

# Local Market Update – October 2021

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



## Montgomery County

**+ 18.2%**

Change in  
New Listings

**- 26.5%**

Change in  
Closed Sales

**+ 33.3%**

Change in  
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	33	<b>39</b>	+ 18.2%	382	<b>354</b>	- 7.3%
Closed Sales	49	<b>36</b>	- 26.5%	248	<b>307</b>	+ 23.8%
Median Sales Price*	\$135,000	<b>\$180,000</b>	+ 33.3%	\$136,140	<b>\$163,000</b>	+ 19.7%
Percent of Original List Price Received*	95.8%	<b>97.4%</b>	+ 1.7%	93.3%	<b>96.2%</b>	+ 3.1%
Days on Market Until Sale	59	<b>33</b>	- 43.6%	67	<b>49</b>	- 27.7%
Inventory of Homes for Sale	98	<b>74</b>	- 24.5%	--	--	--
Months Supply of Inventory	3.4	<b>2.5</b>	- 27.3%	--	--	--

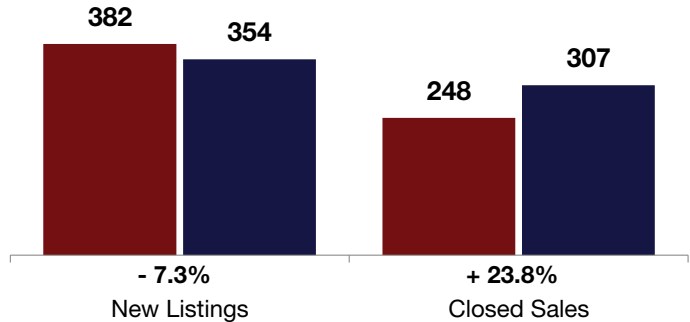
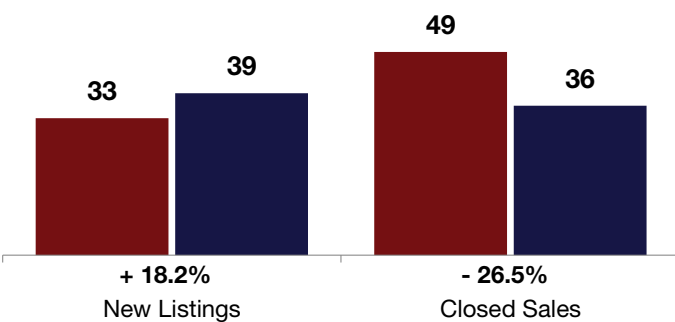
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

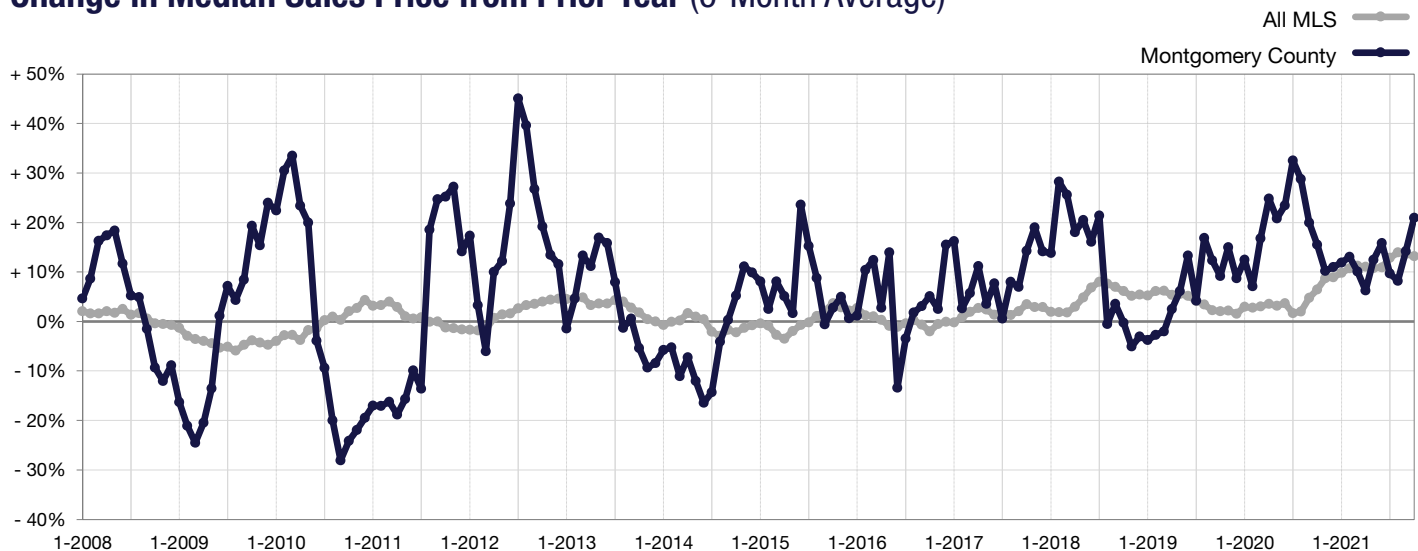
■ 2020 ■ 2021

### 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.