

# Local Market Update – May 2021

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



## Montgomery County

**+ 23.3%**

Change in  
New Listings

**+ 38.9%**

Change in  
Closed Sales

**+ 27.3%**

Change in  
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	30	37	+ 23.3%	138	133	- 3.6%
Closed Sales	18	25	+ 38.9%	76	137	+ 80.3%
Median Sales Price*	\$117,850	<b>\$150,000</b>	+ 27.3%	\$124,700	<b>\$148,400</b>	+ 19.0%
Percent of Original List Price Received*	90.3%	<b>94.3%</b>	+ 4.4%	89.1%	<b>92.5%</b>	+ 3.9%
Days on Market Until Sale	105	58	- 45.0%	81	63	- 22.9%
Inventory of Homes for Sale	115	49	- 57.4%	--	--	--
Months Supply of Inventory	5.5	1.5	- 72.7%	--	--	--

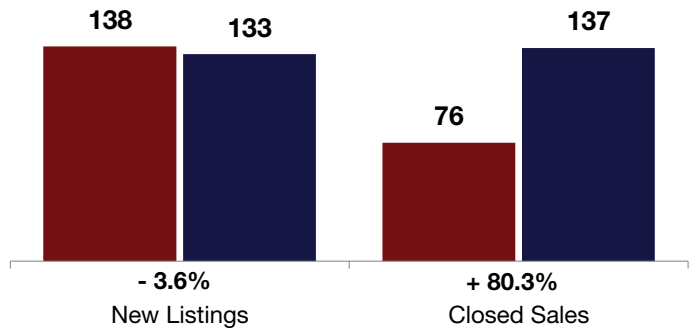
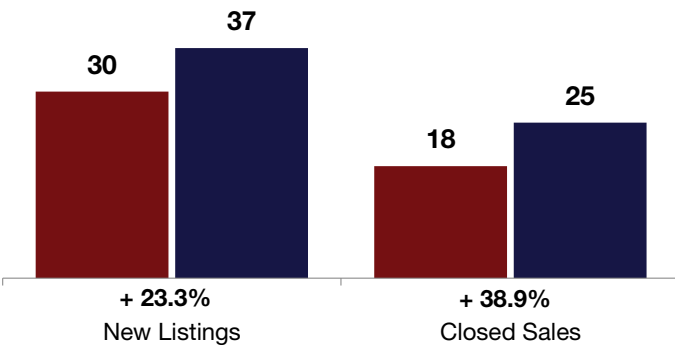
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

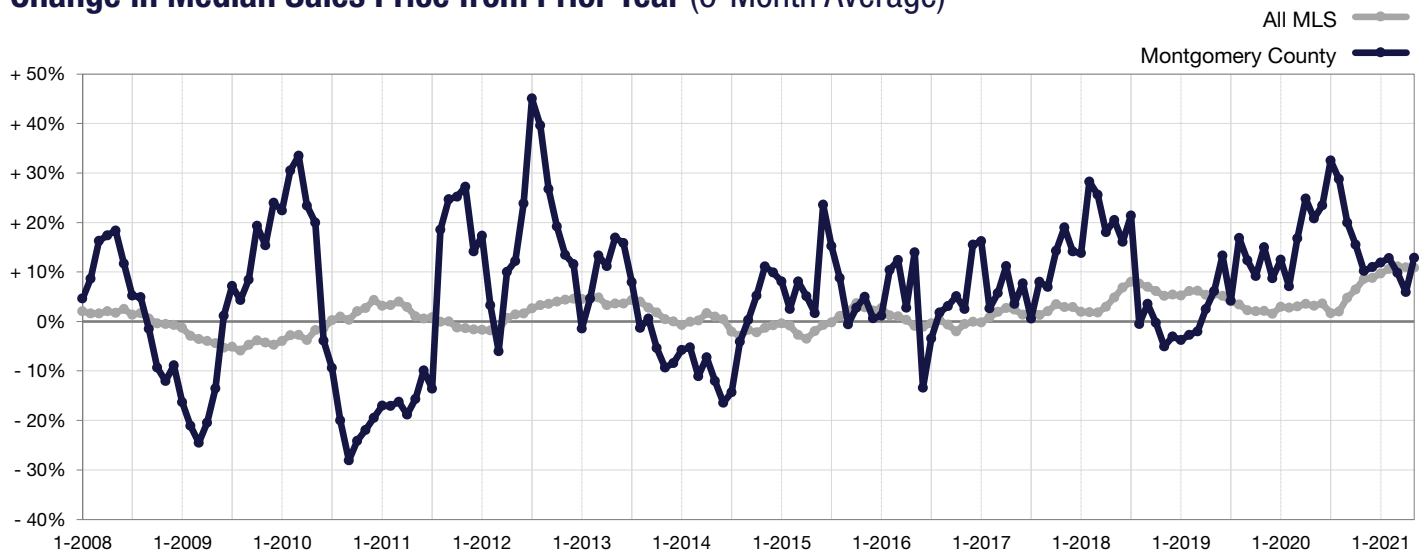
■ 2020 ■ 2021

### 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.