

Local Market Update – February 2021

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



Montgomery County

- 44.0%

+ 71.4%

+ 5.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	25	14	- 44.0%	52	32	- 38.5%
Closed Sales	14	24	+ 71.4%	28	54	+ 92.9%
Median Sales Price*	\$148,750	\$156,500	+ 5.2%	\$131,250	\$150,200	+ 14.4%
Percent of Original List Price Received*	87.1%	91.6%	+ 5.2%	86.3%	92.6%	+ 7.3%
Days on Market Until Sale	93	55	- 40.7%	85	48	- 44.0%
Inventory of Homes for Sale	109	59	- 45.9%	--	--	--
Months Supply of Inventory	4.6	2.0	- 56.8%	--	--	--

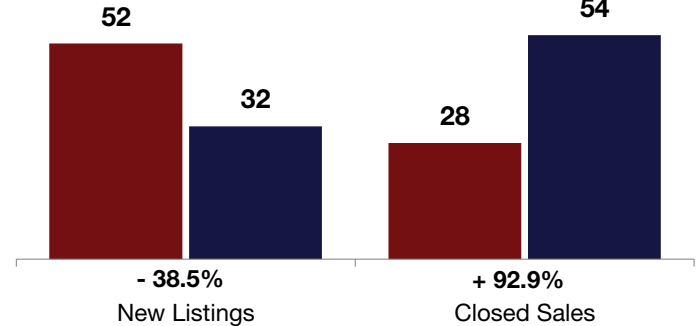
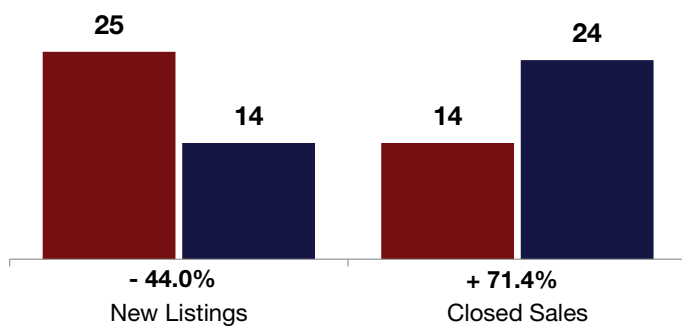
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

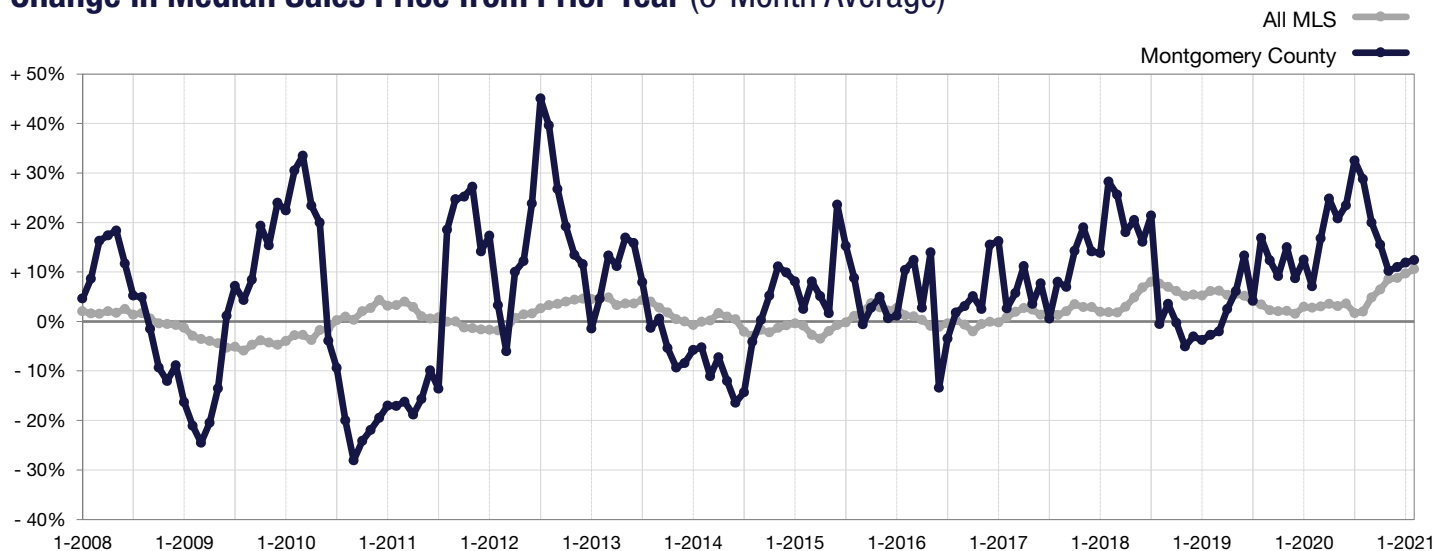
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.