

Local Market Update – August 2020

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



Montgomery County

+ 48.7%

Change in
New Listings

+ 34.8%

Change in
Closed Sales

+ 19.8%

Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	39	58	+ 48.7%	306	298	- 2.6%
Closed Sales	23	31	+ 34.8%	176	158	- 10.2%
Median Sales Price*	\$125,220	\$150,000	+ 19.8%	\$116,600	\$132,500	+ 13.6%
Percent of Original List Price Received*	92.6%	94.7%	+ 2.3%	92.8%	91.6%	- 1.4%
Days on Market Until Sale	62	84	+ 36.7%	74	77	+ 4.1%
Inventory of Homes for Sale	137	122	- 10.9%	--	--	--
Months Supply of Inventory	5.8	5.0	- 14.3%	--	--	--

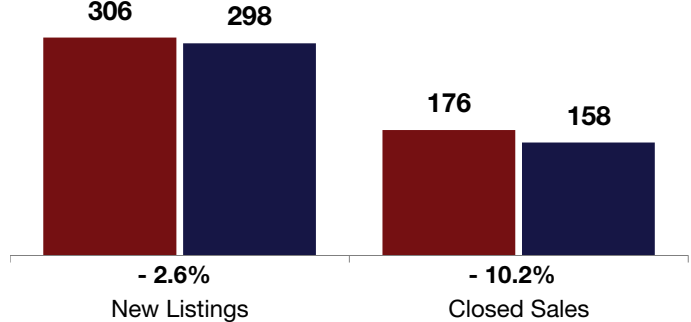
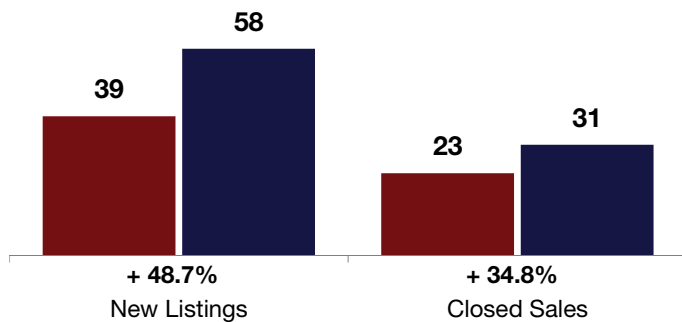
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

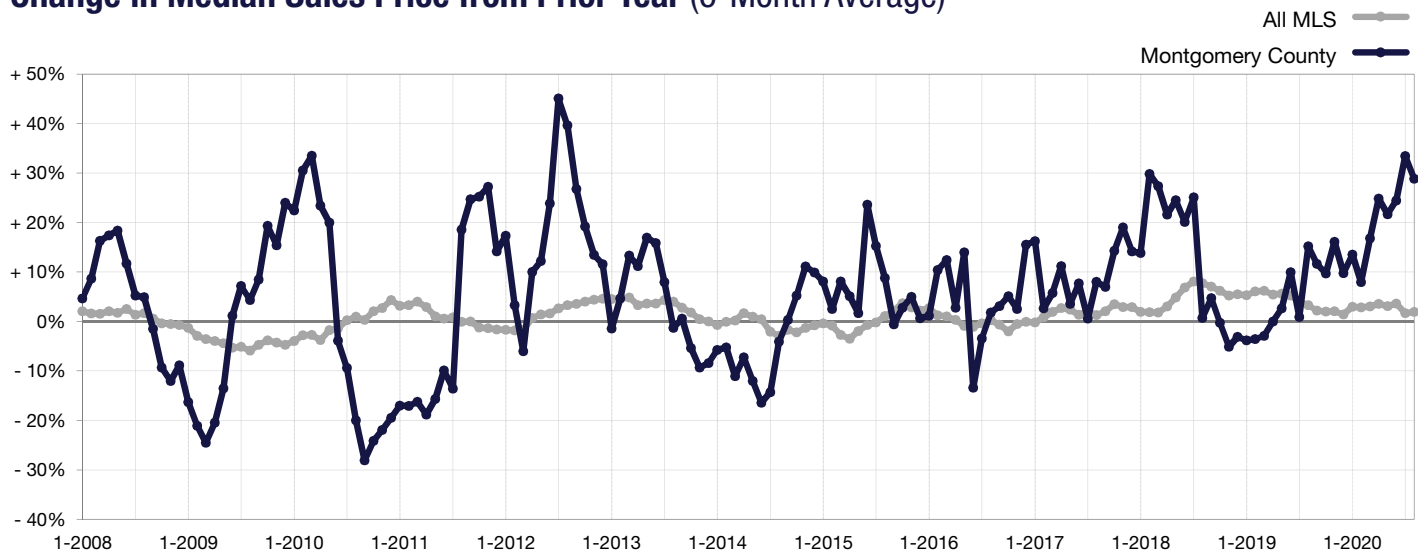
■ 2019 ■ 2020

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.