

Local Market Update – January 2020

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



Montgomery County

- 18.2%

Change in
New Listings

- 26.3%

Change in
Closed Sales

+ 27.6%

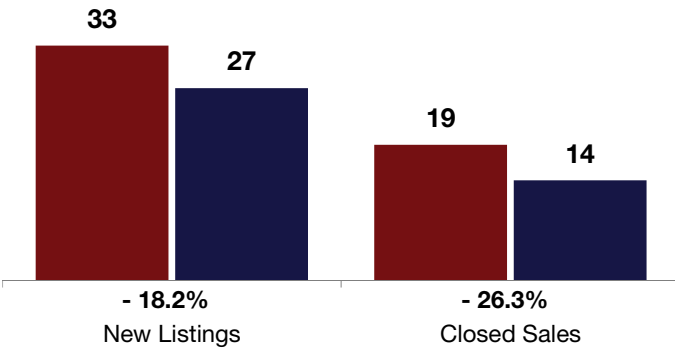
Change in
Median Sales Price

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	33	27	- 18.2%	33	27	- 18.2%
Closed Sales	19	14	- 26.3%	19	14	- 26.3%
Median Sales Price*	\$95,000	\$121,250	+ 27.6%	\$95,000	\$121,250	+ 27.6%
Percent of Original List Price Received*	91.5%	85.3%	- 6.7%	91.5%	85.3%	- 6.7%
Days on Market Until Sale	80	78	- 3.2%	80	78	- 3.2%
Inventory of Homes for Sale	119	116	- 2.5%	--	--	--
Months Supply of Inventory	4.8	4.9	+ 2.0%	--	--	--

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

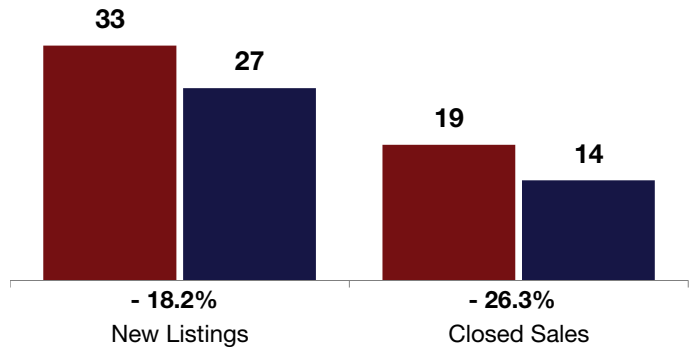
January

■ 2019 ■ 2020

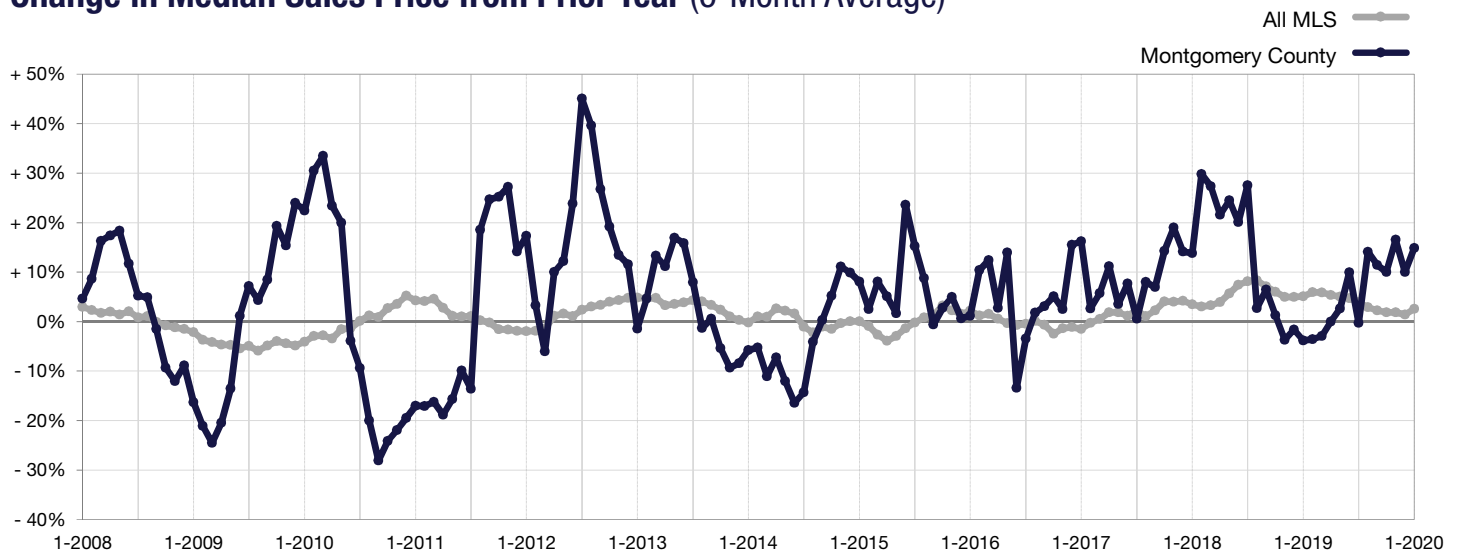


Year to Date

■ 2019 ■ 2020



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.