

# Local Market Update – July 2019

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



## Montgomery County

**+ 17.6%**

Change in  
New Listings

**- 14.7%**

Change in  
Closed Sales

**+ 46.7%**

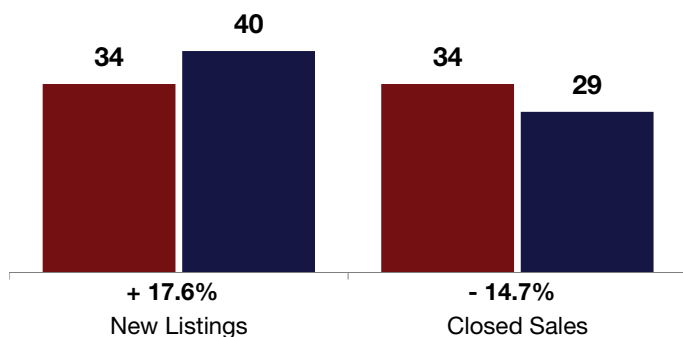
Change in  
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	34	40	+ 17.6%	278	267	- 4.0%
Closed Sales	34	29	- 14.7%	153	150	- 2.0%
Median Sales Price*	\$85,180	\$125,000	+ 46.7%	\$95,400	\$112,000	+ 17.4%
Percent of Original List Price Received*	92.8%	95.5%	+ 2.9%	91.0%	92.9%	+ 2.1%
Days on Market Until Sale	53	51	- 4.2%	86	77	- 11.1%
Inventory of Homes for Sale	132	127	- 3.8%	--	--	--
Months Supply of Inventory	5.2	5.3	+ 2.3%	--	--	--

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

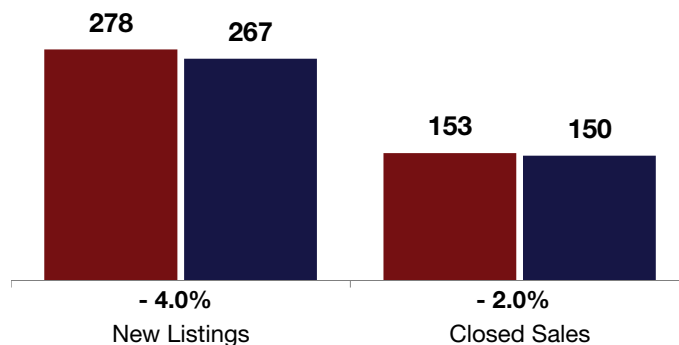
### July

■ 2018 ■ 2019

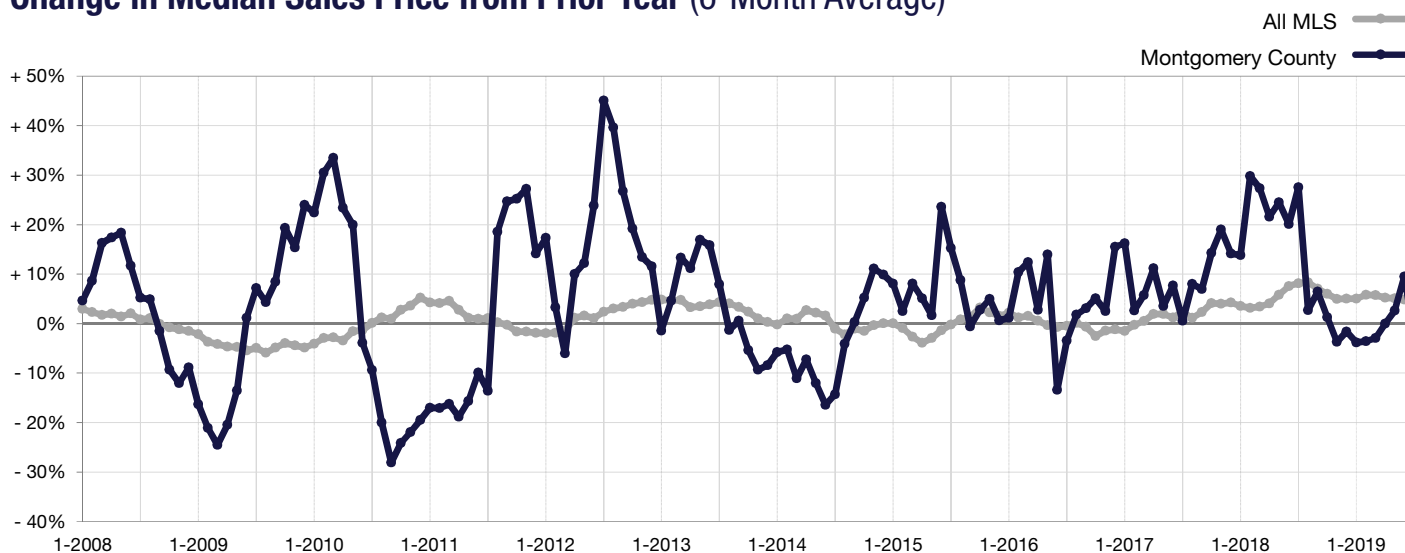


### Year to Date

■ 2018 ■ 2019



### 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.