

# Local Market Update – March 2021

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



## Montgomery County

**- 30.8%**

**+ 46.7%**

**- 20.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	39	27	- 30.8%	91	59	- 35.2%
Closed Sales	15	22	+ 46.7%	43	79	+ 83.7%
Median Sales Price*	\$175,000	<b>\$138,500</b>	- 20.9%	\$137,500	<b>\$143,200</b>	+ 4.1%
Percent of Original List Price Received*	95.6%	<b>89.8%</b>	- 6.0%	89.6%	<b>91.5%</b>	+ 2.2%
Days on Market Until Sale	45	<b>86</b>	+ 91.8%	71	<b>59</b>	- 16.8%
Inventory of Homes for Sale	126	<b>55</b>	- 56.3%	--	--	--
Months Supply of Inventory	5.5	<b>1.8</b>	- 67.3%	--	--	--

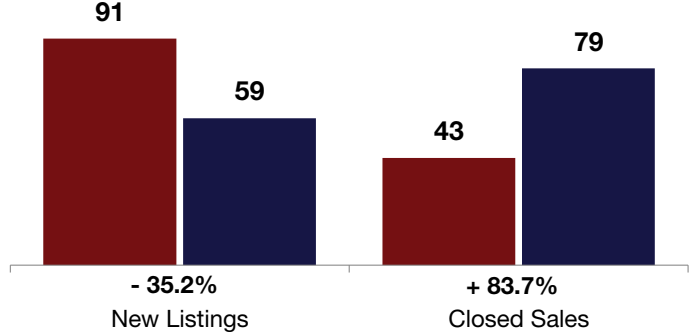
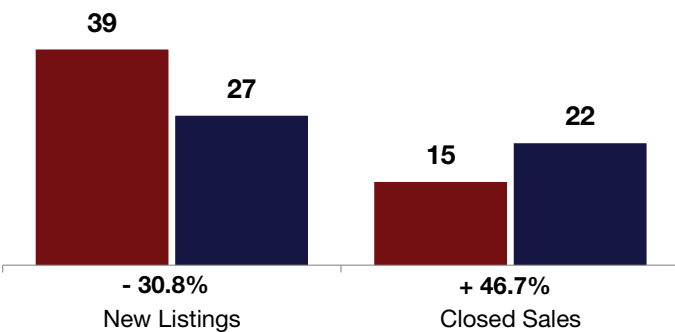
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

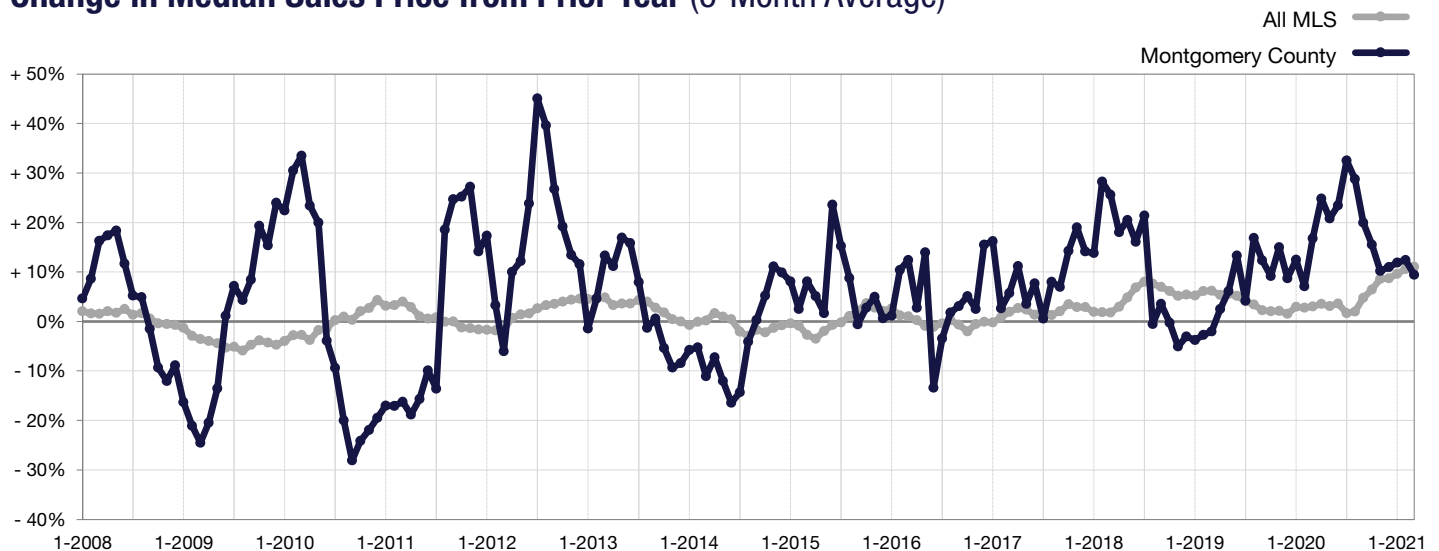
■ 2020 ■ 2021

### 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.