

Local Market Update – August 2018

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



- 22.2%

Change in
New Listings

+ 8.7%

Change in
Closed Sales

+ 14.5%

Change in
Median Sales Price

Montgomery County

August

Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	45	35	- 22.2%	292	312	+ 6.8%
Closed Sales	23	25	+ 8.7%	179	175	- 2.2%
Median Sales Price*	\$115,300	\$132,000	+ 14.5%	\$105,500	\$106,000	+ 0.5%
Percent of Original List Price Received*	94.1%	91.6%	- 2.6%	90.9%	91.1%	+ 0.2%
Days on Market Until Sale	76	84	+ 10.7%	94	87	- 7.1%
Inventory of Homes for Sale	160	128	- 20.0%	--	--	--
Months Supply of Inventory	6.5	5.1	- 21.6%	--	--	--

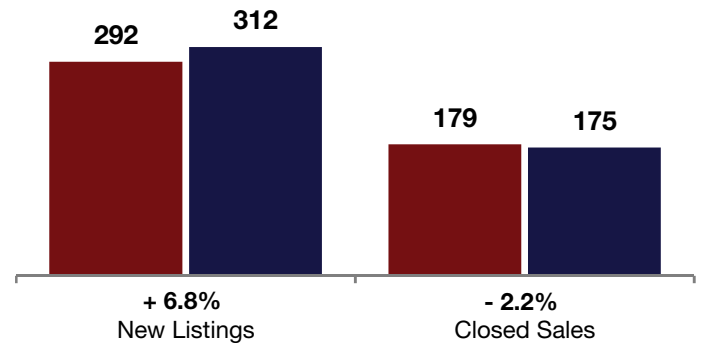
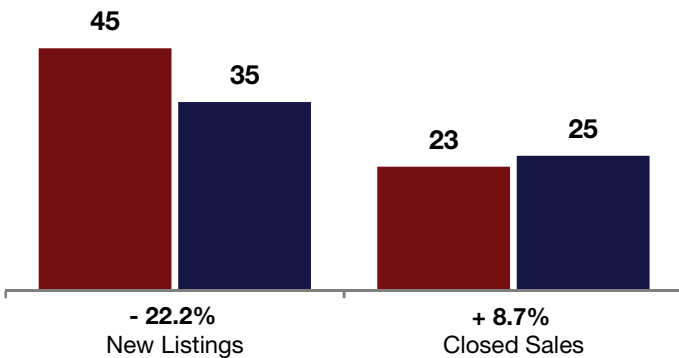
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2017 ■ 2018

Year to Date

■ 2017 ■ 2018



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