

# Local Market Update – February 2019

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



**- 31.3%**

**+ 50.0%**

**+ 35.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Montgomery County

### February

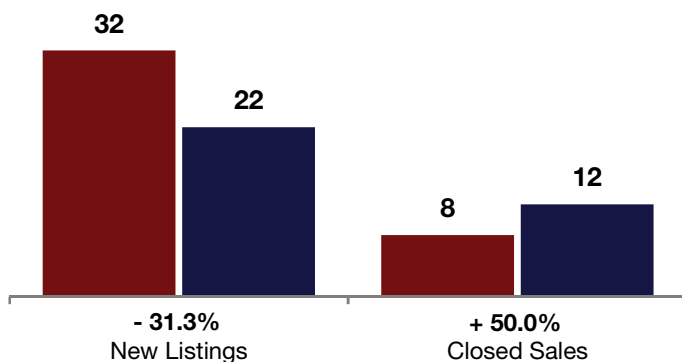
### Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	32	22	- 31.3%	58	55	- 5.2%
Closed Sales	8	12	+ 50.0%	25	29	+ 16.0%
Median Sales Price*	\$67,950	<b>\$92,125</b>	+ 35.6%	\$75,000	<b>\$93,085</b>	+ 24.1%
Percent of Original List Price Received*	87.0%	<b>91.7%</b>	+ 5.3%	89.4%	<b>91.2%</b>	+ 2.1%
Days on Market Until Sale	135	<b>91</b>	- 32.5%	123	<b>84</b>	- 31.7%
Inventory of Homes for Sale	129	<b>104</b>	- 19.4%	--	--	--
Months Supply of Inventory	5.8	<b>4.0</b>	- 30.6%	--	--	--

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

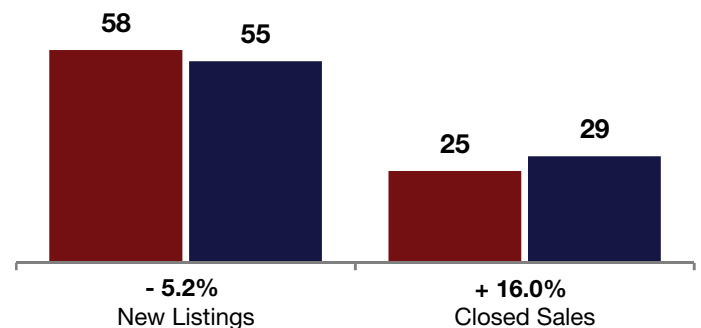
### February

■ 2018 ■ 2019

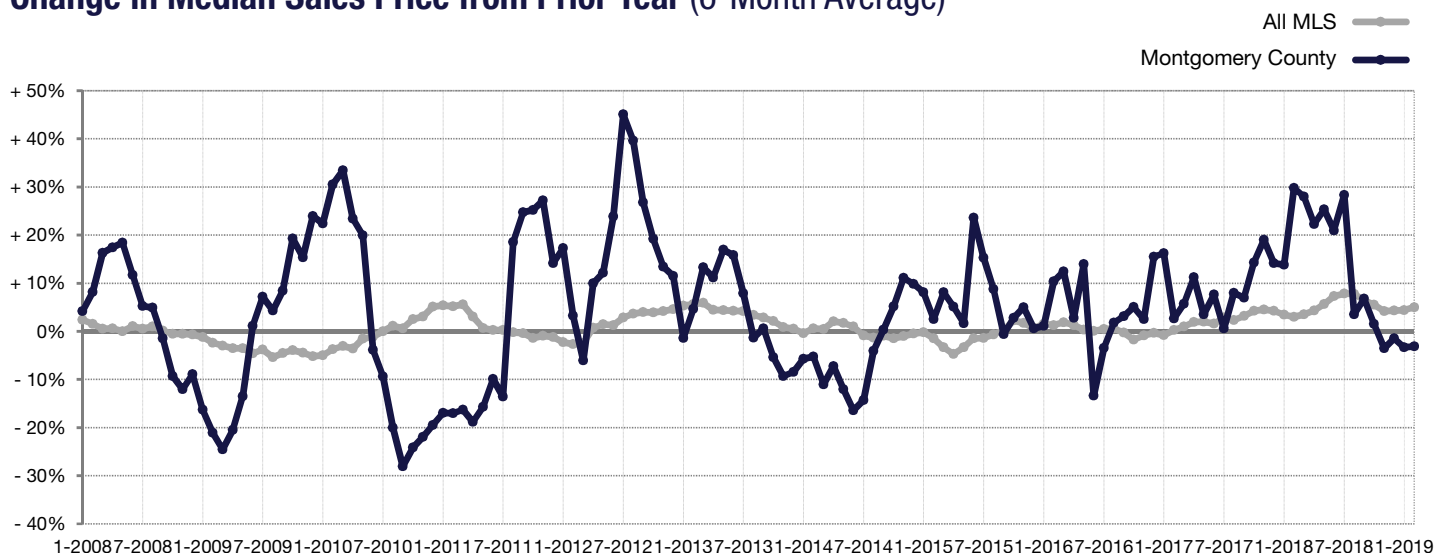


### Year to Date

■ 2018 ■ 2019



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



1-20087-20081-20097-20091-20107-20101-20117-20111-20127-20121-20137-20131-20147-20141-20157-20151-20167-20161-20177-20171-20187-20181-2019

\*\* 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 March 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.