

Local Market Update – July 2021

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



Montgomery County

- 26.3%

Change in
New Listings

- 6.5%

Change in
Closed Sales

+ 19.3%

Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	57	42	- 26.3%	240	235	- 2.1%
Closed Sales	31	29	- 6.5%	130	207	+ 59.2%
Median Sales Price*	\$145,322	\$173,350	+ 19.3%	\$130,001	\$152,000	+ 16.9%
Percent of Original List Price Received*	95.6%	102.3%	+ 7.0%	91.0%	95.0%	+ 4.4%
Days on Market Until Sale	49	32	- 34.7%	74	58	- 22.3%
Inventory of Homes for Sale	110	82	- 25.5%	--	--	--
Months Supply of Inventory	4.5	2.7	- 40.8%	--	--	--

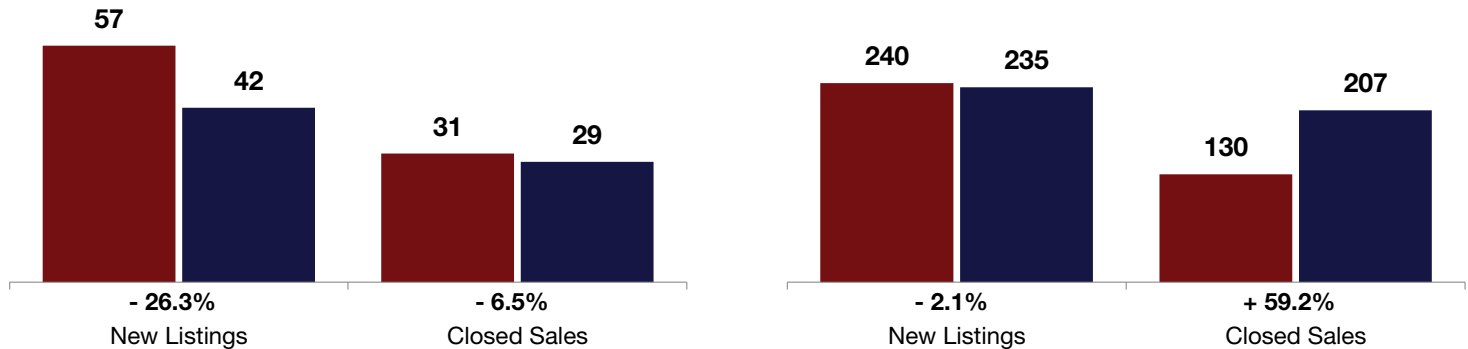
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

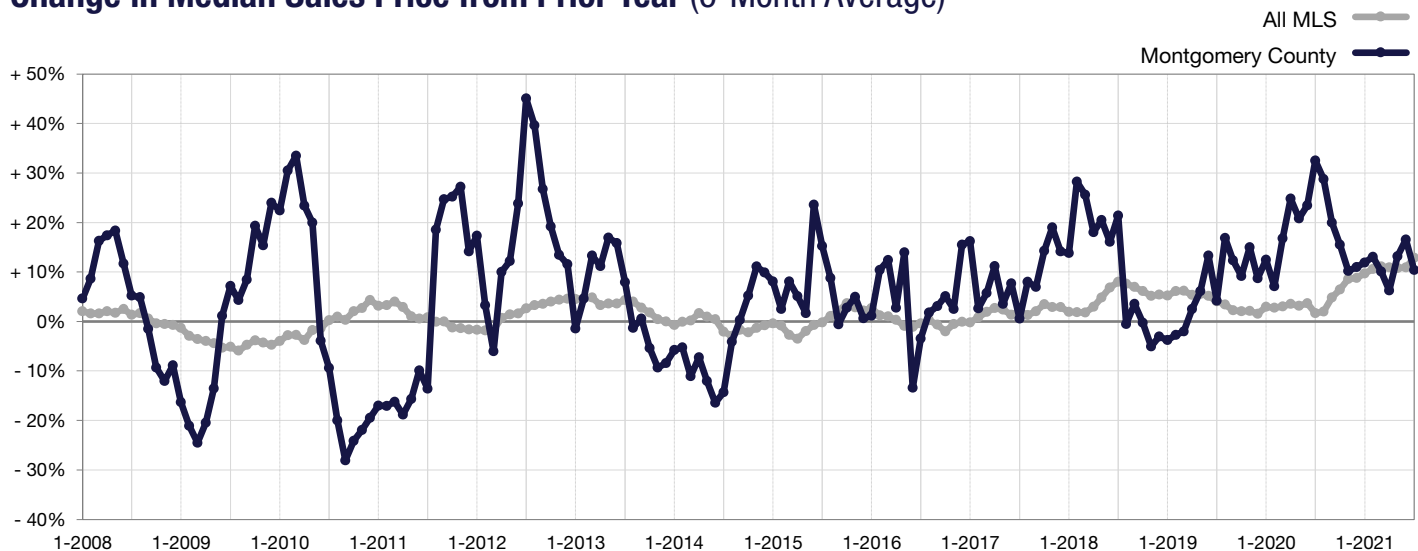
■ 2020 ■ 2021

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.