

Local Market Update – December 2019

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



Montgomery County

- 5.0%

Change in
New Listings

- 4.8%

Change in
Closed Sales

+ 5.7%

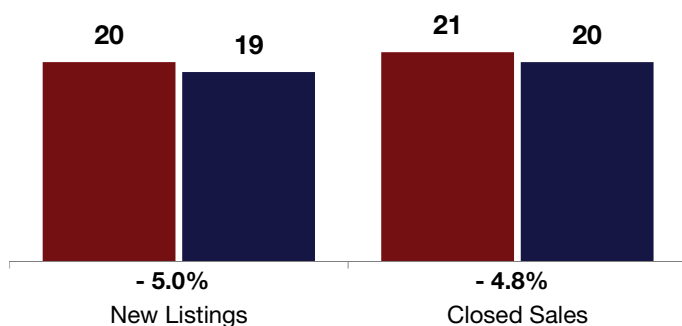
Change in
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	20	19	- 5.0%	423	433	+ 2.4%
Closed Sales	21	20	- 4.8%	287	277	- 3.5%
Median Sales Price*	\$115,000	\$121,500	+ 5.7%	\$109,500	\$124,450	+ 13.7%
Percent of Original List Price Received*	92.5%	88.4%	- 4.5%	91.7%	91.9%	+ 0.3%
Days on Market Until Sale	49	103	+ 111.6%	74	72	- 2.7%
Inventory of Homes for Sale	109	118	+ 8.3%	--	--	--
Months Supply of Inventory	4.4	5.0	+ 12.8%	--	--	--

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

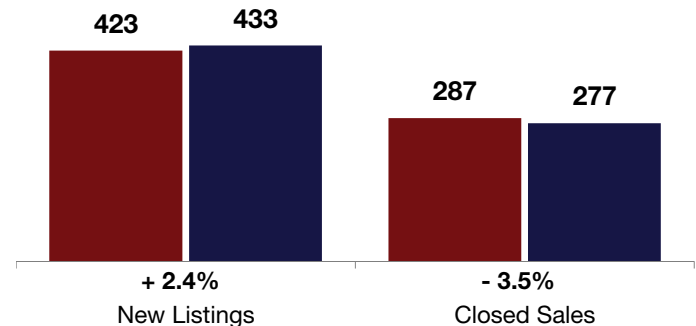
December

■ 2018 ■ 2019

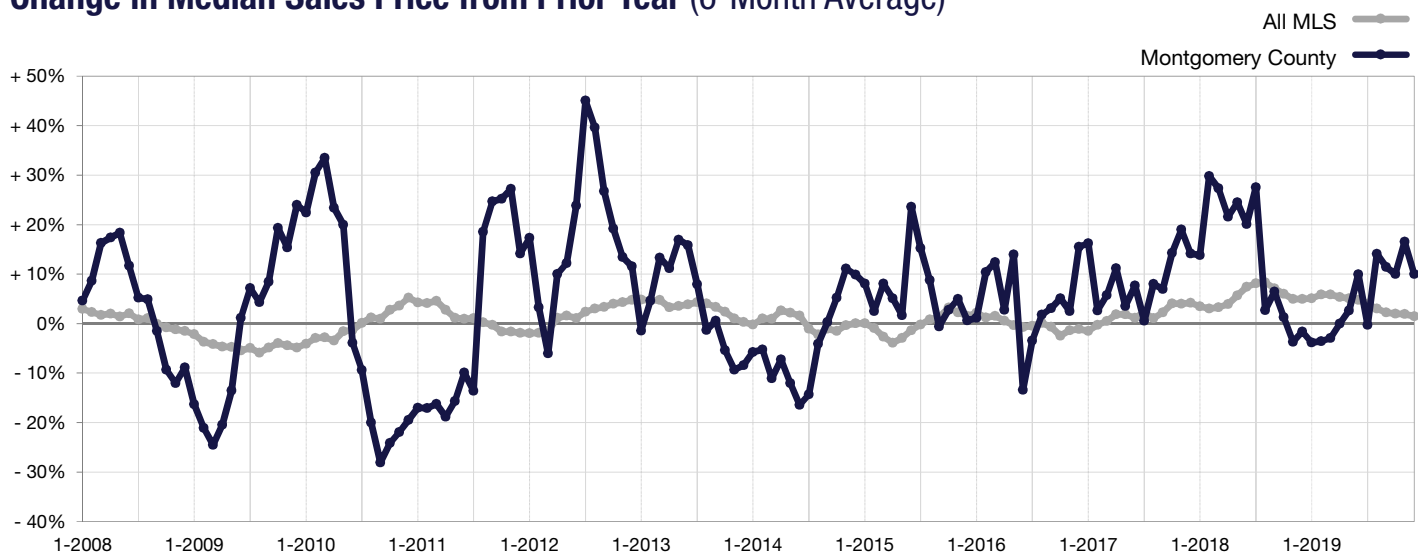


Year to Date

■ 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.