Month					YTD			
Montgomery County MLS Areas Only	**Aug-25**	**Aug-26**	**Percent Change**		**Montgomery County MLS Areas Only**	**YTD 2025**	**YTD 2026**	**Percent Change**
Closed Sales	1312	1113	-15.2%		Closed Sales	9,656	9,886	2.4%
Active Listings	6,087	6,178	1.5%		New Listings	19,612	20,390	4.0%
Total Dollar Volume	$578,045,728	$499,798,145	-13.5%		Total Dollar Volume	$4,207,055,692	$4,423,944,831	5.2%
Pending Sales	1239	1226	-1.0%		Days on Market	59	63	7.4%
Median Price, Area 15	$375,000	$394,447	5.2%		Median Price, Area 15	$380,000	$390,000	2.6%
Median Price, Area 19	$307,320	$294,765	-4.1%		Median Price, Area 19	$295,000	$296,990	0.7%
Median Price, Area 39	$387,495	$375,000	-3.2%		Median Price, Area 39	$359,000	$359,000	0.0%
Median Price, Area 40	$284,915	$299,990	5.3%		Median Price, Area 40	$275,000	$290,000	5.5%
						YTD	**YTD**	
MLS Area 15 Only	**Aug-25**	**Aug-26**	**Percent Change**		**MLS Area 15 Only**	**2025**	**2026**	**Percent Change**
Closed Sales	482	386	-19.9%		Closed Sales	3,489	3,470	-0.5%
Median Price	$375,000	$394,447	5.2%		Median Price	$380,000	$390,000	2.6%
Average Price	$496,859	$512,518	3.2%		Average Price	$516,081	$522,361	1.2%
Active Listings	1,903	1,832	-3.7%		New Listings	6,873	6,881	0.1%
Total Dollar Volume	$239,486,038	$197,831,948	-17.4%		Total Dollar Volume	$1,800,606,609	$1,812,592,670	0.7%
Pending Sales	434	419	-3.5%		Days on Market	50	52	4.0%
						YTD	**YTD**	
MLS Area 19 Only	**Aug-25**	**Aug-26**	**Percent Change**		**MLS Area 19 Only**	**2025**	**2026**	**Percent Change**
Closed Sales	290	263	-9.3%		Closed Sales	2,159	2,187	1.3%
Median Price	$307,320	$294,765	-4.1%		Median Price	$295,000	$296,990	0.7%
Average Price	$364,183	$352,912	-3.1%		Average Price	$342,782	$340,516	-0.7%
Active Listings	1434	1281	-10.7%		New Listings	4,278	4,147	-3.1%
Total Dollar Volume	$105,613,070	$92,815,856	-12.1%		Total Dollar Volume	$740,066,338	$744,708,492	0.6%
Pending Sales	294	257	-12.6%		Days on Market	67	77	14.9%
						YTD	**YTD**	
MLS Area 39 Only	**Aug-25**	**Aug-26**	**Percent Change**		**MLS Area 39 Only**	**2025**	**2026**	**Percent Change**
Closed Sales	272	227	-16.5%		Closed Sales	1,857	2,281	22.8%
Median Price	$387,495	$375,000	-3.2%		Median Price	$359,000	$359,000	0.0%
Average Price	$495,854	$510,074	2.9%		Average Price	$479,509	$489,837	2.2%
Active Listings	1,505	1,767	17.4%		New Listings	4,272	5,179	21.2%
Total Dollar Volume	$134,872,288	$115,786,798	-14.2%		Total Dollar Volume	$890,448,213	$1,117,318,197	25.5%
Pending Sales	221	262	18.6%		Days on Market	66	70	6.1%
						YTD	**YTD**	
MLS Area 40 Only	**Aug-25**	**Aug-26**	**Percent Change**		**MLS Area 40 Only**	**2025**	**2026**	**Percent Change**
Closed Sales	268	237	-11.6%		Closed Sales	2151	1,948	-9.4%
Median Price	$284,915	$299,990	5.3%		Median Price	$275,000	$290,000	5.5%
Average Price	$365,949	$393,939	7.6%		Average Price	$360,732	$384,664	6.6%
Active Listings	1245	1298	4.3%		New Listings	4189	4,183	-0.1%
Total Dollar Volume	$98,074,332	$93,363,543	-4.8%		Total Dollar Volume	$775,934,532	$749,325,472	-3.4%
Pending Sales	290	288	-0.7%		Days on Market	60	61	1.7%

Montgomery County is comprised of four MLS Areas including Montgomery County Southwest (15), Montgomery County Northeast (19), Montgomery County Northwest (39) and Montgomery County Southeast (40)

The information published and disseminated to the HAR Multiple Listing Service (MLS) is communicated verbatim, without change by

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