

Local Market Update – March 2022

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



Montgomery County

+ 10.0%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 55.1%

Change in
Median Sales Price

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	30	33	+ 10.0%	66	81	+ 22.7%
Closed Sales	26	26	0.0%	92	73	- 20.7%
Median Sales Price*	\$136,000	\$211,000	+ 55.1%	\$152,000	\$150,000	- 1.3%
Percent of Original List Price Received*	89.2%	96.4%	+ 8.1%	91.5%	95.8%	+ 4.7%
Days on Market Until Sale	97	33	- 65.4%	68	50	- 26.9%
Inventory of Homes for Sale	68	67	- 1.5%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 7.9%	--	--	--

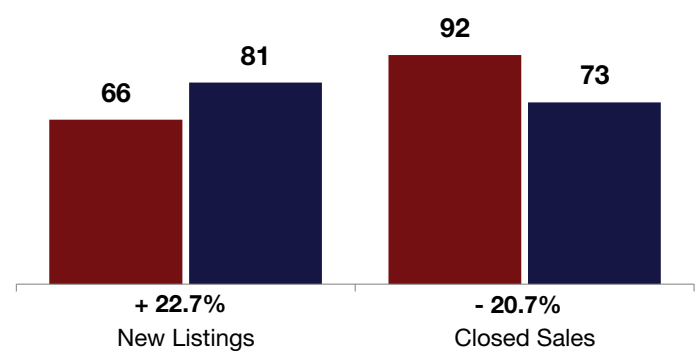
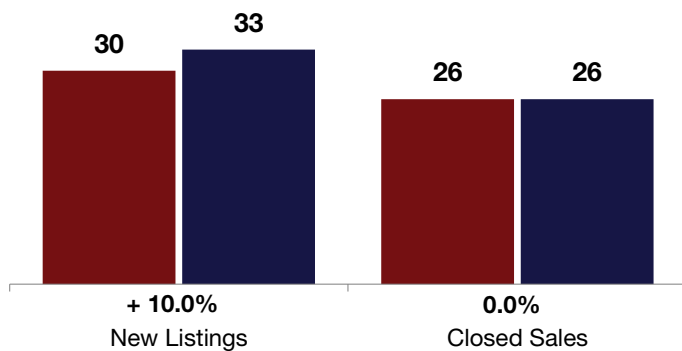
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

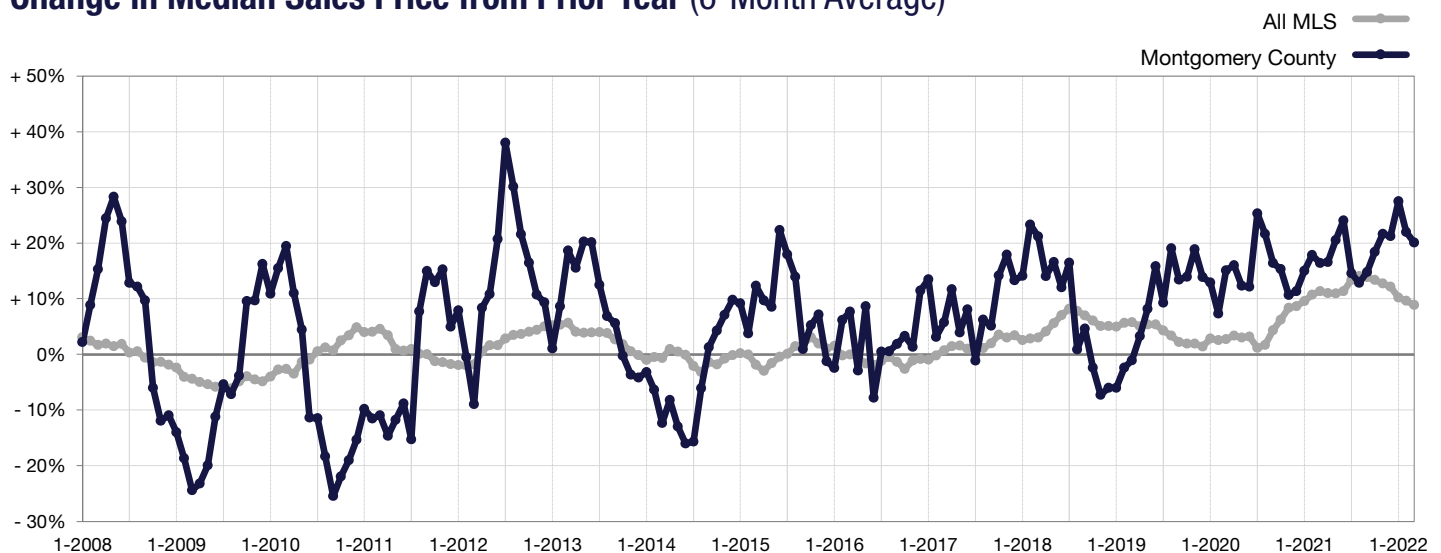
■ 2021 ■ 2022

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.