

Local Market Update – October 2020

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



Montgomery County

- 8.1%

+ 109.5%

- 7.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

October

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	37	34	- 8.1%	389	382	- 1.8%
Closed Sales	21	44	+ 109.5%	226	239	+ 5.8%
Median Sales Price*	\$145,000	\$133,989	- 7.6%	\$123,500	\$134,900	+ 9.2%
Percent of Original List Price Received*	91.5%	95.9%	+ 4.8%	92.4%	93.2%	+ 0.9%
Days on Market Until Sale	58	61	+ 4.2%	70	68	- 2.8%
Inventory of Homes for Sale	135	116	- 14.1%	--	--	--
Months Supply of Inventory	5.6	4.4	- 21.9%	--	--	--

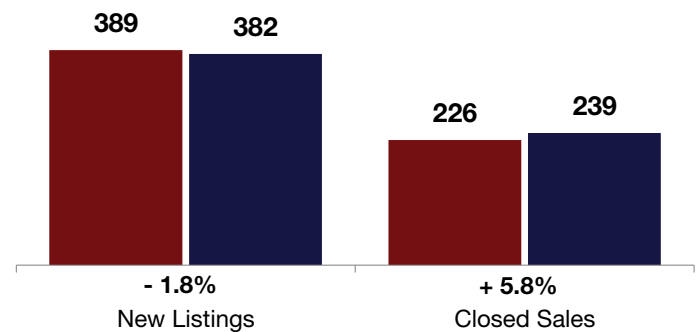
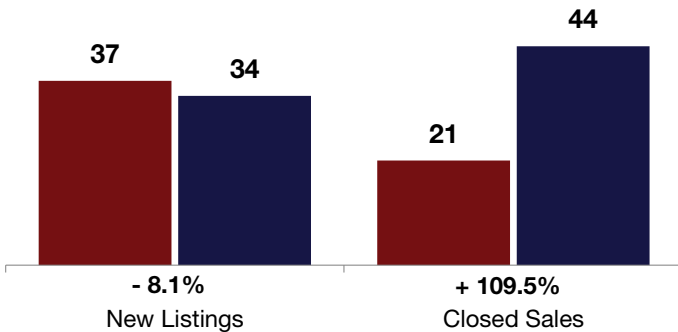
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

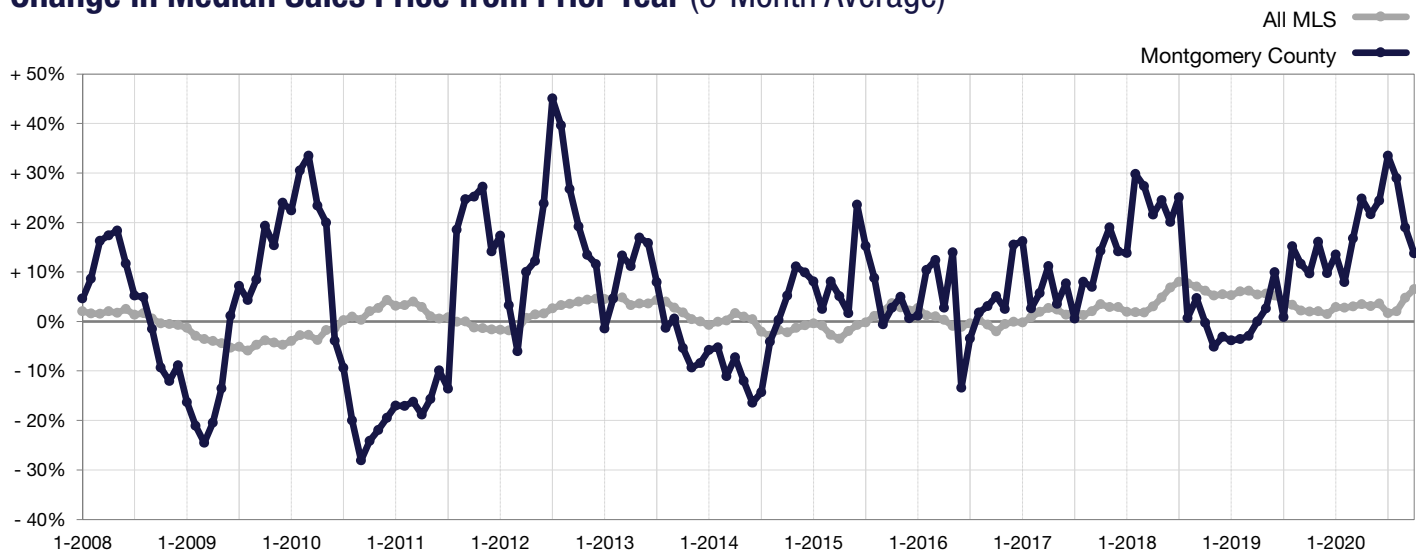
■ 2019 ■ 2020

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.