

Local Market Update – April 2020

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



Montgomery County

- 62.2%

Change in
New Listings

- 28.6%

Change in
Closed Sales

+ 15.8%

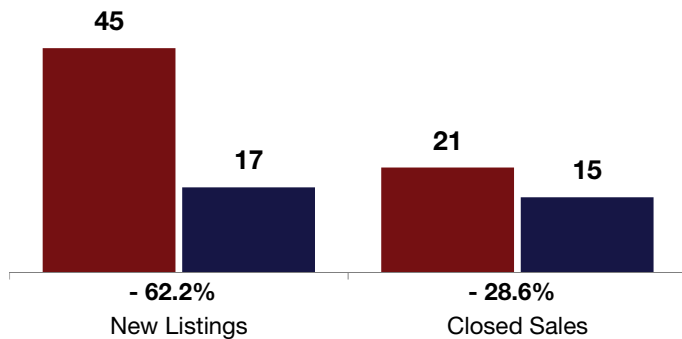
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	45	17	- 62.2%	131	108	- 17.6%
Closed Sales	21	15	- 28.6%	68	58	- 14.7%
Median Sales Price*	\$95,000	\$110,000	+ 15.8%	\$96,250	\$127,500	+ 32.5%
Percent of Original List Price Received*	93.4%	86.2%	- 7.7%	91.5%	88.7%	- 3.0%
Days on Market Until Sale	82	82	- 0.2%	76	74	- 2.3%
Inventory of Homes for Sale	107	129	+ 20.6%	--	--	--
Months Supply of Inventory	4.3	6.1	+ 42.0%	--	--	--

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

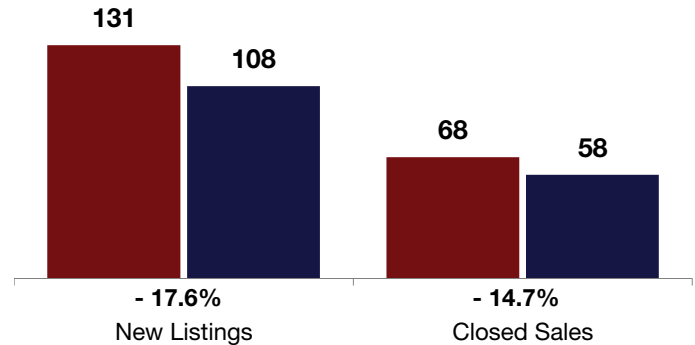
April

■ 2019 ■ 2020

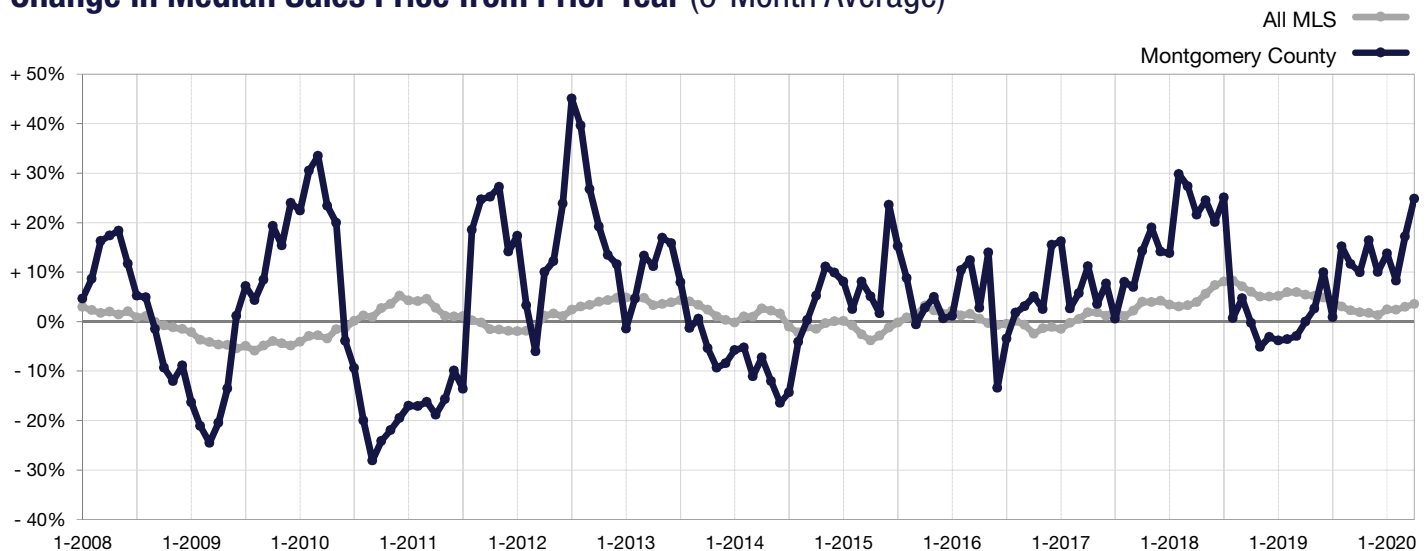


Year to Date

■ 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.