg SP to Avg OLP | $102.4 \%$ | $100.9 \%$ | $1.44 \%$ |
| Attached Avg Sold Price | $\$ 406,440$ | $\$ 376,258$ | $8.02 \%$ |
| Detached Avg Sold Price | $\$ 890,843$ | $\$ 850,669$ | $4.72 \%$ |
| Attached Units Sold | 1,369 | 1,436 | $-4.67 \%$ |
| Detached Units Sold | 1,215 | 1,382 | $-12.08 \%$ |

## Notes:

- $\mathrm{SP}=$ Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.


## Sold Detail

|  | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
| Price Ranges | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 3 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 1 | 0 | 1 |
| \$100K to \$149,999 | 0 | 1 | 0 | 0 | 0 | 0 | 50 | 0 | 0 | 11 |
| \$150K to \$199,999 | 0 | 1 | 0 | 1 | 0 | 0 | 126 | 0 | 1 | 36 |
| \$200K to \$299,999 | 2 | 20 | 4 | 8 | 0 | 2 | 236 | 0 | 6 | 68 |
| \$300K to \$399,999 | 6 | 17 | 24 | 143 | 5 | 22 | 161 | 3 | 20 | 62 |
| \$400K to \$499,999 | 15 | 11 | 65 | 119 | 67 | 36 | 98 | 23 | 18 | 20 |
| \$500K to \$599,999 | 6 | 2 | 73 | 66 | 128 | 23 | 27 | 35 | 18 | 12 |
| \$600K to \$799,999 | 6 | 2 | 62 | 67 | 249 | 26 | 38 | 64 | 24 | 15 |
| \$800K to \$999,999 | 0 | 1 | 21 | 11 | 175 | 10 | 7 | 47 | 11 | 4 |
| \$1M to \$2,499,999 | 2 | 1 | 20 | 5 | 261 | 13 | 7 | 101 | 4 | 4 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 21 | 0 | 2 | 30 | 0 | 1 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 9 | 0 | 0 |
| Total | 37 | 56 | 269 | 421 | 909 | 132 | 760 | 313 | 102 | 237 |
| Avg Sold Price | \$511,388 | \$379,526 | \$612,600 | \$480,786 | \$988,737 | \$620,667 | \$329,931 |  |  |  |
| Prev Year - Avg Sold Price | \$519,749 | \$317,475 | \$589,913 | \$443,550 | \$927,563 | \$552,666 | \$308,079 |  |  |  |
| Avg Sold \% Change | -1.61\% | 19.55\% | 3.85\% | 8.39\% | 6.60\% | 12.30\% | 7.09\% |  |  |  |
| Prev Year - \# of Solds | 35 | 60 | 272 | 440 | 1,075 | 154 | 782 |  |  |  |

