

September 2014

Montgomery County, MD

Sold Summary

	Sep 2014	Sep 2013	% Change
Sold Dollar Volume	\$438,634,414	\$407,688,711	7.59%
Avg Sold Price	\$496,193	\$468,070	6.01%
Median Sold Price	\$390,000	\$379,000	2.90%
Units Sold	884	871	1.49%
Avg Days on Market	53	44	20.45%
Avg List Price for Solds	\$507,404	\$476,910	6.39%
Avg SP to OLP Ratio	96.0%	97.2%	-1.18%
Ratio of Avg SP to Avg OLP	94.9%	96.3%	-1.46%
Attached Avg Sold Price	\$305,082	\$301,436	1.21%
Detached Avg Sold Price	\$654,859	\$614,233	6.61%
Attached Units Sold	401	407	-1.47%
Detached Units Sold	483	464	4.09%

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.

Inventory

	Sep 2014	Sep 2013	% Change
Active Listings	3,371	2,479	35.98%
New Listings	1,645	1,474	11.60%
New Under Contracts	421	426	-1.17%
New Contingents	576	548	5.11%
New Pendings	997	974	2.36%
All Pendings	1,601	1,748	-8.41%

Financing (Sold)

Assumption	0
Cash	178
Conventional	553
FHA	98
Other	21
Owner	0
VA	34

Days on Market (Sold)

0	16
1 to 10	202
11 to 20	123
21 to 30	76
31 to 60	208
61 to 90	112
91 to 120	66
121 to 180	48
181 to 360	27
361 to 720	4
721+	2

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	0	0	0	0	4	3	2
\$50K to \$99,999	0	0	0	0	0	0	17	1	0	23
\$100K to \$149,999	2	2	0	1	0	0	28	1	2	66
\$150K to \$199,999	0	3	0	7	0	1	39	6	22	99
\$200K to \$299,999	5	6	17	59	4	11	61	49	184	188
\$300K to \$399,999	4	0	47	40	59	12	36	307	190	132
\$400K to \$499,999	5	0	21	21	74	3	8	368	89	52
\$500K to \$599,999	3	0	10	12	42	3	6	272	39	24
\$600K to \$799,999	0	0	13	7	68	10	5	416	48	18
\$800K to \$999,999	1	0	5	1	31	0	0	195	8	6
\$1M to \$2,499,999	0	1	0	0	66	1	0	437	23	8
\$2.5M to \$4,999,999	0	0	0	0	6	0	0	72	0	4
\$5,000,000+	0	0	0	0	0	0	0	12	0	1
Total	20	12	113	148	350	41	200	2,140	608	623
Avg Sold Price	\$382,849	\$275,165	\$430,030	\$347,260	\$742,990	\$442,818	\$247,428			
Prev Year - Avg Sold Price	\$345,362	\$252,910	\$459,325	\$355,649	\$677,995	\$480,918	\$241,399			
Avg Sold % Change	10.85%	8.80%	-6.38%	-2.36%	9.59%	-7.92%	2.50%			
Prev Year - # of Solds	14	20	114	128	336	40	219			

Active Detail