

January thru March 2022 YTD

Montgomery County, MD

Sold Summary

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	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)

Joia
100
1,528
251
109
213
143
97
84
54
5
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 Active Detail

	Residential					Condo/Coop		Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	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			

