Local Market **Insight**

Presented by
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Montgomery County, MD

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New Listings 1,525

-12.1% from Apr 2011: **1,734**

8.5% from May 2010: **1,406**

YTD	2011	2010	+/-
	6,820	**7,592**	-10.2%

5-year May average: **1,727**

New Pendings 1,270

9.2% from Apr 2011: **1,163**

35.4% from May 2010: **938**

YTD	2011	2010	+/-
	5,445	**5,126**	6.2%

5-year May average: **1,075**

Closed Sales 884

5.6% from Apr 2011: **837**

-22.4% from May 2010: **1,139**

YTD	2011	2010	+/-
	3,672	**4,215**	-12.9%

5-year May average: **959**

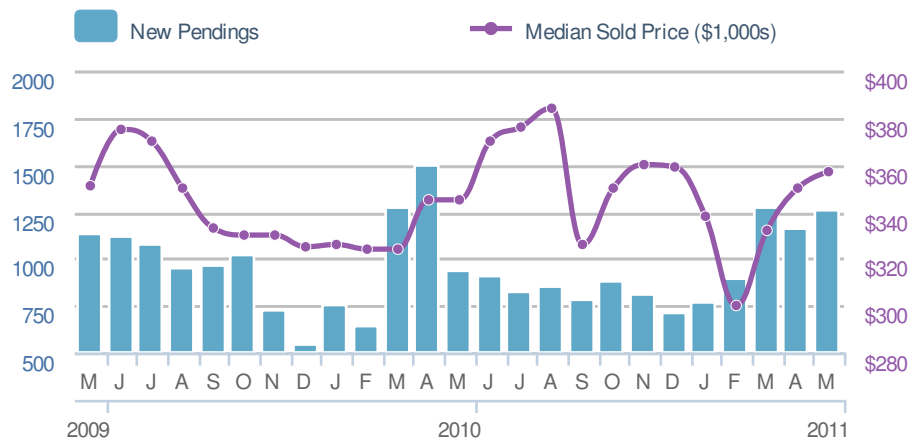
Median Sold Price $357,250

2.1% from Apr 2011: **$350,000**

3.6% from May 2010: **$345,000**

YTD	2011	2010	+/-
	$335,416	**$335,000**	0.1%

5-year May average: **$382,150**



Active Listings 3,498

3,498

Min 3,498 | 4,499 | Max 5,964

5-year May average

Apr 2011	May 2010
3,481	**3,594**

Avg DOM 69

69

Min 51 | 80 | Max 105

5-year May average

Apr 2011	May 2010	YTD
81	**51**	**83**

Avg Sold to OLP Ratio 94.6%

94.6%

Min 91.0% | 94.1% | Max 96.2%

5-year May average

Apr 2011	May 2010	YTD
93.7%	**96.2%**	**93.1%**

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