

Local Market Update – August 2019

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



Montgomery County

+ 11.4%

Change in
New Listings

- 25.0%

Change in
Closed Sales

+ 8.6%

Change in
Median Sales Price

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	35	39	+ 11.4%	313	306	- 2.2%
Closed Sales	28	21	- 25.0%	181	171	- 5.5%
Median Sales Price*	\$125,000	\$135,720	+ 8.6%	\$105,000	\$115,800	+ 10.3%
Percent of Original List Price Received*	90.1%	92.8%	+ 3.0%	90.8%	92.8%	+ 2.2%
Days on Market Until Sale	81	63	- 22.1%	85	75	- 12.2%
Inventory of Homes for Sale	131	132	+ 0.8%	--	--	--
Months Supply of Inventory	5.2	5.7	+ 8.7%	--	--	--

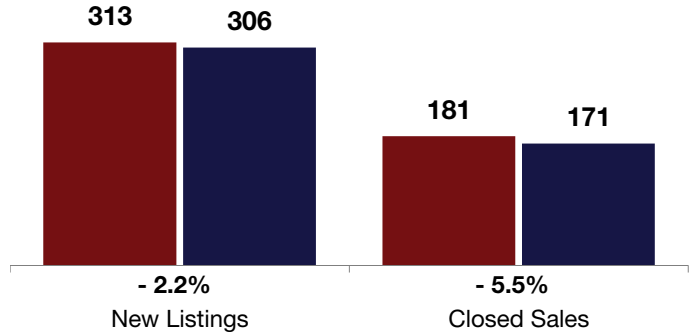
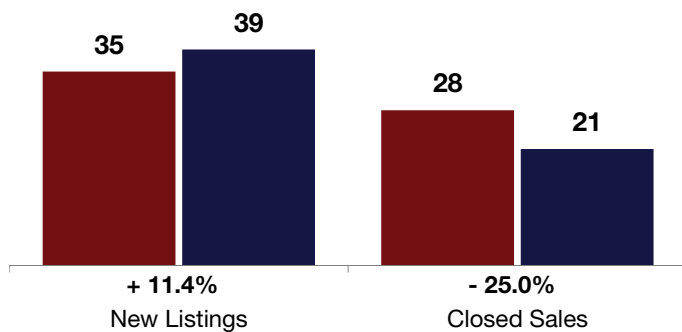
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

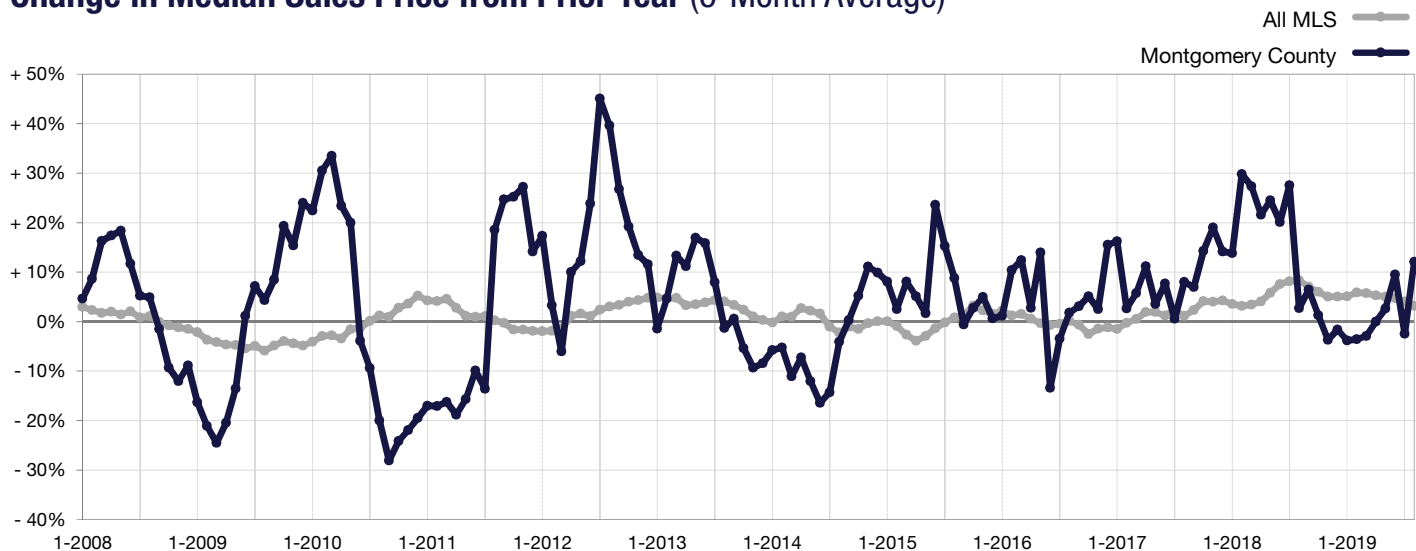
■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.