

Local Market Update – November 2020

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



Montgomery County

- 4.0%

Change in
New Listings

- 23.5%

Change in
Closed Sales

+ 6.1%

Change in
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	25	24	- 4.0%	414	406	- 1.9%
Closed Sales	34	26	- 23.5%	260	269	+ 3.5%
Median Sales Price*	\$124,000	\$131,598	+ 6.1%	\$123,500	\$133,900	+ 8.4%
Percent of Original List Price Received*	90.2%	93.6%	+ 3.9%	92.1%	93.3%	+ 1.3%
Days on Market Until Sale	64	43	- 32.5%	70	65	- 6.1%
Inventory of Homes for Sale	129	96	- 25.6%	--	--	--
Months Supply of Inventory	5.5	3.4	- 37.7%	--	--	--

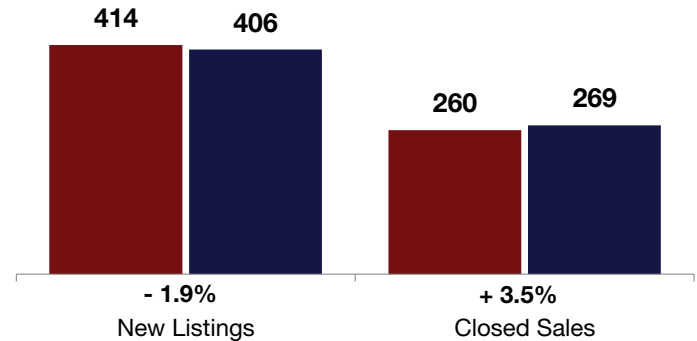
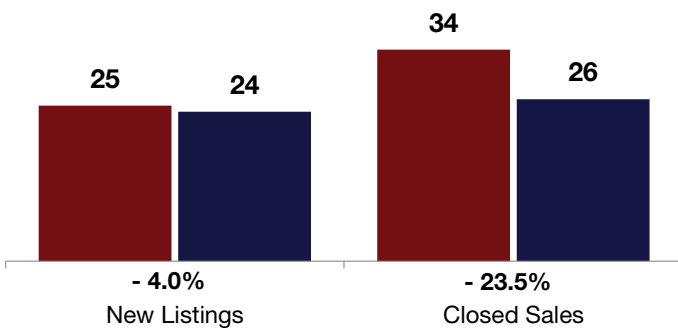
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

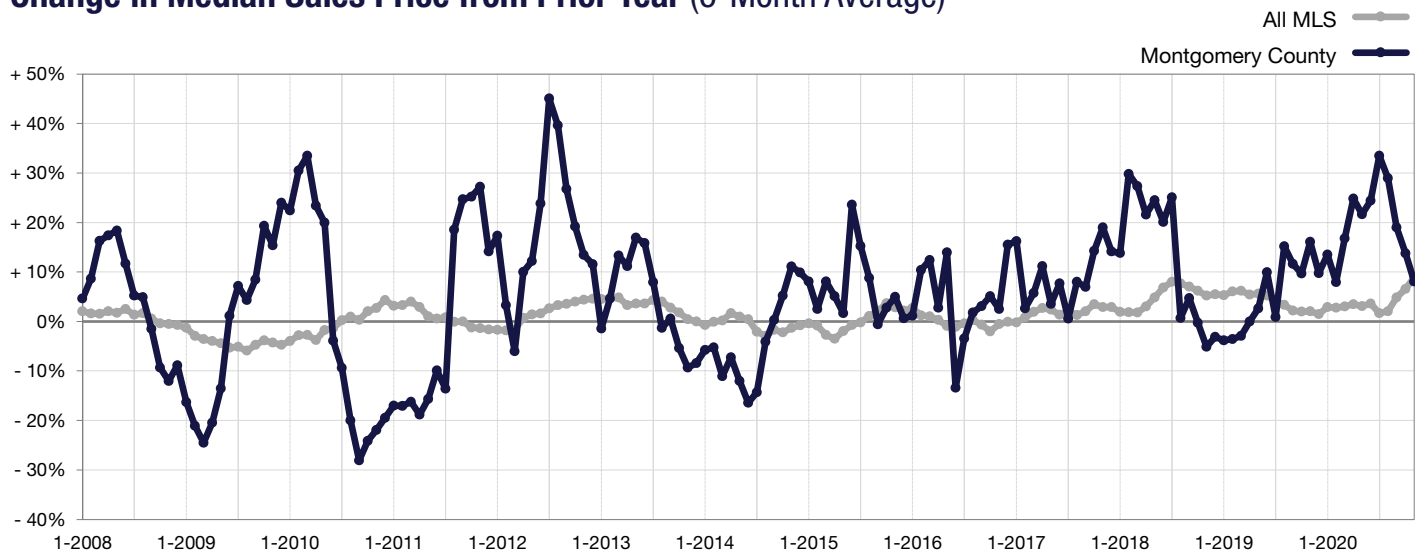
■ 2019 ■ 2020

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.