

Local Market Update – April 2021

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



Montgomery County

+ 117.6%

Change in
New Listings

+ 93.3%

Change in
Closed Sales

+ 27.3%

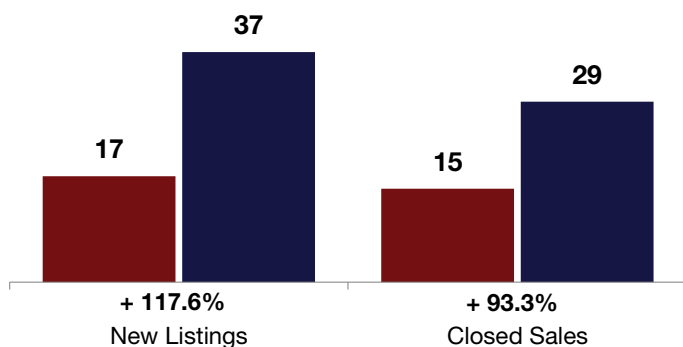
Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	17	37	+ 117.6%	108	96	- 11.1%
Closed Sales	15	29	+ 93.3%	58	109	+ 87.9%
Median Sales Price*	\$110,000	\$140,000	+ 27.3%	\$127,500	\$143,200	+ 12.3%
Percent of Original List Price Received*	86.2%	93.0%	+ 8.0%	88.7%	92.0%	+ 3.7%
Days on Market Until Sale	82	69	- 15.7%	74	61	- 16.8%
Inventory of Homes for Sale	122	56	- 54.1%	--	--	--
Months Supply of Inventory	5.6	1.7	- 69.0%	--	--	--

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

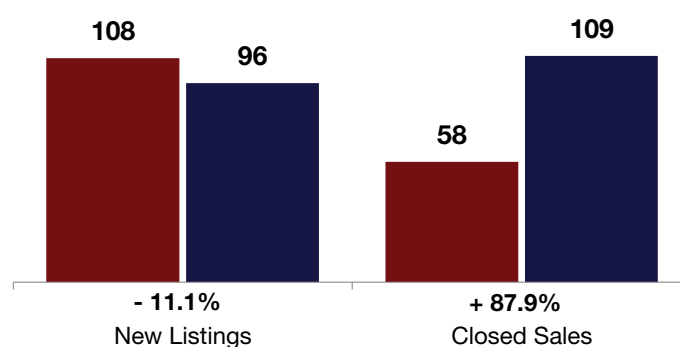
April

■ 2020 ■ 2021

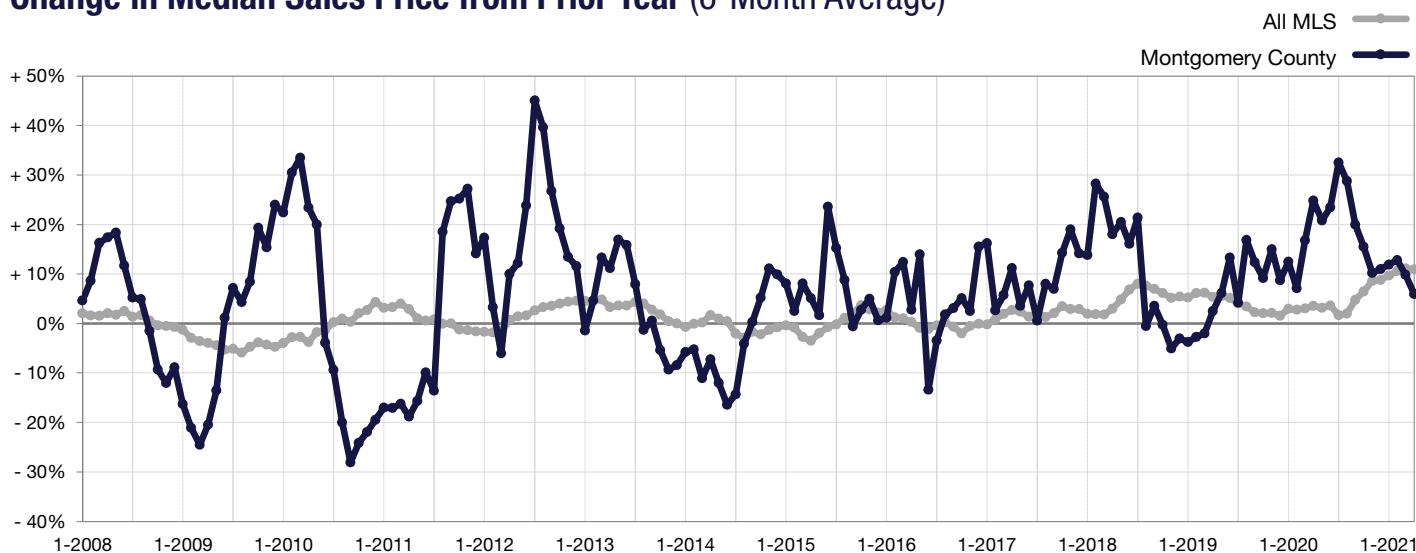


Year to Date

■ 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.