

Local Market Update – May 2022

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



Montgomery County

+ 2.4%

Change in
New Listings

- 6.9%

Change in
Closed Sales

+ 7.3%

Change in
Median Sales Price

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	42	43	+ 2.4%	146	160	+ 9.6%
Closed Sales	29	27	- 6.9%	158	123	- 22.2%
Median Sales Price*	\$150,000	\$160,950	+ 7.3%	\$148,400	\$160,924	+ 8.4%
Percent of Original List Price Received*	94.2%	99.2%	+ 5.3%	92.5%	96.8%	+ 4.6%
Days on Market Until Sale	53	61	+ 15.9%	66	51	- 23.2%
Inventory of Homes for Sale	63	60	- 4.8%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.5%	--	--	--

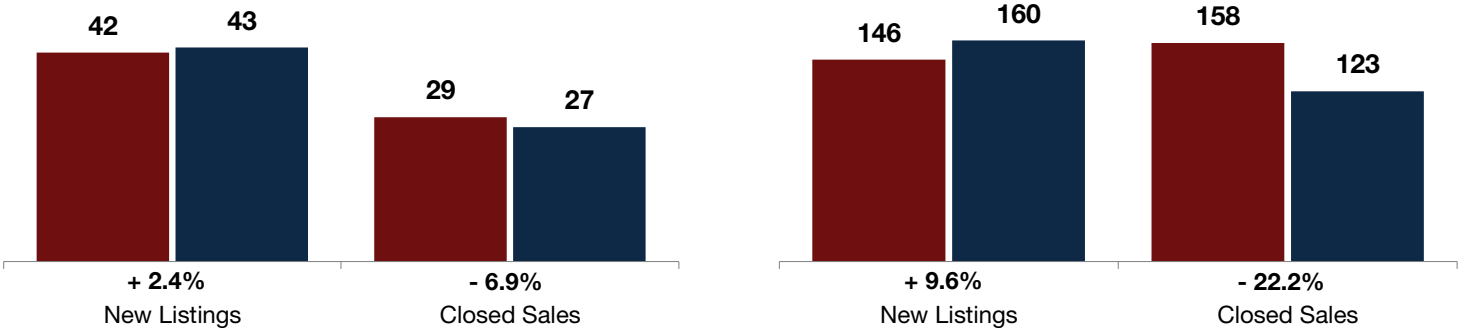
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

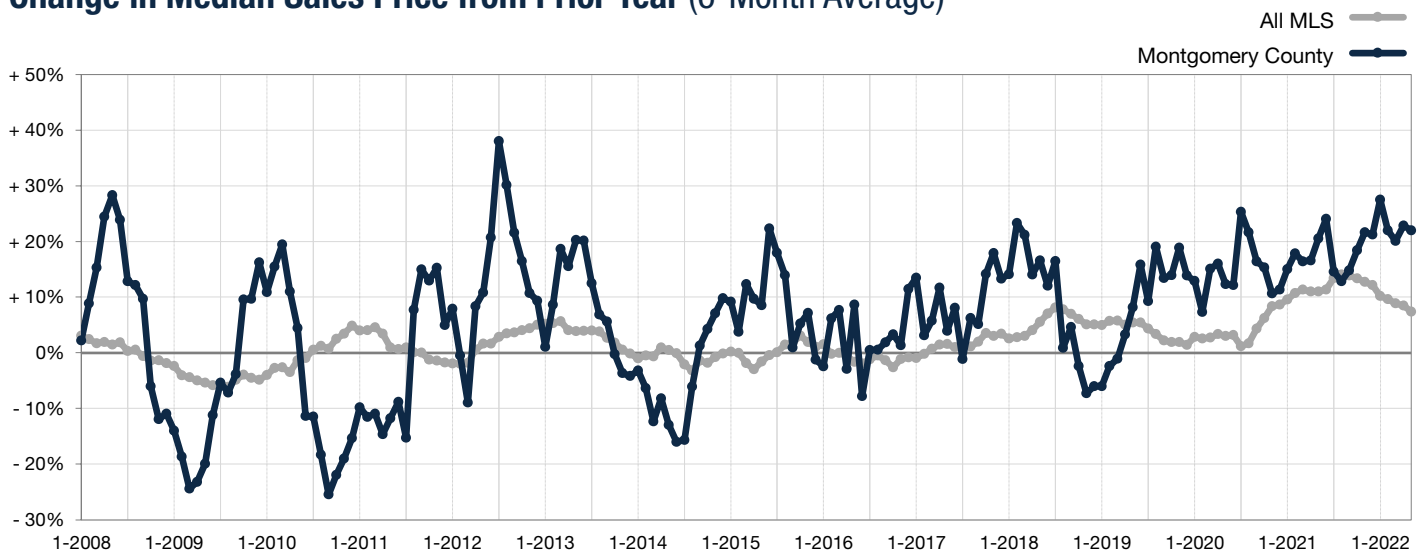
■ 2021 ■ 2022

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.