

Local Market Update – November 2018

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



- 24.1%

Change in
New Listings

- 27.6%

Change in
Closed Sales

+ 0.2%

Change in
Median Sales Price

Montgomery County

November

Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	29	22	- 24.1%	385	402	+ 4.4%
Closed Sales	29	21	- 27.6%	273	261	- 4.4%
Median Sales Price*	\$124,700	\$124,900	+ 0.2%	\$112,710	\$109,000	- 3.3%
Percent of Original List Price Received*	87.4%	92.7%	+ 6.1%	91.4%	91.5%	+ 0.2%
Days on Market Until Sale	116	63	- 45.8%	87	77	- 12.4%
Inventory of Homes for Sale	144	116	- 19.4%	--	--	--
Months Supply of Inventory	5.9	4.7	- 20.8%	--	--	--

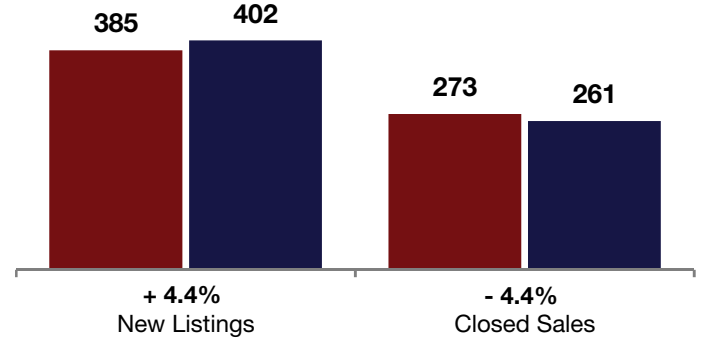
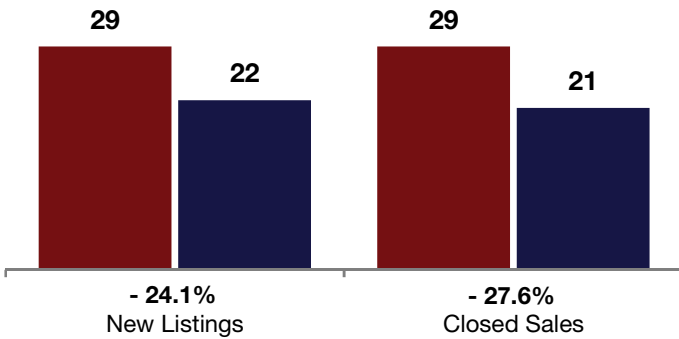
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

■ 2017 ■ 2018

Year to Date

■ 2017 ■ 2018



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



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018 7-2018

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