

# Local Market Update – July 2020

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



## Montgomery County

**+ 42.5%**

Change in  
New Listings

**- 6.7%**

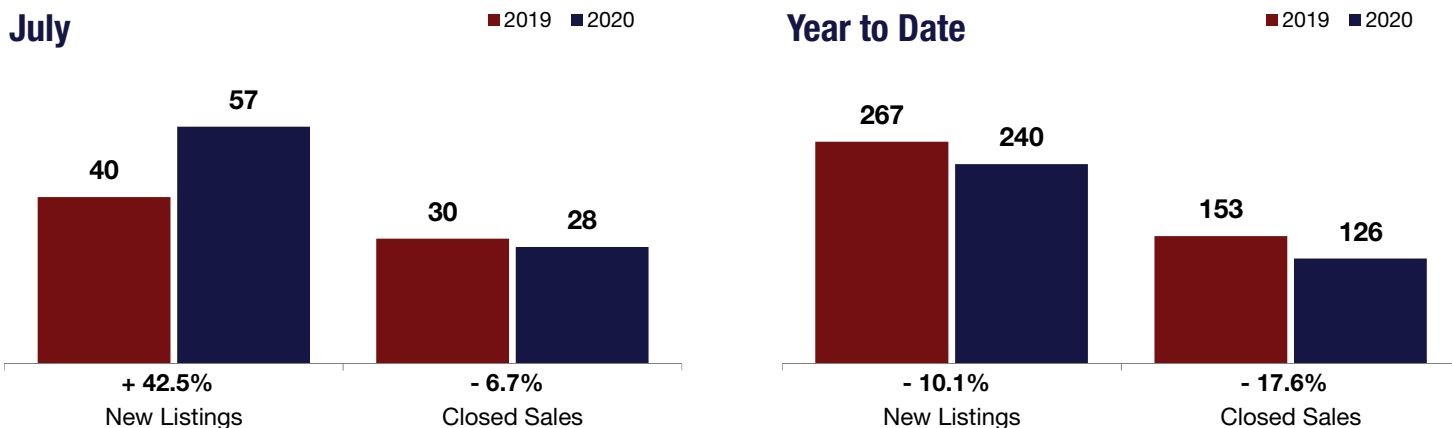
Change in  
Closed Sales

**+ 14.5%**

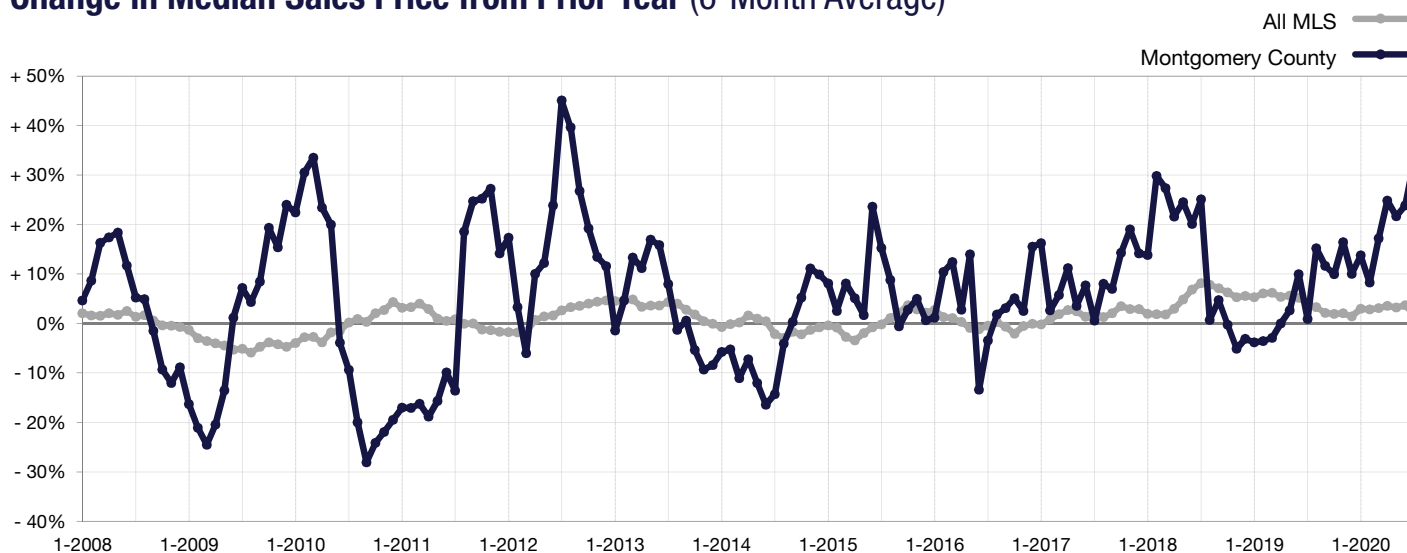
Change in  
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	40	57	+ 42.5%	267	240	- 10.1%
Closed Sales	30	28	- 6.7%	153	126	- 17.6%
Median Sales Price*	\$124,975	<b>\$143,111</b>	+ 14.5%	\$114,000	<b>\$129,950</b>	+ 14.0%
Percent of Original List Price Received*	95.1%	<b>95.0%</b>	- 0.1%	92.9%	<b>90.8%</b>	- 2.3%
Days on Market Until Sale	51	54	+ 5.8%	76	76	- 0.1%
Inventory of Homes for Sale	133	116	- 12.8%	--	--	--
Months Supply of Inventory	5.6	4.9	- 12.5%	--	--	--

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



### 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.