

Local Market Update – January 2019

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



+ 23.1%

- 11.8%

- 28.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Montgomery County

January

Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	26	32	+ 23.1%	26	32	+ 23.1%
Closed Sales	17	15	- 11.8%	17	15	- 11.8%
Median Sales Price*	\$130,800	\$93,085	- 28.8%	\$130,800	\$93,085	- 28.8%
Percent of Original List Price Received*	90.2%	90.6%	+ 0.4%	90.2%	90.6%	+ 0.4%
Days on Market Until Sale	118	82	- 29.9%	118	82	- 29.9%
Inventory of Homes for Sale	122	115	- 5.7%	--	--	--
Months Supply of Inventory	5.3	4.6	- 13.0%	--	--	--

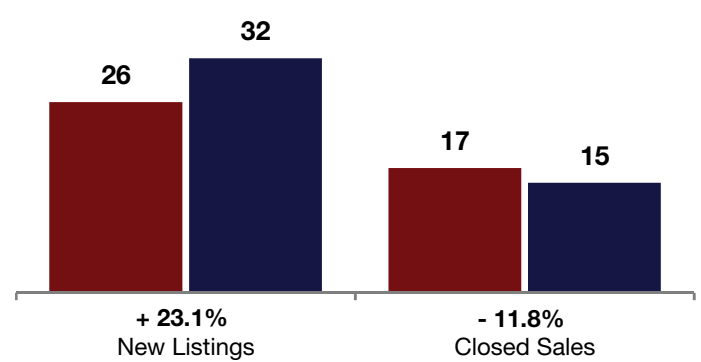
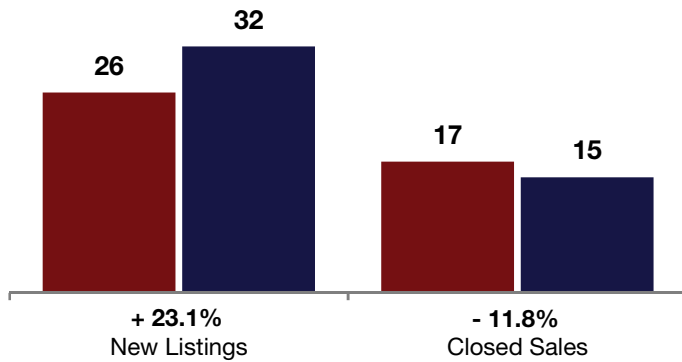
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

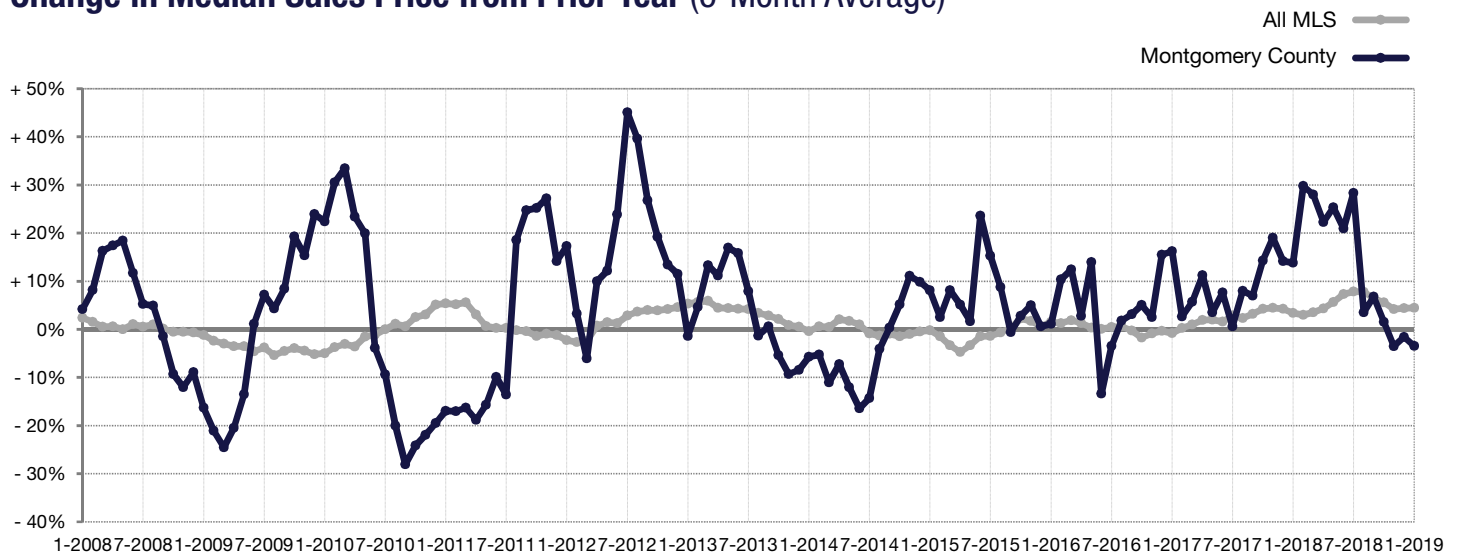
■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



Change in Median Sales Price from Prior Year (6-Month Average)**



1-20087-20081-20097-20091-20107-20101-20117-20111-20127-20121-20137-20131-20147-20141-20157-20151-20167-20161-20177-20171-20187-20181-2019

** 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. | Current as of February 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.