

Local Market Update – January 2022

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



Montgomery County

+ 25.0%

Change in
New Listings

- 16.2%

Change in
Closed Sales

- 15.4%

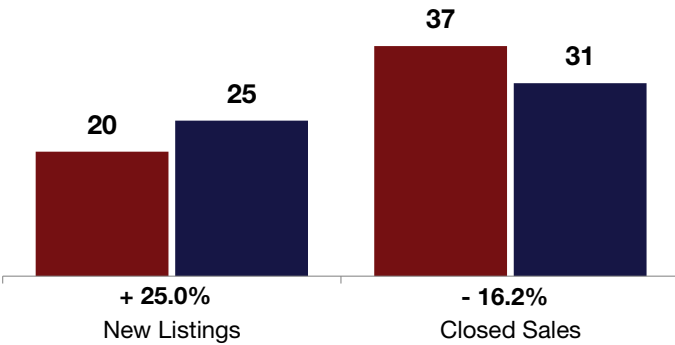
Change in
Median Sales Price

	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	20	25	+ 25.0%	20	25	+ 25.0%
Closed Sales	37	31	- 16.2%	37	31	- 16.2%
Median Sales Price*	\$154,000	\$130,300	- 15.4%	\$154,000	\$130,300	- 15.4%
Percent of Original List Price Received*	93.2%	95.6%	+ 2.6%	93.2%	95.6%	+ 2.6%
Days on Market Until Sale	54	35	- 34.7%	54	35	- 34.7%
Inventory of Homes for Sale	109	66	- 39.4%	--	--	--
Months Supply of Inventory	3.3	2.0	- 39.8%	--	--	--

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

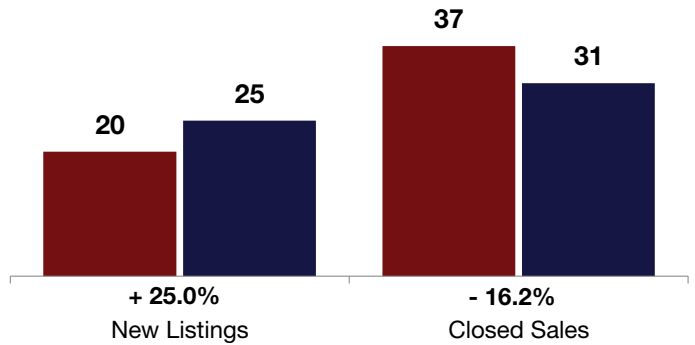
January

■ 2021 ■ 2022

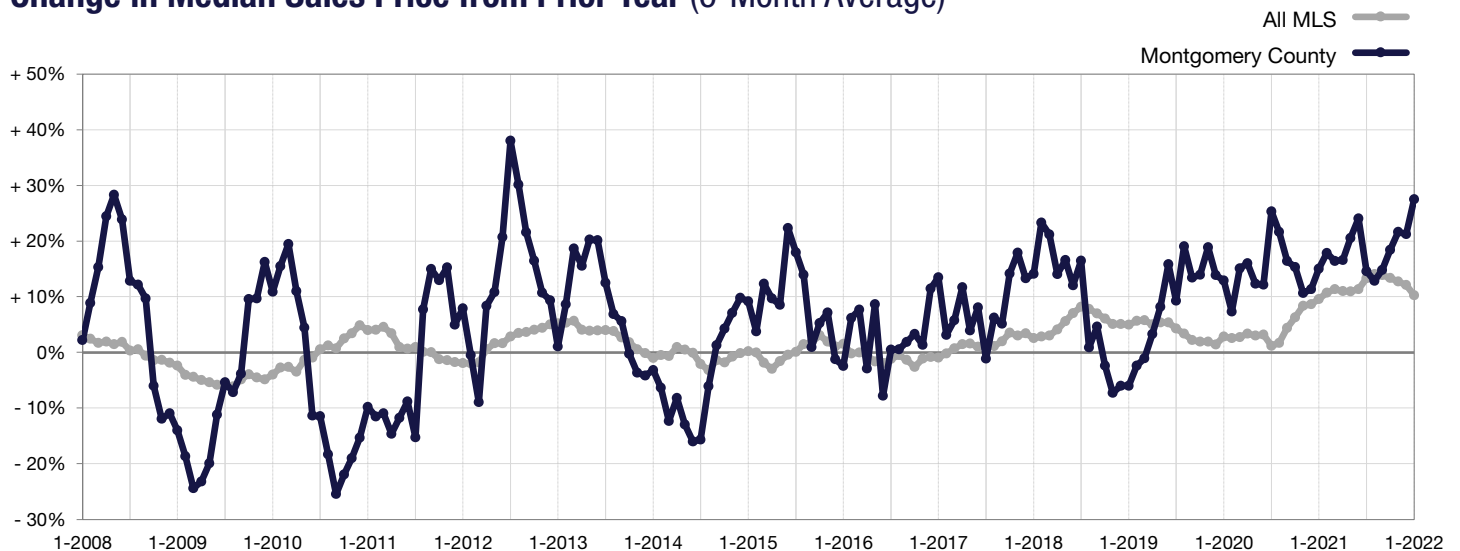


Year to Date

■ 2021 ■ 2022



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.