

November 2016

Montgomery County, MD

New Listings **904**

↓ **-29.4%** ↓ **-1.2%**
 from Oct 2016: **1,280** from Nov 2015: **915**

YTD	2016	2015	+/-
	16,670	17,017	-2.0%

5-year Nov average: **858**

New Pendings **950**

↓ **-15.7%** ↓ **-7.5%**
 from Oct 2016: **1,127** from Nov 2015: **1,027**

YTD	2016	2015	+/-
	13,712	13,370	2.6%

5-year Nov average: **933**

Closed Sales **951**

↓ **-5.1%** ↑ **14.9%**
 from Oct 2016: **1,002** from Nov 2015: **828**

YTD	2016	2015	+/-
	11,908	11,111	7.2%

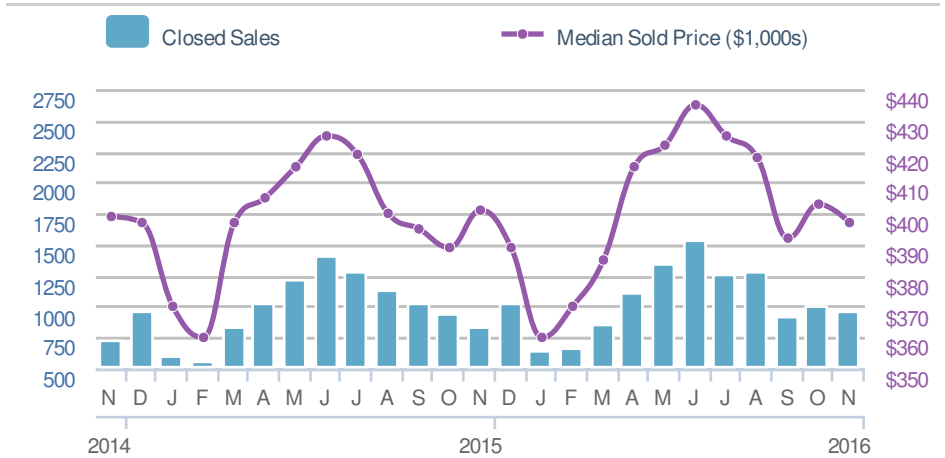
5-year Nov average: **817**

Median Sold Price **\$397,000**

↓ **-1.6%** ↓ **-1.1%**
 from Oct 2016: **\$403,488** from Nov 2015: **\$401,450**

YTD	2016	2015	+/-
	\$409,000	\$400,000	2.3%

5-year Nov average: **\$393,395**



Active Listings **2,314**

Min 1,894 | Max 2,829
 5-year Nov average: **2,380**

Oct 2016	Nov 2015
2,717	2,829

Avg DOM **59**

Min 44 | Max 59
 5-year Nov average: **55**

Oct 2016	Nov 2015	YTD
55	58	54

Avg Sold to OLP Ratio **96.4%**

Min 95.8% | Max 97.3%
 5-year Nov average: **96.3%**

Oct 2016	Nov 2015	YTD
97.2%	96.0%	96.9%