

Local Market Update – May 2018

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



+ 36.6%

Change in
New Listings

+ 35.0%

Change in
Closed Sales

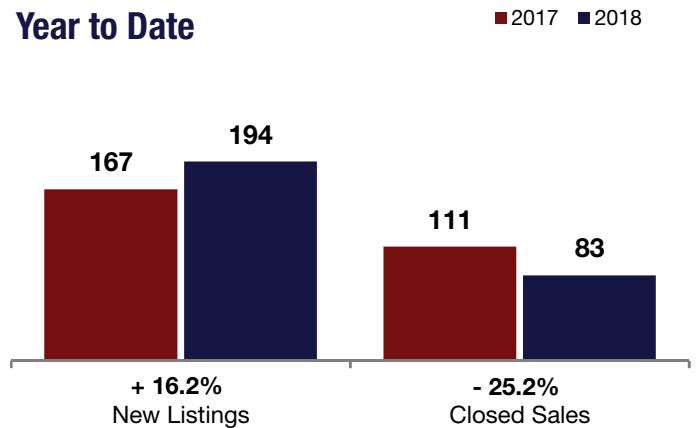
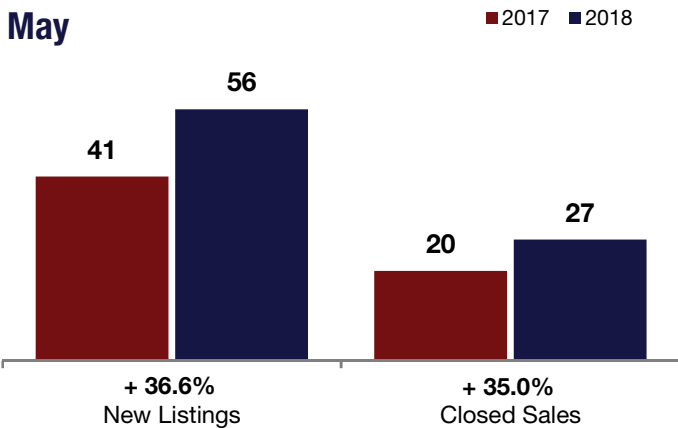
- 17.7%

Change in
Median Sales Price

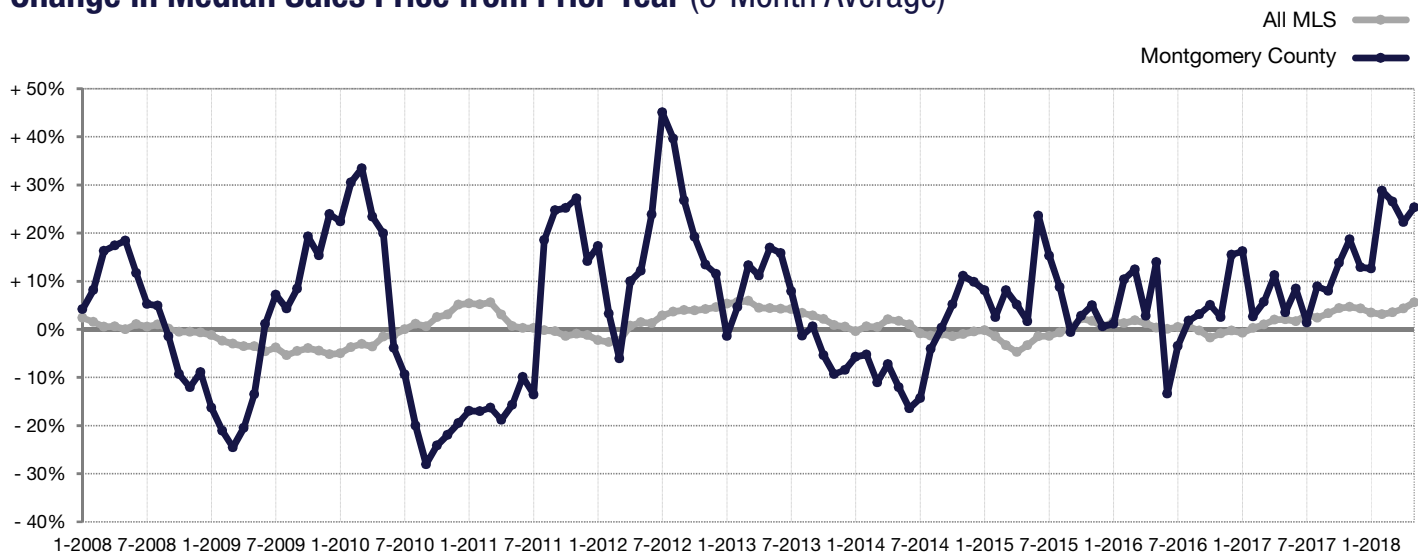
Montgomery County

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	41	56	+ 36.6%	167	194	+ 16.2%
Closed Sales	20	27	+ 35.0%	111	83	- 25.2%
Median Sales Price*	\$115,941	\$95,400	- 17.7%	\$92,500	\$95,400	+ 3.1%
Percent of Original List Price Received*	88.4%	92.5%	+ 4.6%	90.0%	89.6%	- 0.4%
Days on Market Until Sale	133	82	- 38.1%	99	104	+ 4.6%
Inventory of Homes for Sale	147	129	- 12.2%	--	--	--
Months Supply of Inventory	6.0	5.4	- 10.4%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of June 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.