

# Local Market Update – May 2019

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



## Montgomery County

**- 10.5%**

Change in  
New Listings

**- 7.4%**

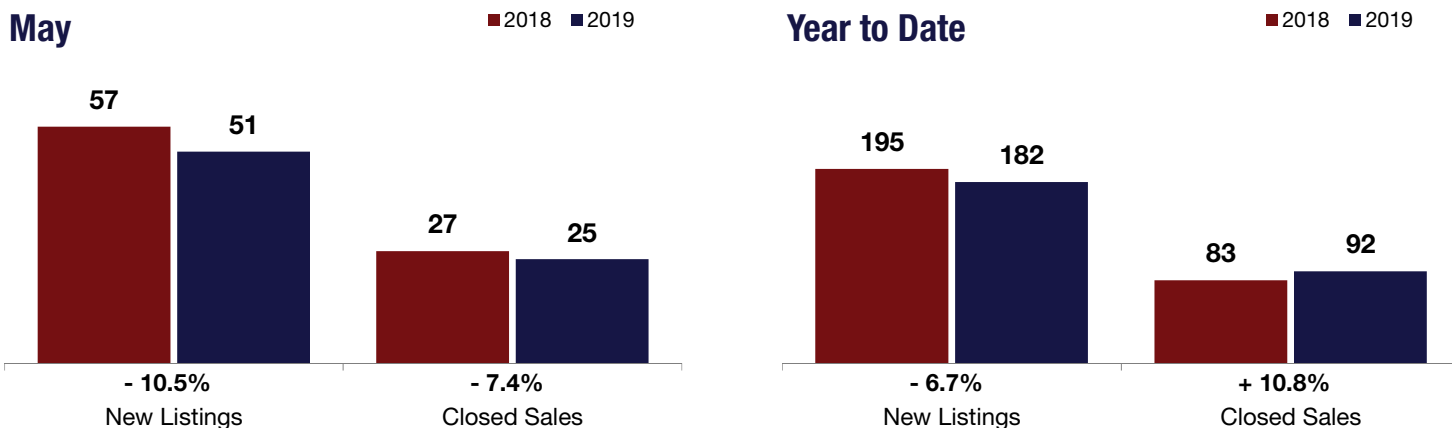
Change in  
Closed Sales

**+ 32.7%**

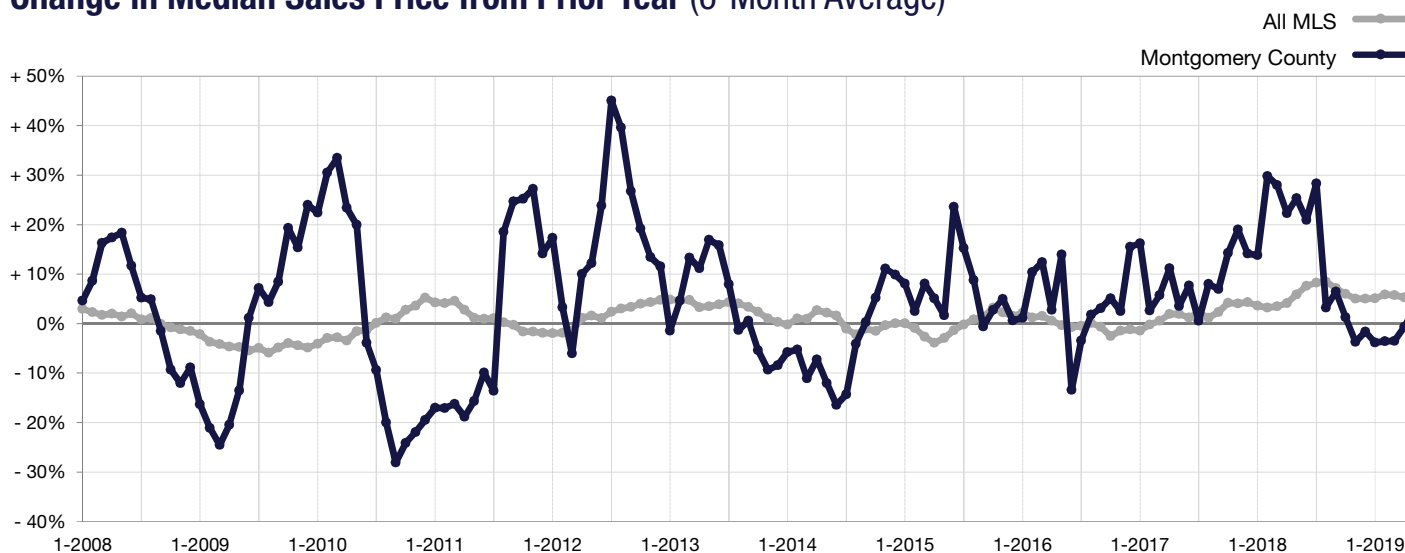
Change in  
Median Sales Price

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	57	51	- 10.5%	195	182	- 6.7%
Closed Sales	27	25	- 7.4%	83	92	+ 10.8%
Median Sales Price*	\$95,400	<b>\$126,600</b>	+ 32.7%	\$95,400	<b>\$106,500</b>	+ 11.6%
Percent of Original List Price Received*	92.7%	<b>88.7%</b>	- 4.3%	89.7%	<b>90.4%</b>	+ 0.8%
Days on Market Until Sale	83	<b>103</b>	+ 24.1%	104	<b>83</b>	- 19.9%
Inventory of Homes for Sale	135	<b>119</b>	- 11.9%	--	--	--
Months Supply of Inventory	5.7	<b>4.8</b>	- 14.8%	--	--	--

\* 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.