Montgomery County
Residential Market Report

SUBURBAN WEST REALTORS® ASSOCIATION
PROFESSIONALISM ▲ INTEGRITY ▲ SERVICE

HOUSING REPORT
Single Family Homes
February 2017

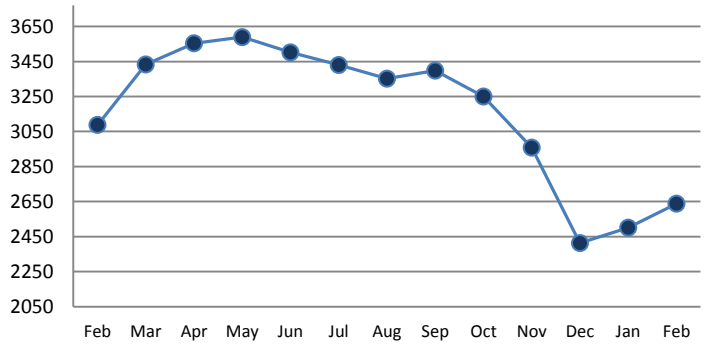
PENDING

	New This Month			Year-To-Date		
Price Range	2016	2017	% Change	2016	2017	% Change
0 - 149,999	86	90	4.7%	172	166	-3.5%
150,000 - 199,999	76	97	27.6%	155	186	20.0%
200,000 - 299,999	213	291	36.6%	381	529	38.8%
300,000 - 399,999	140	171	22.1%	247	277	12.1%
400,000 - 499,999	71	90	26.8%	126	157	24.6%
500,000 - 599,999	42	39	-7.1%	70	75	7.1%
600,000 - 699,999	34	18	-47.1%	54	41	-24.1%
700,000 - 799,999	16	15	-6.3%	26	27	3.8%
800,000 - 899,999	5	5	0.0%	10	14	40.0%
900,000 - 999,999	1	8	700.0%	10	11	10.0%
1,000,000 - 1,999,999	10	13	30.0%	13	19	46.2%
2,000,000 +	2	2	0.0%	3	5	66.7%
TOTALS	696	839	20.5%	1267	1507	18.9%

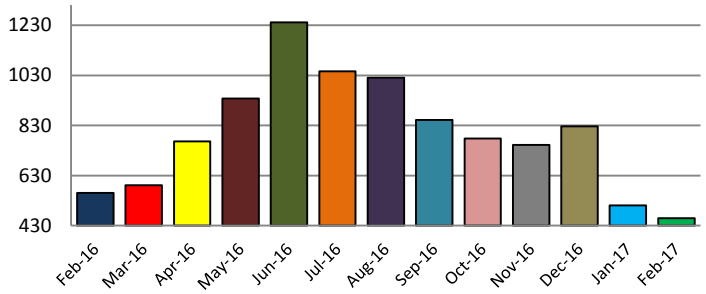
SETTLEMENTS

	New This Month			Year-To-Date		
Price Range	2016	2017	% Change	2016	2017	% Change
0 - 149,999	91	60	-34.1%	164	127	-22.6%
150,000 - 199,999	65	63	-3.1%	136	130	-4.4%
200,000 - 299,999	167	152	-9.0%	345	302	-12.5%
300,000 - 399,999	108	77	-28.7%	212	181	-14.6%
400,000 - 499,999	55	50	-9.1%	103	100	-2.9%
500,000 - 599,999	34	26	-23.5%	46	52	13.0%
600,000 - 699,999	18	12	-33.3%	39	25	-35.9%
700,000 - 799,999	4	6	50.0%	14	18	28.6%
800,000 - 899,999	5	4	-20.0%	8	9	12.5%
900,000 - 999,999	6	2	-66.7%	10	6	-40.0%
1,000,000 - 1,999,999	6	6	0.0%	11	16	45.5%
2,000,000 +	2	2	0.0%	4	5	25.0%
TOTALS	561	460	-18.0%	1092	971	-11.1%

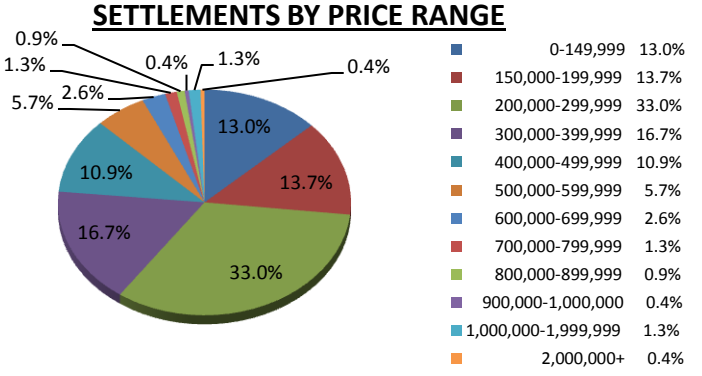
INVENTORY TREND
Listings Active at End of Month



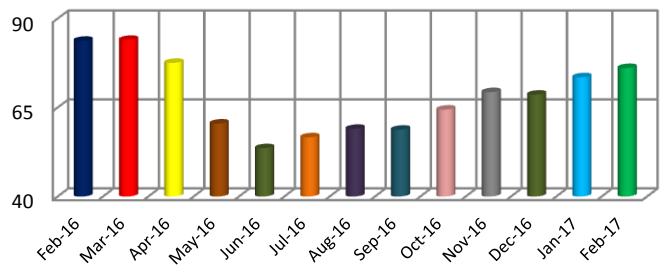
SALES TREND
Settlements Per Month



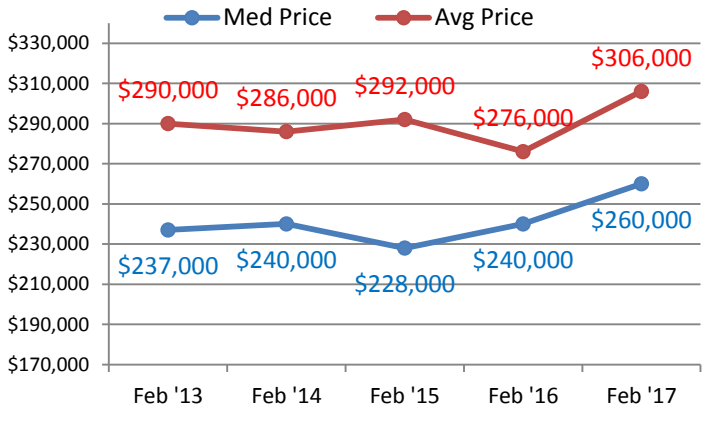
SETTLEMENTS BY PRICE RANGE



AVERAGE DAYS ON MARKET



AVERAGE & MEDIAN PRICE



DATA SOURCE: Trend Multiple Listing Service

NOTES: Properties not listed through this MLS are not reflected. The term "sales" represents ratified purchase contracts. Current year information is preliminary and subject to revision. Current year-to-date contract information may not equal the sum of the monthly contract totals reported above