

Local Market Update – June 2021

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



Montgomery County

+ 33.3%

Change in
New Listings

+ 60.9%

Change in
Closed Sales

+ 6.7%

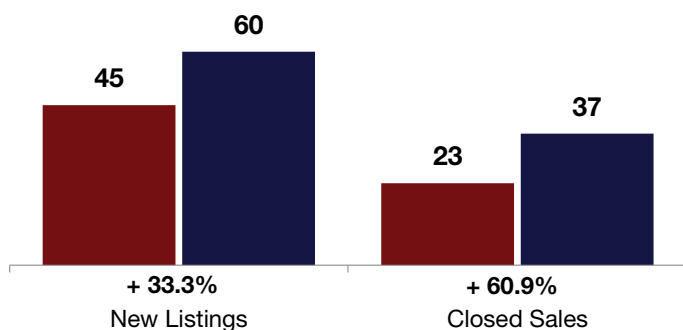
Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	45	60	+ 33.3%	183	193	+ 5.5%
Closed Sales	23	37	+ 60.9%	99	177	+ 78.8%
Median Sales Price*	\$150,000	\$160,000	+ 6.7%	\$125,000	\$150,000	+ 20.0%
Percent of Original List Price Received*	91.3%	98.3%	+ 7.6%	89.6%	93.8%	+ 4.7%
Days on Market Until Sale	87	64	- 26.1%	83	62	- 24.4%
Inventory of Homes for Sale	105	72	- 31.4%	--	--	--
Months Supply of Inventory	4.5	2.3	- 49.2%	--	--	--

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

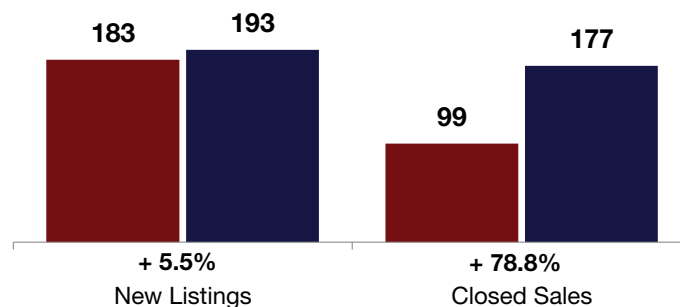
June

■ 2020 ■ 2021

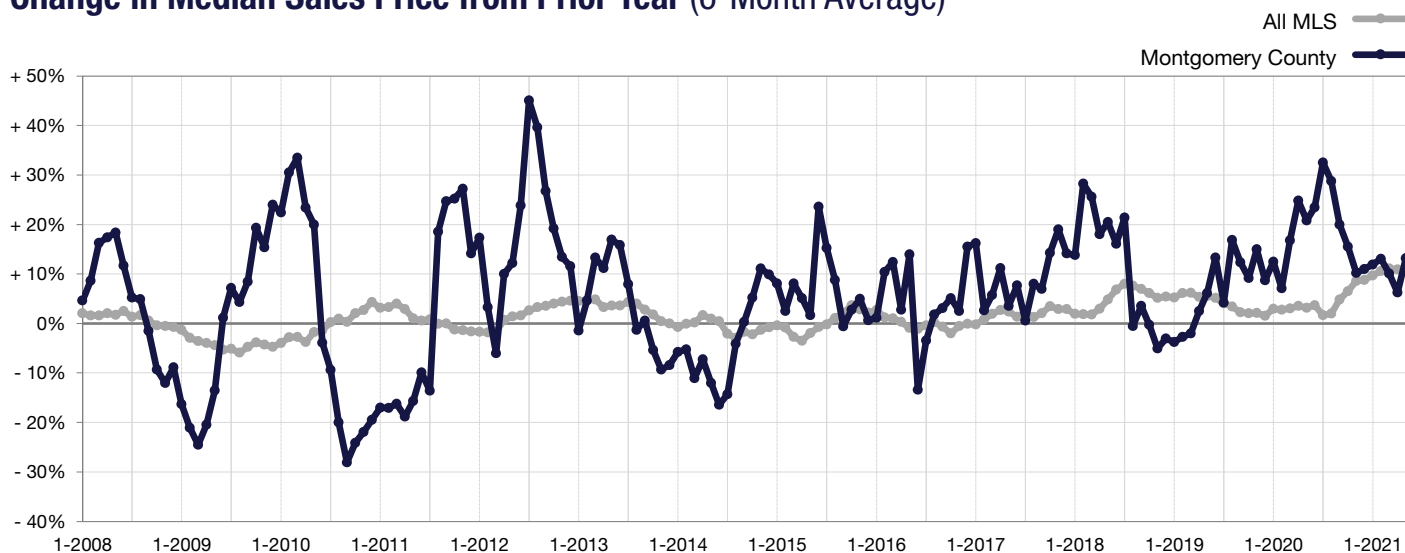


Year to Date

■ 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.