

Local Market Update – February 2022

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



Montgomery County

+ 43.8%

- 48.3%

- 8.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	16	23	+ 43.8%	36	48	+ 33.3%
Closed Sales	29	15	- 48.3%	66	46	- 30.3%
Median Sales Price*	\$158,000	\$145,000	- 8.2%	\$156,000	\$131,150	- 15.9%
Percent of Original List Price Received*	91.1%	95.7%	+ 5.0%	92.3%	95.6%	+ 3.6%
Days on Market Until Sale	62	110	+ 77.3%	57	60	+ 3.7%
Inventory of Homes for Sale	81	63	- 22.2%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.4%	--	--	--

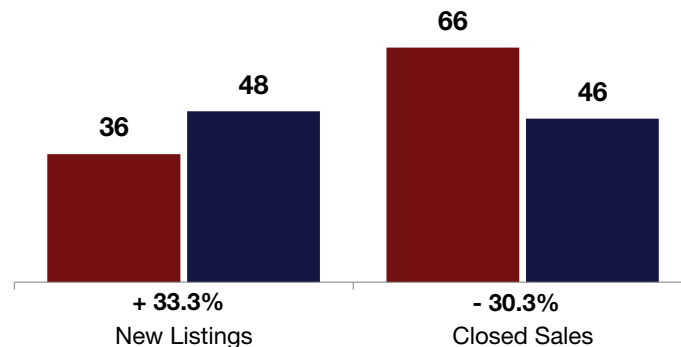
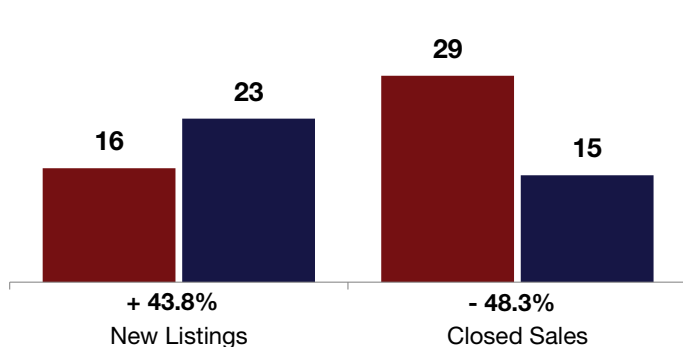
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

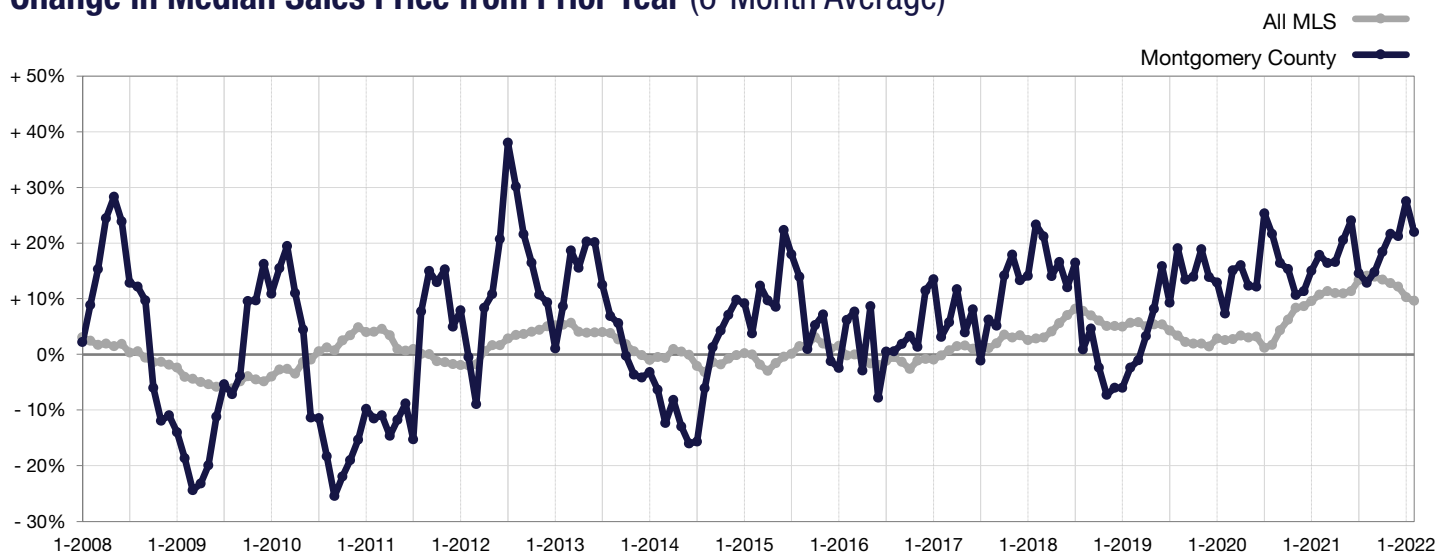
■ 2021 ■ 2022

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.