

Local Market Update – December 2020

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



Montgomery County

0.0%

Change in
New Listings

+ 34.8%

Change in
Closed Sales

+ 35.1%

Change in
Median Sales Price

December

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	19	19	0.0%	433	425	- 1.8%
Closed Sales	23	31	+ 34.8%	285	307	+ 7.7%
Median Sales Price*	\$118,000	\$159,450	+ 35.1%	\$121,900	\$137,650	+ 12.9%
Percent of Original List Price Received*	88.5%	94.2%	+ 6.5%	91.9%	93.3%	+ 1.6%
Days on Market Until Sale	94	37	- 61.1%	71	63	- 11.8%
Inventory of Homes for Sale	119	90	- 24.4%	--	--	--
Months Supply of Inventory	5.0	3.1	- 37.9%	--	--	--

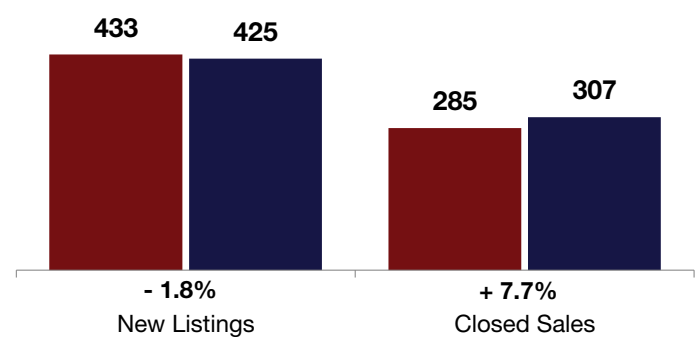
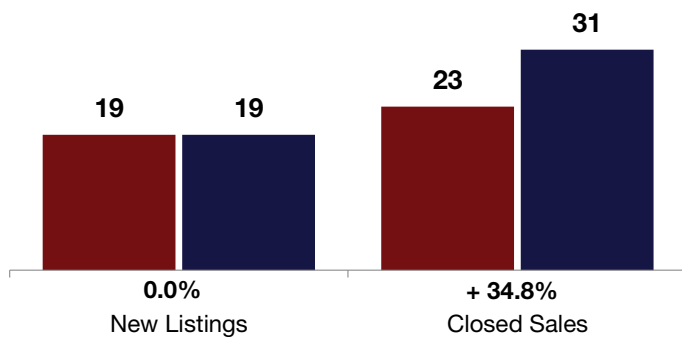
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

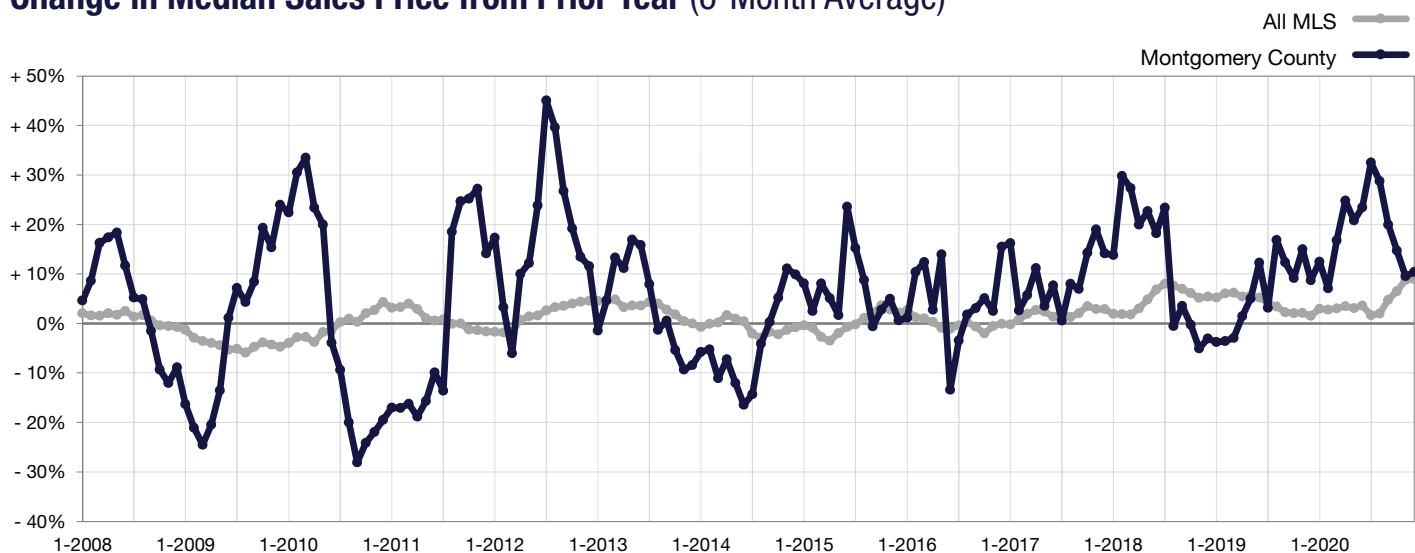
■ 2019 ■ 2020

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.