

# Local Market Update – December 2018

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



**+ 137.5%**      **- 13.6%**      **+ 26.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Montgomery County

### December

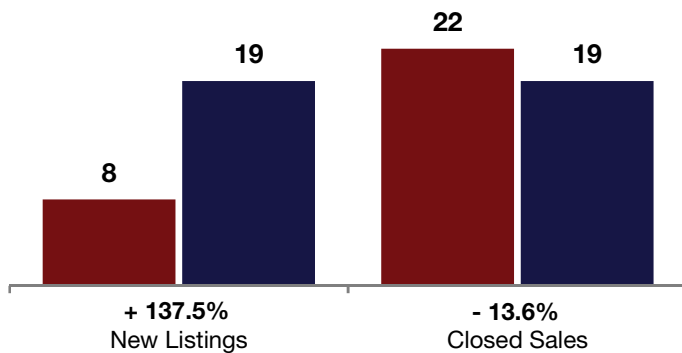
### Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	8	19	+ 137.5%	393	421	+ 7.1%
Closed Sales	22	19	- 13.6%	295	281	- 4.7%
Median Sales Price*	\$91,250	\$115,000	+ 26.0%	\$110,000	\$109,500	- 0.5%
Percent of Original List Price Received*	91.4%	93.4%	+ 2.2%	91.4%	91.6%	+ 0.3%
Days on Market Until Sale	46	43	- 6.5%	84	74	- 12.2%
Inventory of Homes for Sale	128	105	- 18.0%	--	--	--
Months Supply of Inventory	5.4	4.2	- 22.9%	--	--	--

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

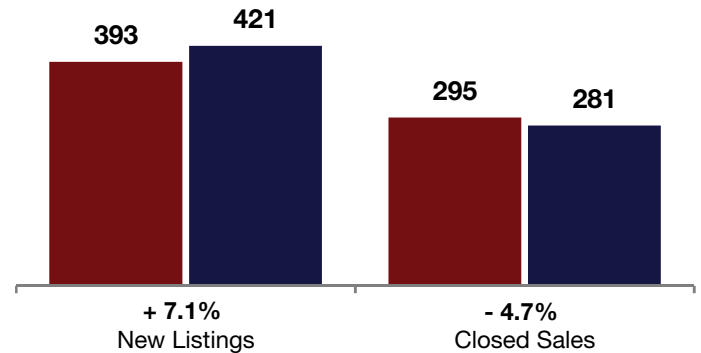
### December

■ 2017 ■ 2018

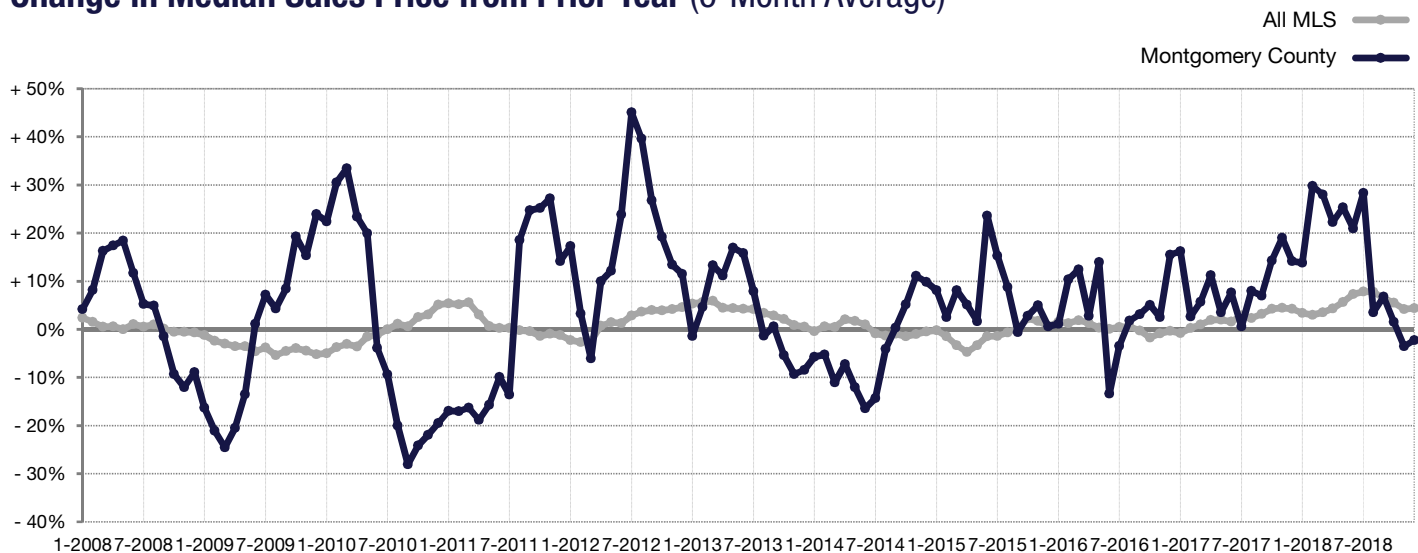


### Year to Date

■ 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 January 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.