

# Local Market Update – August 2022

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



## Montgomery County

**- 19.6%**

**+ 14.7%**

**+ 35.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	51	41	- 19.6%	309	296	- 4.2%
Closed Sales	34	39	+ 14.7%	265	221	- 16.6%
Median Sales Price*	\$165,770	\$225,000	+ 35.7%	\$152,000	\$177,450	+ 16.7%
Percent of Original List Price Received*	99.6%	100.4%	+ 0.8%	95.4%	97.9%	+ 2.6%
Days on Market Until Sale	39	29	- 27.4%	61	42	- 31.5%
Inventory of Homes for Sale	88	60	- 31.8%	--	--	--
Months Supply of Inventory	2.5	2.1	- 15.6%	--	--	--

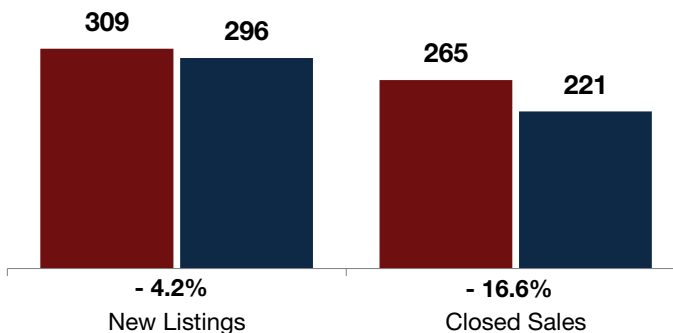
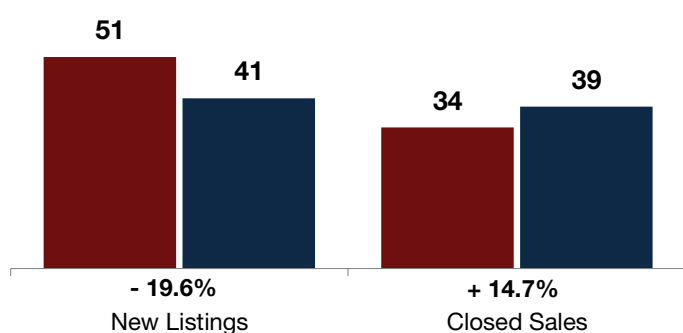
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

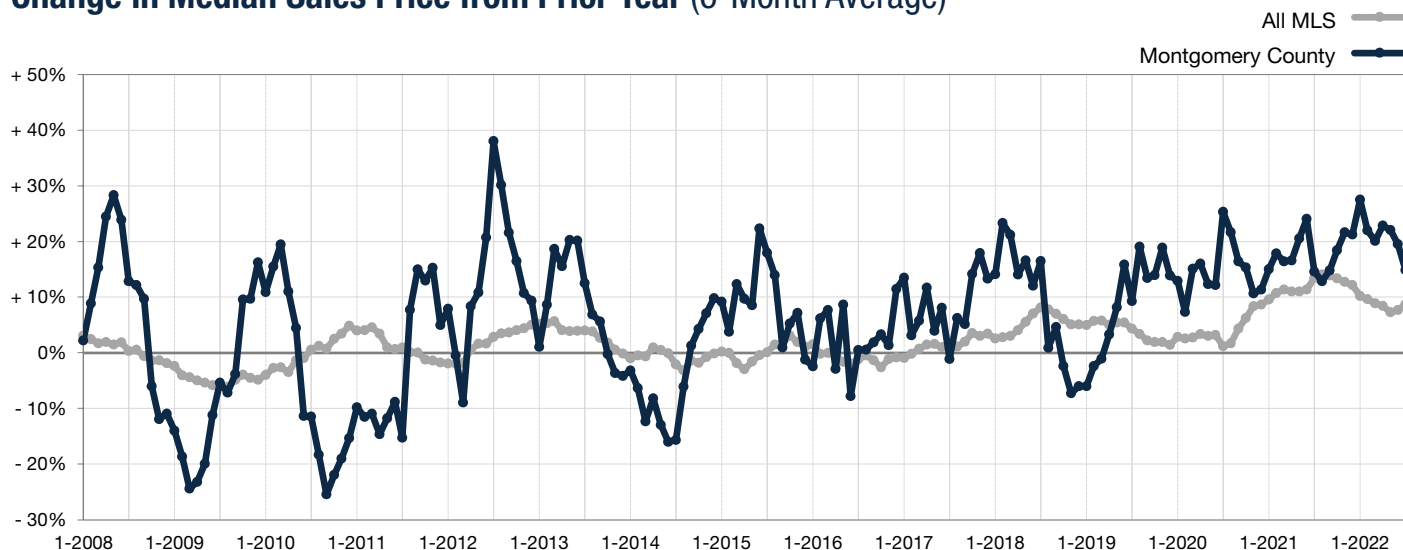
■ 2021 ■ 2022

### 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.