

# Local Market Update – March 2020

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



## Montgomery County

**+ 30.0%**

Change in  
New Listings

**+ 7.1%**

Change in  
Closed Sales

**+ 48.9%**

Change in  
Median Sales Price

|  | March     |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2019      | 2020      | + / -   | 2019         | 2020      | + / -   |
| New Listings                             | 30        | 39        | + 30.0% | 86           | 91        | + 5.8%  |
| Closed Sales                             | 14        | 15        | + 7.1%  | 47           | 43        | - 8.5%  |
| Median Sales Price*                      | \$117,500 | \$175,000 | + 48.9% | \$97,500     | \$137,500 | + 41.0% |
| Percent of Original List Price Received* | 89.3%     | 95.6%     | + 7.1%  | 90.6%        | 89.6%     | - 1.1%  |
| Days on Market Until Sale                | 50        | 45        | - 10.3% | 73           | 71        | - 2.2%  |
| Inventory of Homes for Sale              | 106       | 125       | + 17.9% | --           | --        | --      |
| Months Supply of Inventory               | 4.2       | 5.5       | + 31.7% | --           | --        | --      |

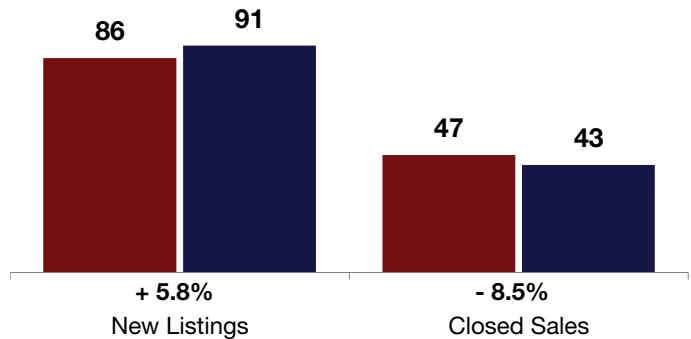
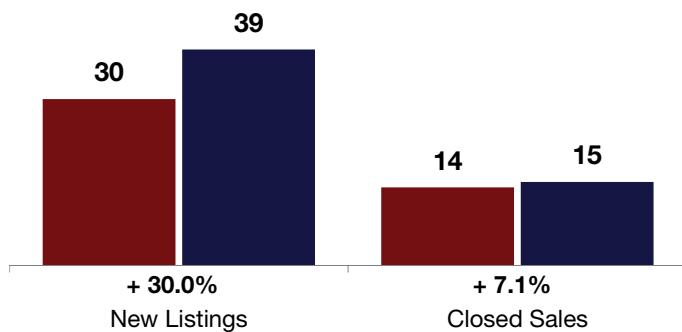
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

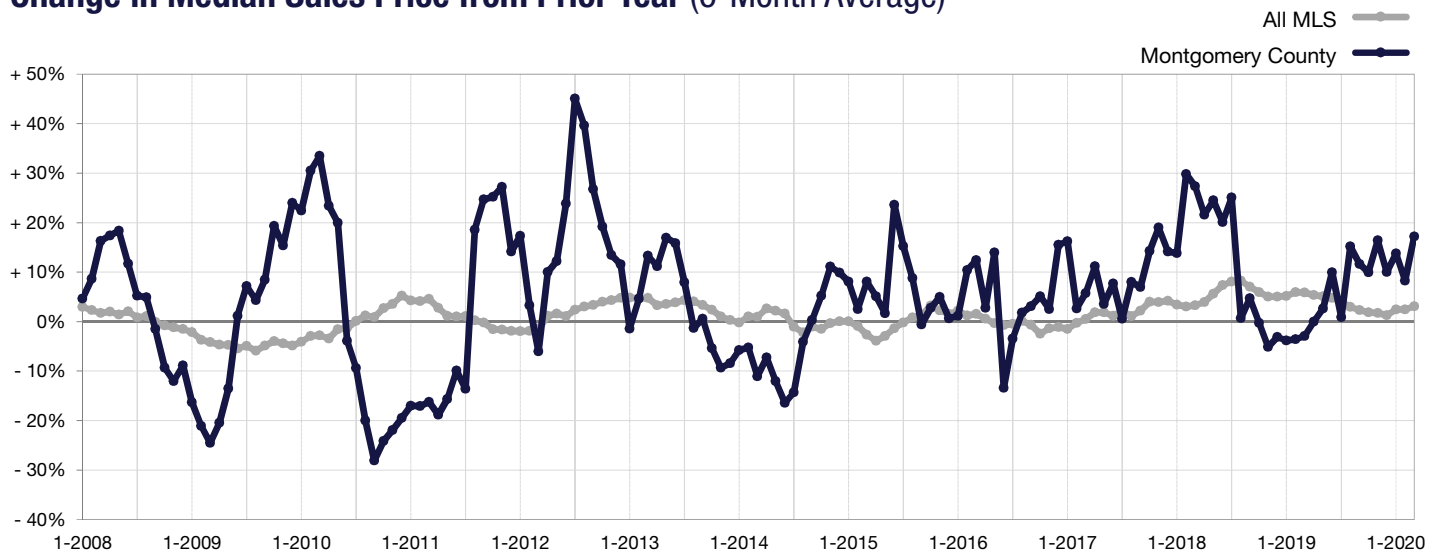
■ 2019 ■ 2020

### Year to Date

■ 2019 ■ 2020



### 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.