

Local Market Update – March 2019

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



Montgomery County

- 21.1%

Change in
New Listings

- 7.1%

Change in
Closed Sales

+ 2.9%

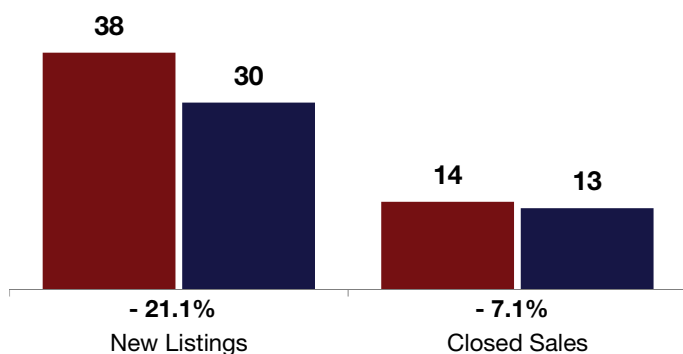
Change in
Median Sales Price

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	38	30	- 21.1%	96	85	- 11.5%
Closed Sales	14	13	- 7.1%	39	45	+ 15.4%
Median Sales Price*	\$106,850	\$110,000	+ 2.9%	\$76,320	\$95,000	+ 24.5%
Percent of Original List Price Received*	81.8%	88.6%	+ 8.3%	86.6%	90.5%	+ 4.6%
Days on Market Until Sale	99	54	- 45.5%	114	72	- 36.7%
Inventory of Homes for Sale	130	100	- 23.1%	--	--	--
Months Supply of Inventory	5.8	3.9	- 33.7%	--	--	--

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

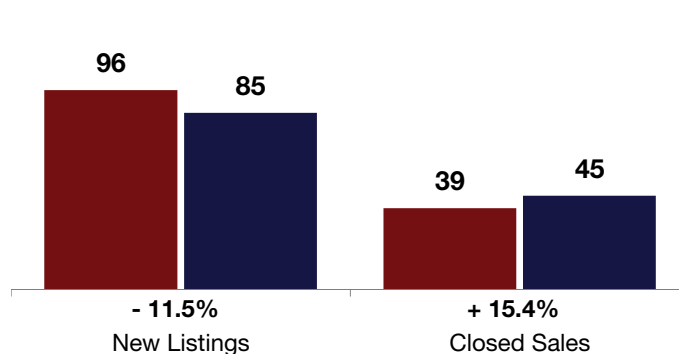
March

■ 2018 ■ 2019

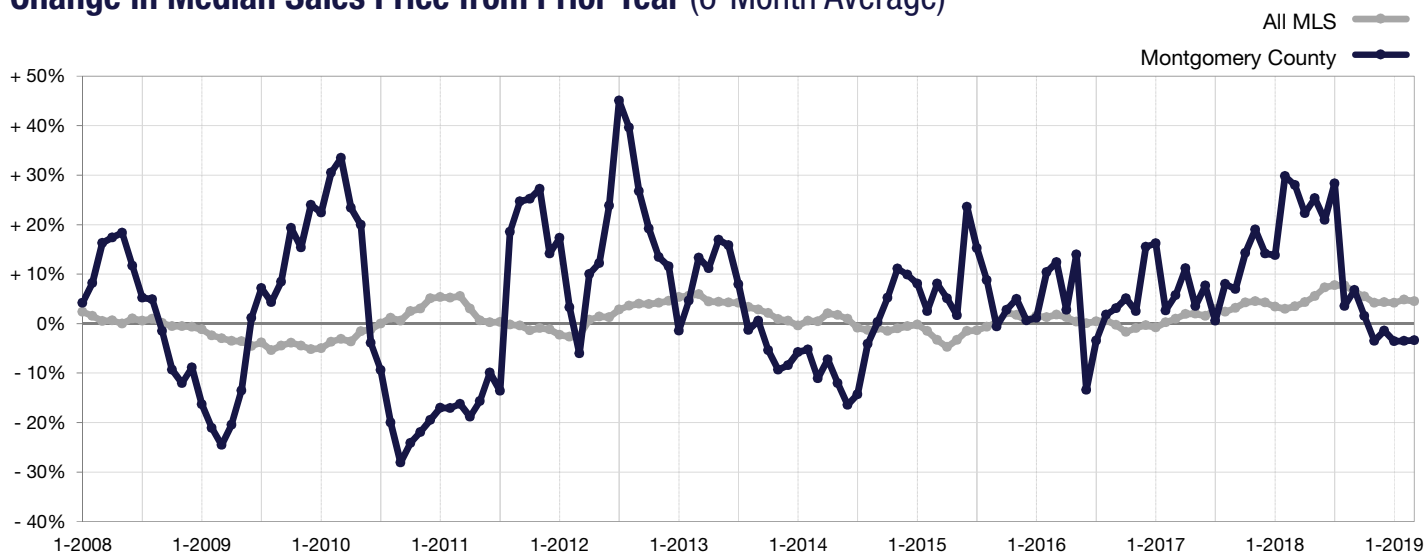


Year to Date

■ 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.