

# Local Market Update – October 2018

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



**+ 25.9%**

**0.0%**

**- 18.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Montgomery County

### October

### Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	27	34	+ 25.9%	356	381	+ 7.0%
Closed Sales	30	30	0.0%	244	239	- 2.0%
Median Sales Price*	\$132,000	\$107,000	- 18.9%	\$110,000	\$107,500	- 2.3%
Percent of Original List Price Received*	93.7%	93.8%	+ 0.1%	91.8%	91.4%	- 0.4%
Days on Market Until Sale	72	52	- 27.0%	84	78	- 7.2%
Inventory of Homes for Sale	144	128	- 11.1%	--	--	--
Months Supply of Inventory	6.0	5.2	- 12.6%	--	--	--

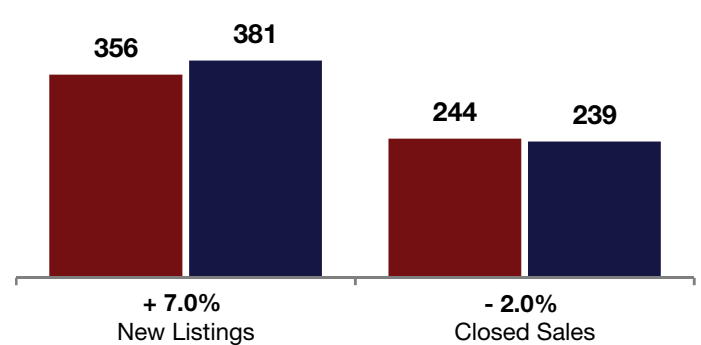
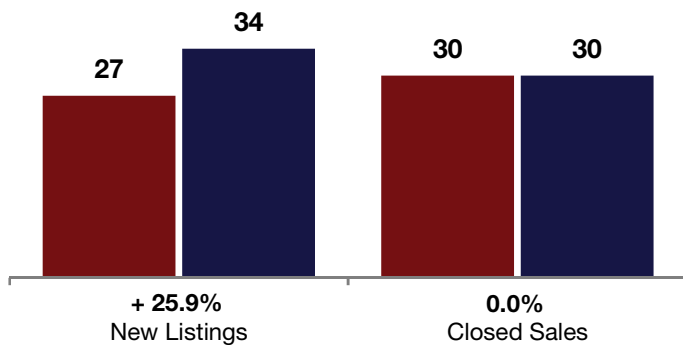
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

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