

Local Market Update – October 2019

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



Montgomery County

+ 12.1%

Change in
New Listings

- 36.7%

Change in
Closed Sales

+ 35.5%

Change in
Median Sales Price

	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	33	37	+ 12.1%	381	389	+ 2.1%
Closed Sales	30	19	- 36.7%	242	219	- 9.5%
Median Sales Price*	\$107,000	\$145,000	+ 35.5%	\$105,000	\$121,750	+ 16.0%
Percent of Original List Price Received*	93.8%	91.0%	- 2.9%	91.4%	92.4%	+ 1.1%
Days on Market Until Sale	52	61	+ 15.9%	77	71	- 8.6%
Inventory of Homes for Sale	125	128	+ 2.4%	--	--	--
Months Supply of Inventory	5.1	5.3	+ 4.9%	--	--	--

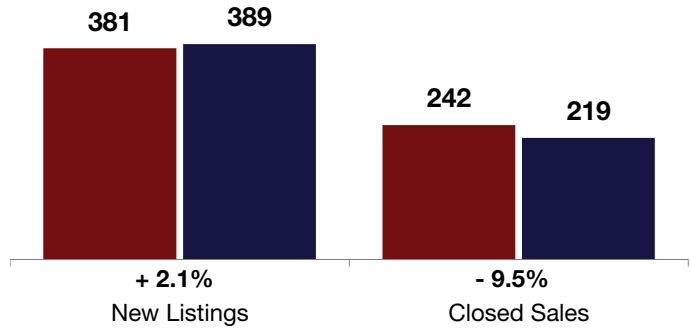
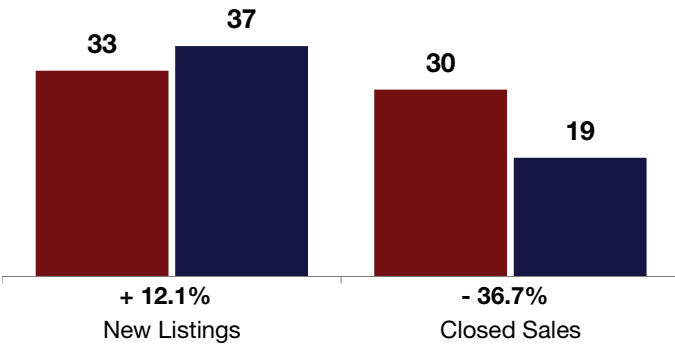
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

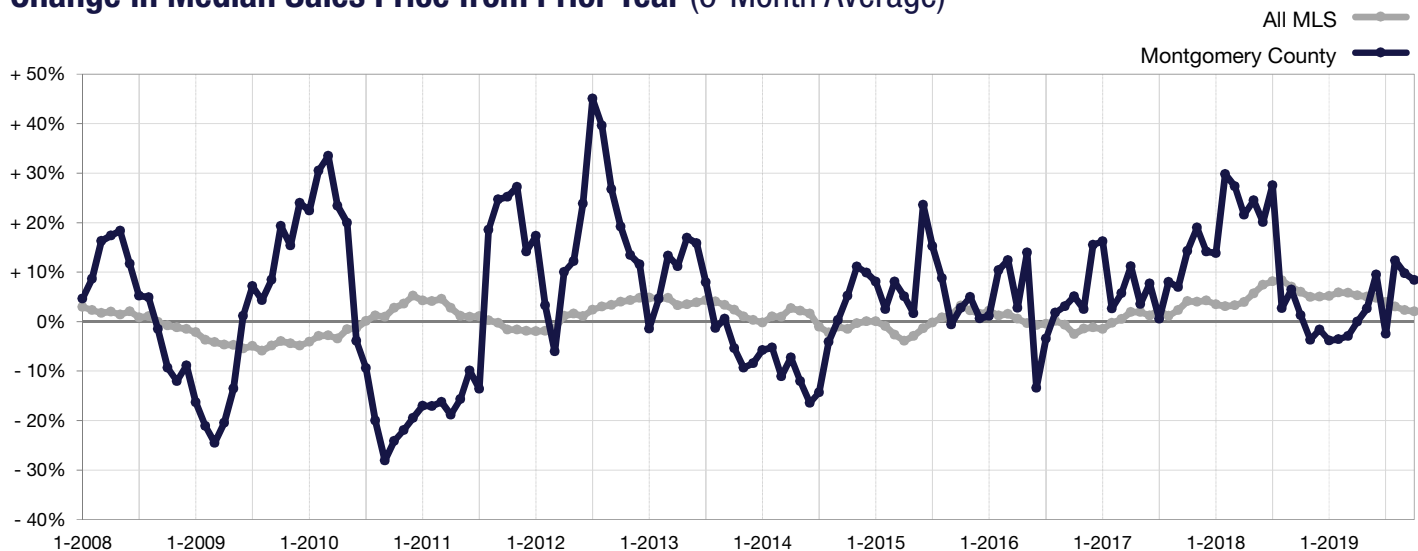
■ 2018 ■ 2019

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.