

Local Market Update – December 2021

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



Montgomery County

- 34.8%

Change in
New Listings

- 20.5%

Change in
Closed Sales

+ 42.8%

Change in
Median Sales Price

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	23	15	- 34.8%	467	425	- 9.0%
Closed Sales	39	31	- 20.5%	339	415	+ 22.4%
Median Sales Price*	\$152,000	\$217,000	+ 42.8%	\$135,000	\$163,000	+ 20.7%
Percent of Original List Price Received*	94.9%	97.8%	+ 3.0%	93.3%	96.0%	+ 2.9%
Days on Market Until Sale	42	34	- 19.3%	66	51	- 22.7%
Inventory of Homes for Sale	117	77	- 34.2%	--	--	--
Months Supply of Inventory	3.6	2.4	- 31.8%	--	--	--

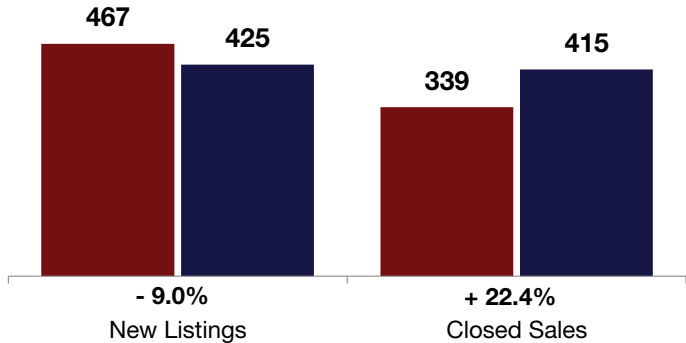
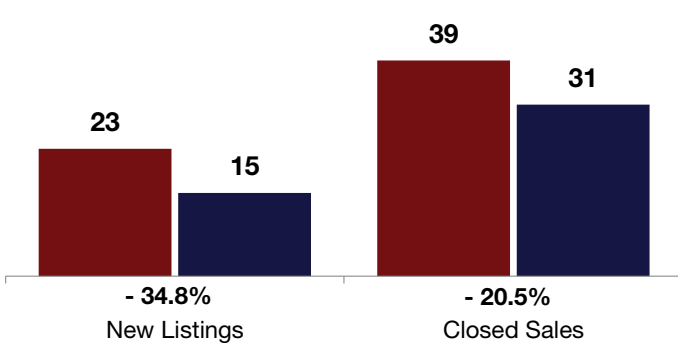
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

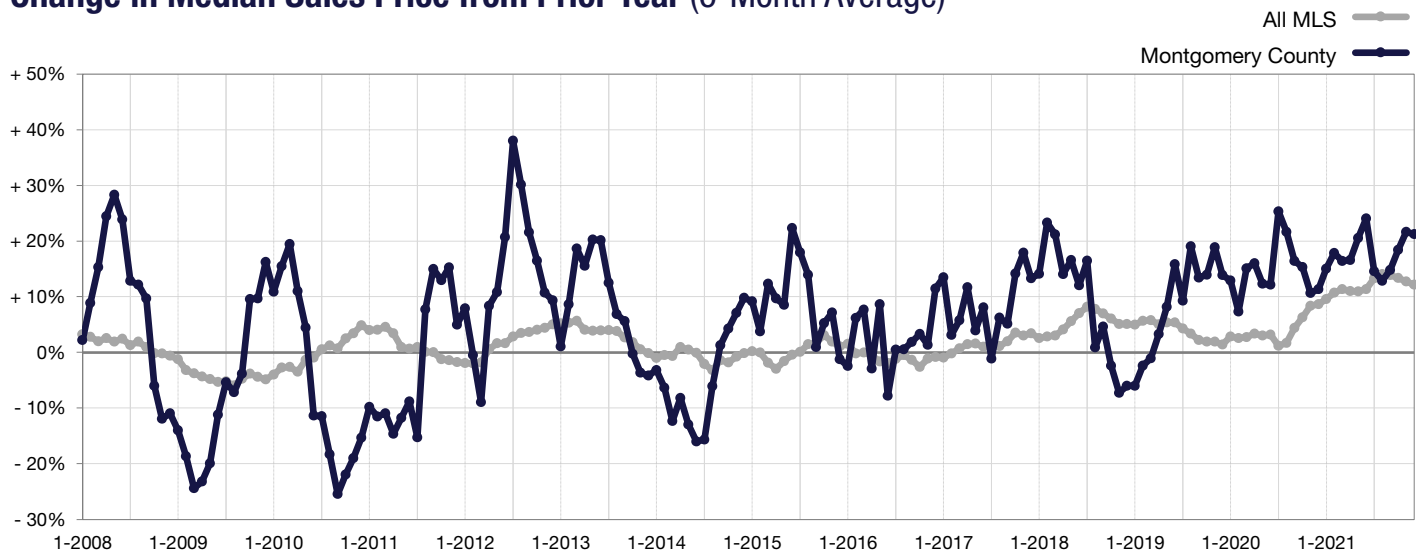
■ 2020 ■ 2021

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.