

Local Market Update – April 2022

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



Montgomery County

- 15.8%

Change in
New Listings

- 40.5%

Change in
Closed Sales

+ 25.0%

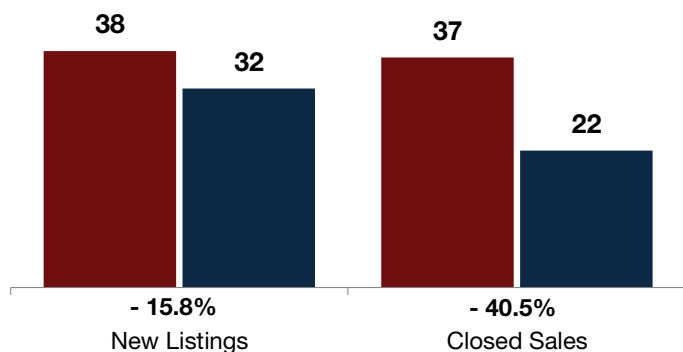
Change in
Median Sales Price

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	38	32	- 15.8%	104	116	+ 11.5%
Closed Sales	37	22	- 40.5%	129	96	- 25.6%
Median Sales Price*	\$132,000	\$164,974	+ 25.0%	\$147,000	\$159,059	+ 8.2%
Percent of Original List Price Received*	93.8%	97.5%	+ 3.9%	92.1%	96.1%	+ 4.4%
Days on Market Until Sale	72	43	- 40.2%	69	48	- 30.7%
Inventory of Homes for Sale	67	47	- 29.9%	--	--	--
Months Supply of Inventory	1.8	1.5	- 18.0%	--	--	--

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

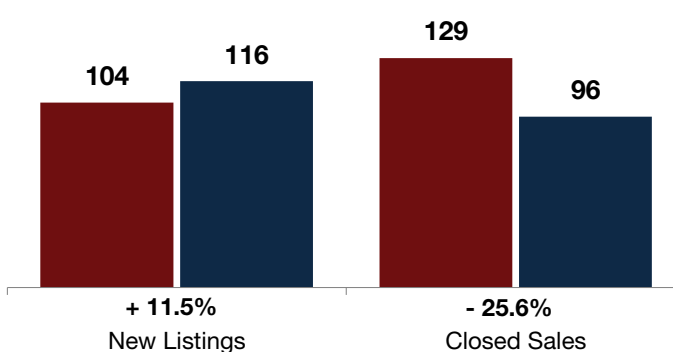
April

■ 2021 ■ 2022

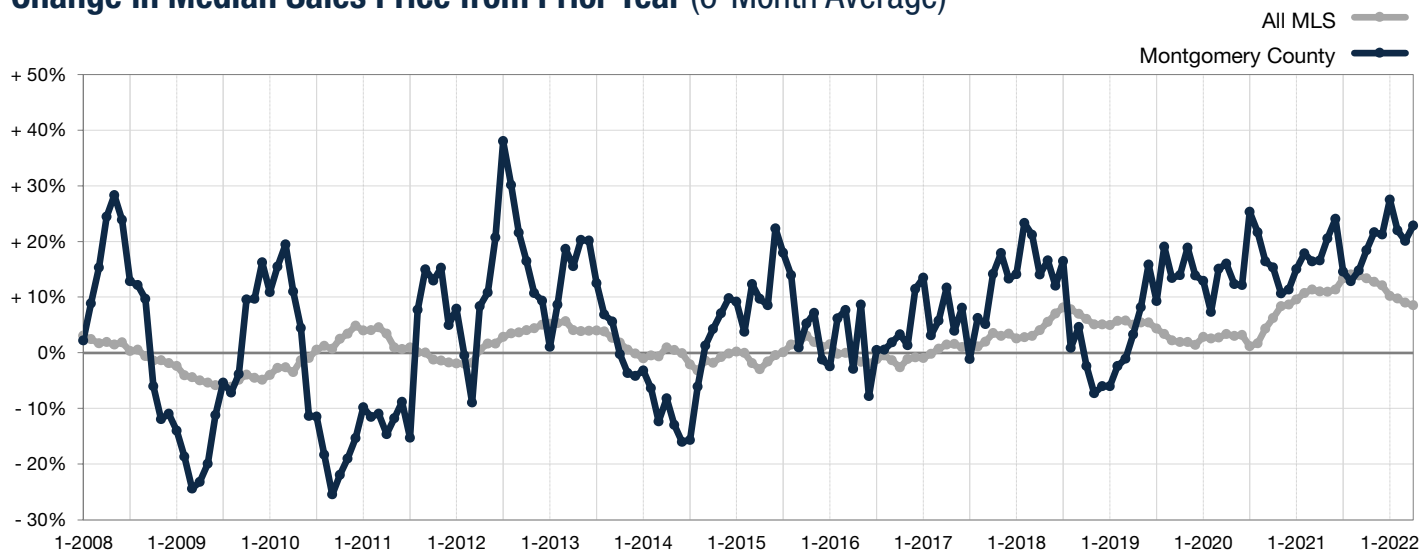


Year to Date

■ 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.