Local Market **Insight**

REALESTATE BUSINESS INTELLIGENCE

August 2012

Montgomery County, MD

New Listings 1,048

5.9% from Jul 2012: **990**

6.4% from Aug 2011: **985**

YTD	2012	2011	+/-
	9,829	**10,429**	-5.8%

5-year Aug average: **1,155**

New Pendings 958

-2.3% from Jul 2012: **981**

7.4% from Aug 2011: **892**

YTD	2012	2011	+/-
	8,785	**8,530**	3.0%

5-year Aug average: **895**

Closed Sales 934

-3.9% from Jul 2012: **972**

10.3% from Aug 2011: **847**

YTD	2012	2011	+/-
	6,889	**6,613**	4.2%

5-year Aug average: **906**

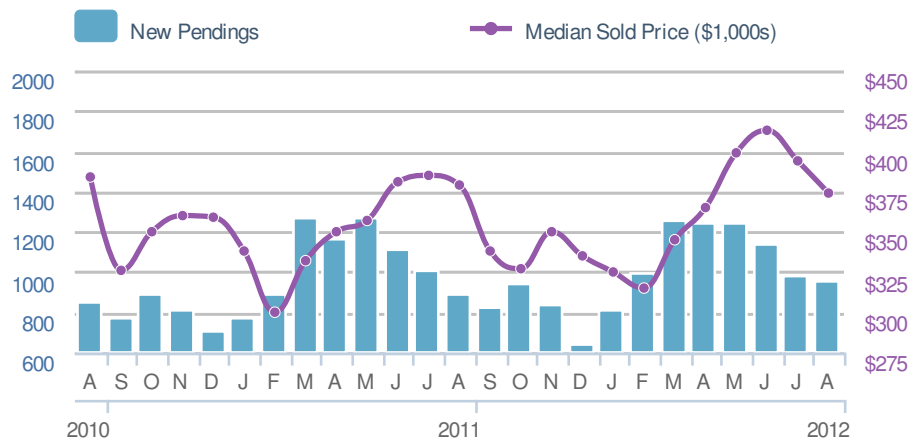
Median Sold Price $374,728

-5.0% from Jul 2012: **$394,500**

-1.4% from Aug 2011: **$379,900**

YTD	2012	2011	+/-
	$370,000	**$355,000**	4.2%

5-year Aug average: **$379,282**



Active Listings 2,345

2,345

Min 2,345 | 3,599 | Max 5,525

5-year Aug average

Jul 2012	Aug 2011
2,460	**3,247**

Avg DOM 57

57

Min 57 | 75 | Max 98

5-year Aug average

Jul 2012	Aug 2011	YTD
57	**69**	**69**

Avg Sold to OLP Ratio 95.4%

95.4%

Min 91.9% | 93.8% | Max 95.4%

5-year Aug average

Jul 2012	Aug 2011	YTD
96.0%	**94.4%**	**94.9%**

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Data Source: MRIS. Statistics calculated September 07, 2012.

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