

Local Market Update – September 2021

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



Montgomery County

- 36.0%

0.0%

+ 28.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

September

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	50	32	- 36.0%	348	314	- 9.8%
Closed Sales	32	32	0.0%	199	270	+ 35.7%
Median Sales Price*	\$145,000	\$185,825	+ 28.2%	\$137,280	\$160,000	+ 16.6%
Percent of Original List Price Received*	97.0%	98.5%	+ 1.6%	92.7%	96.1%	+ 3.6%
Days on Market Until Sale	36	22	- 39.9%	69	51	- 26.6%
Inventory of Homes for Sale	111	72	- 35.1%	--	--	--
Months Supply of Inventory	4.0	2.4	- 40.7%	--	--	--

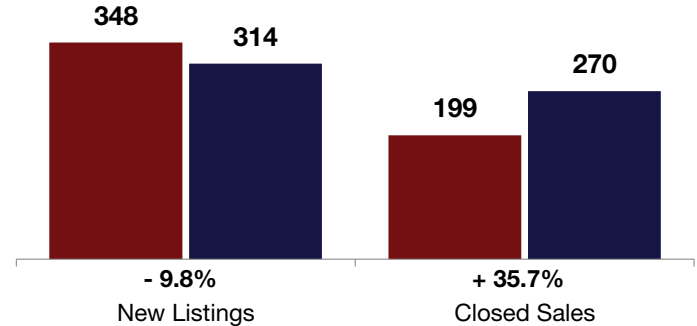
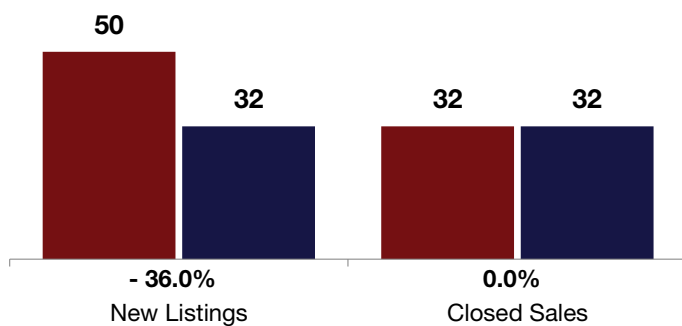
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

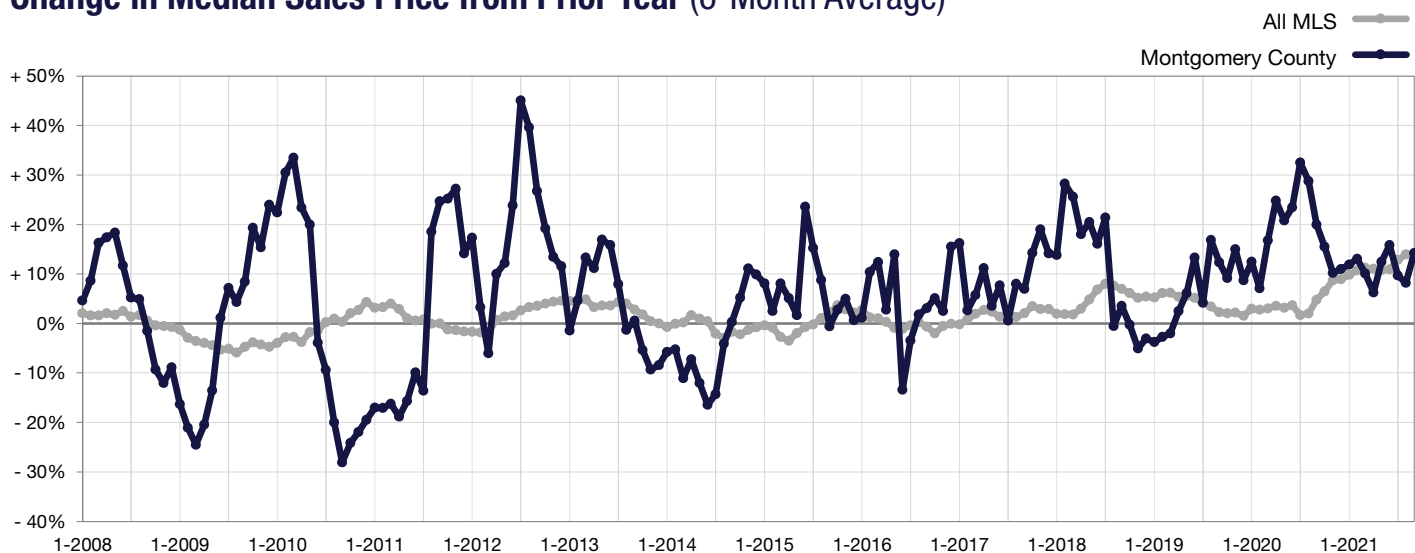
■ 2020 ■ 2021

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.