

Local Market Update – July 2018

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



- 12.8%

+ 60.0%

- 16.1%

Change in
New Listings

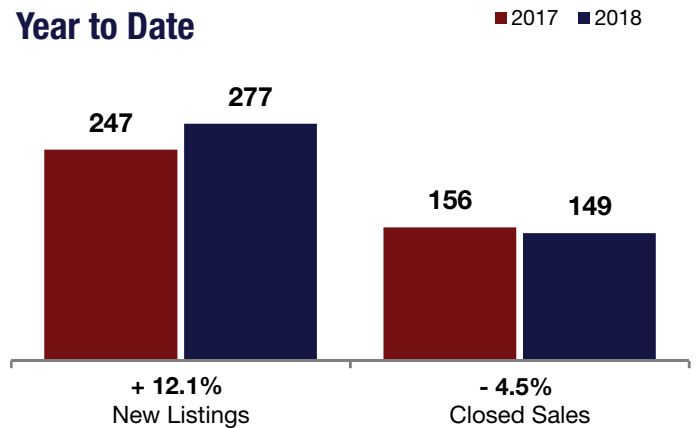
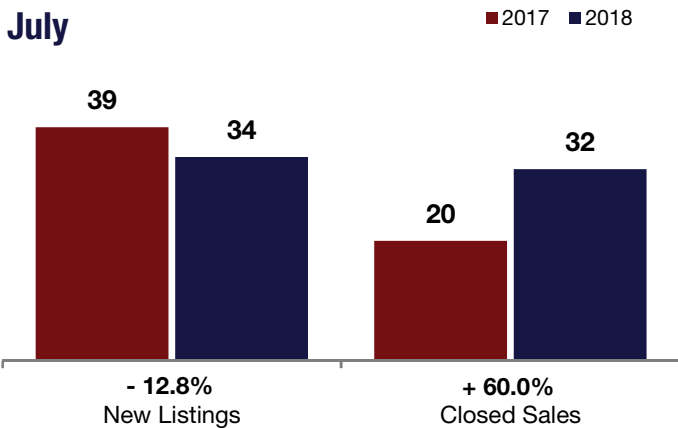
Change in
Closed Sales

Change in
Median Sales Price

Montgomery County

	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	39	34	- 12.8%	247	277	+ 12.1%
Closed Sales	20	32	+ 60.0%	156	149	- 4.5%
Median Sales Price*	\$103,900	\$87,130	- 16.1%	\$94,000	\$100,100	+ 6.5%
Percent of Original List Price Received*	94.3%	92.9%	- 1.5%	90.4%	91.0%	+ 0.6%
Days on Market Until Sale	64	56	- 12.1%	97	88	- 8.6%
Inventory of Homes for Sale	156	123	- 21.2%	--	--	--
Months Supply of Inventory	6.2	4.7	- 23.2%	--	--	--

* 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 August 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.