

January thru March 2022 YTD

Montgomery County, MD

Sold Summary

	2022	2021	% 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%

Financing (Sold)

Assumption	2
Cash	494
Conventional	1,785
FHA	133
Other	43
Owner	0
VA	107

Days on Market (Sold)

0	100
1 to 10	1,528
11 to 20	251
21 to 30	109
31 to 60	213
61 to 90	143
91 to 120	97
121 to 180	84
181 to 360	54
361 to 720	5
721+	0

Notes:

- 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

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$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			

Active Detail