

# Local Market Update – July 2022

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



## Montgomery County

**- 36.7%**

Change in  
New Listings

**- 6.5%**

Change in  
Closed Sales

**+ 0.4%**

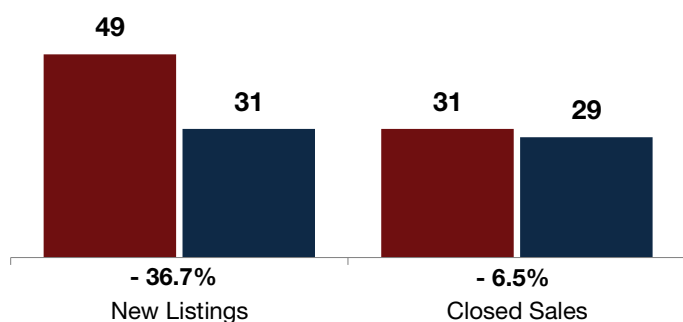
Change in  
Median Sales Price

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	49	31	- 36.7%	258	255	- 1.2%
Closed Sales	31	29	- 6.5%	231	181	- 21.6%
Median Sales Price*	\$173,350	<b>\$174,000</b>	+ 0.4%	\$151,000	<b>\$169,800</b>	+ 12.5%
Percent of Original List Price Received*	101.9%	<b>99.2%</b>	- 2.6%	94.8%	<b>97.3%</b>	+ 2.7%
Days on Market Until Sale	35	<b>32</b>	- 6.4%	64	<b>45</b>	- 30.2%
Inventory of Homes for Sale	90	<b>64</b>	- 28.9%	--	--	--
Months Supply of Inventory	2.5	<b>2.2</b>	- 14.5%	--	--	--

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

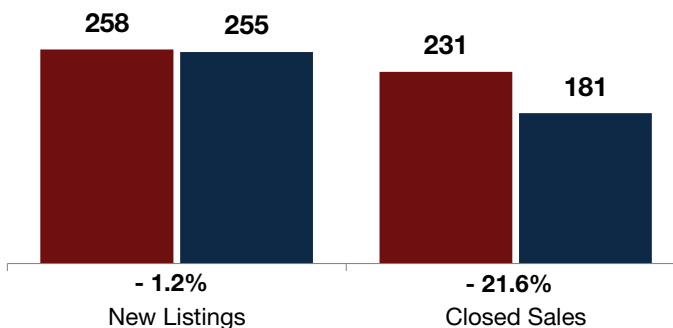
### July

■ 2021 ■ 2022

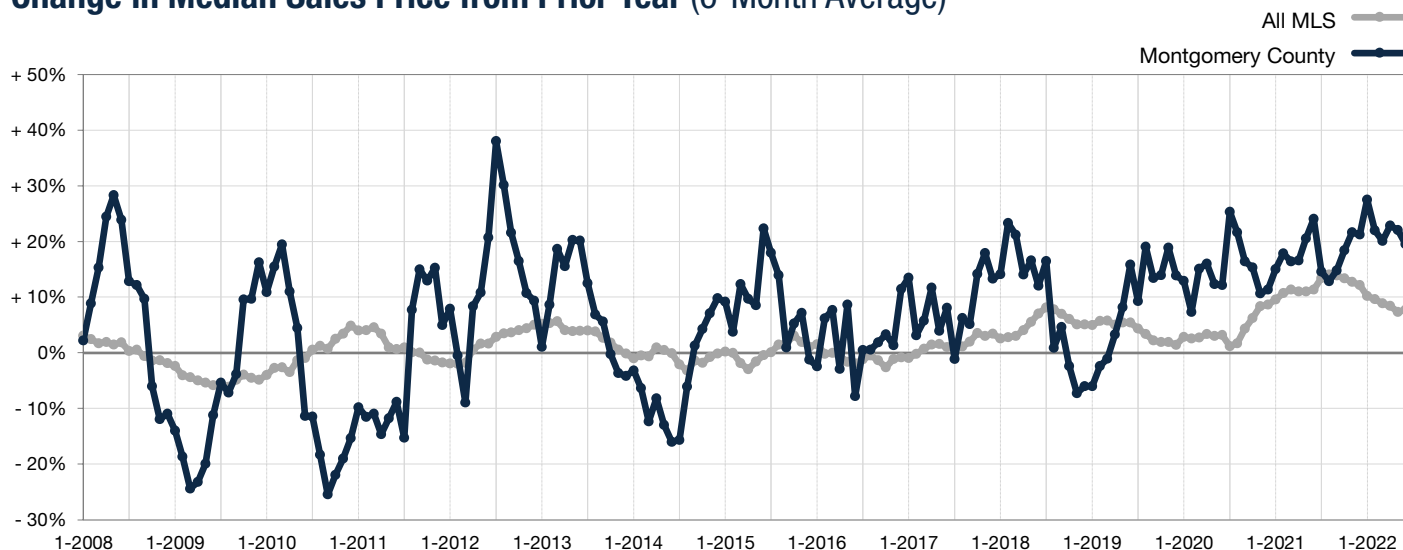


### Year to Date

■ 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.