

Local Market Update – April 2019

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



Montgomery County

+ 7.1%

Change in
New Listings

+ 17.6%

Change in
Closed Sales

- 7.8%

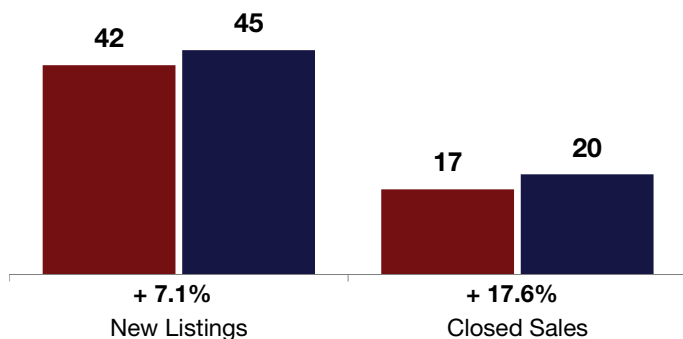
Change in
Median Sales Price

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	42	45	+ 7.1%	138	131	- 5.1%
Closed Sales	17	20	+ 17.6%	56	66	+ 17.9%
Median Sales Price*	\$109,000	\$100,500	- 7.8%	\$93,850	\$96,250	+ 2.6%
Percent of Original List Price Received*	91.5%	92.0%	+ 0.6%	88.2%	91.1%	+ 3.3%
Days on Market Until Sale	115	84	- 26.9%	114	74	- 35.0%
Inventory of Homes for Sale	121	102	- 15.7%	--	--	--
Months Supply of Inventory	5.1	4.1	- 20.8%	--	--	--

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

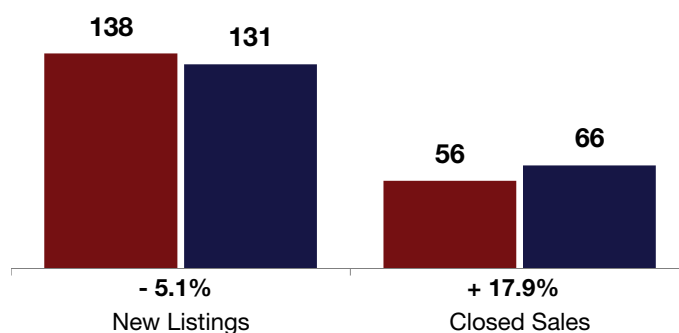
April

■ 2018 ■ 2019

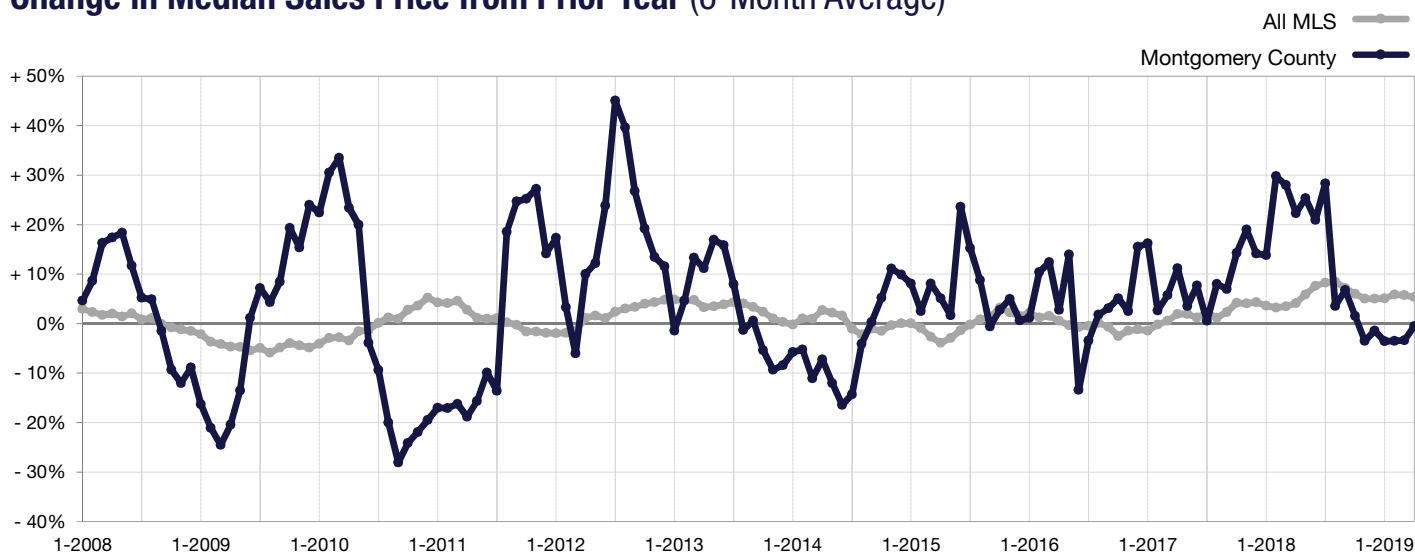


Year to Date

■ 2018 ■ 2019



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.