

# Local Market Update – November 2019

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



## Montgomery County

**+ 13.6%**

**+ 37.5%**

**- 2.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### November

### Year to Date

|  | 2018      | 2019      | + / -   | 2018      | 2019      | + / -   |
|--|-----------|-----------|---------|-----------|-----------|---------|
| New Listings                             | 22        | 25        | + 13.6% | 403       | 414       | + 2.7%  |
| Closed Sales                             | 24        | 33        | + 37.5% | 266       | 254       | - 4.5%  |
| Median Sales Price*                      | \$126,000 | \$123,000 | - 2.4%  | \$109,000 | \$123,500 | + 13.3% |
| Percent of Original List Price Received* | 93.5%     | 90.4%     | - 3.3%  | 91.6%     | 92.2%     | + 0.7%  |
| Days on Market Until Sale                | 58        | 64        | + 11.8% | 76        | 70        | - 7.7%  |
| Inventory of Homes for Sale              | 120       | 130       | + 8.3%  | --        | --        | --      |
| Months Supply of Inventory               | 4.9       | 5.6       | + 14.1% | --        | --        | --      |

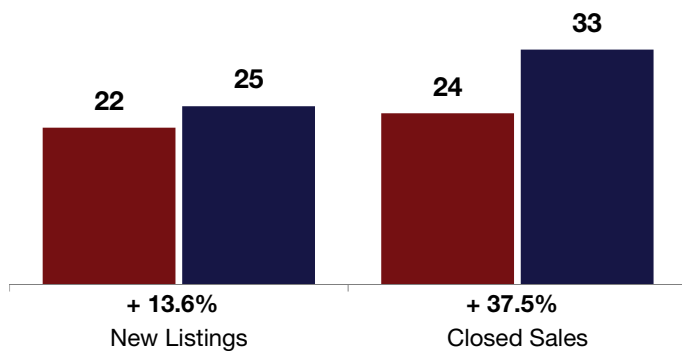
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

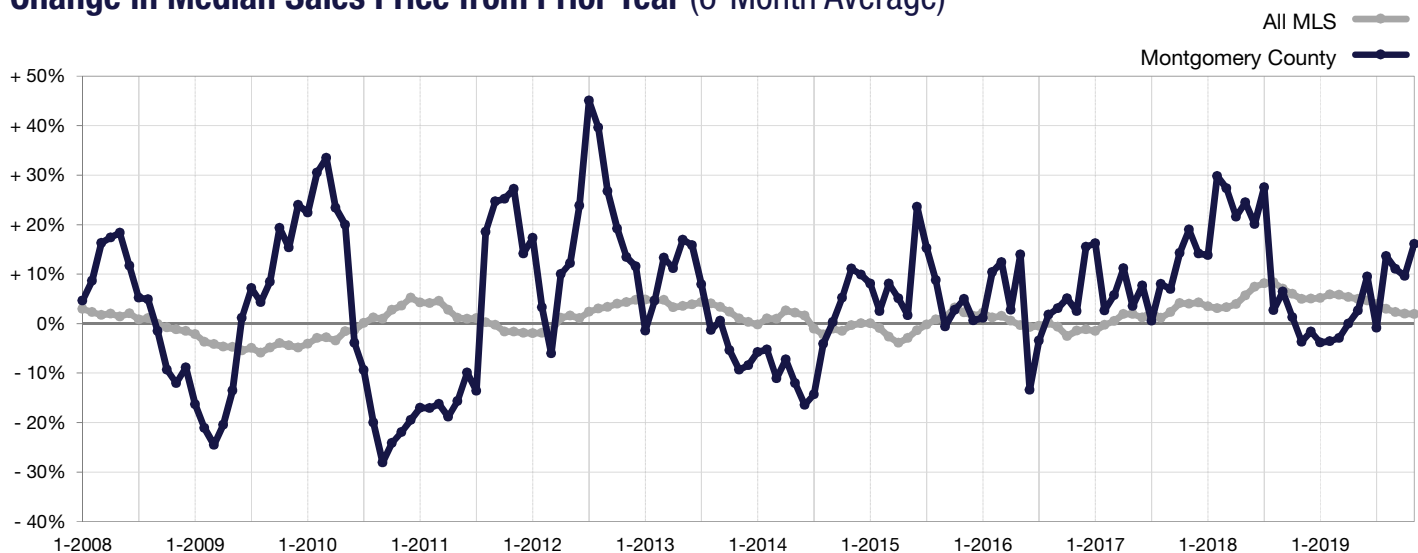
■ 2018 ■ 2019

### 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.