

Local Market Update – February 2020

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



Montgomery County

+ 8.7%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 80.5%

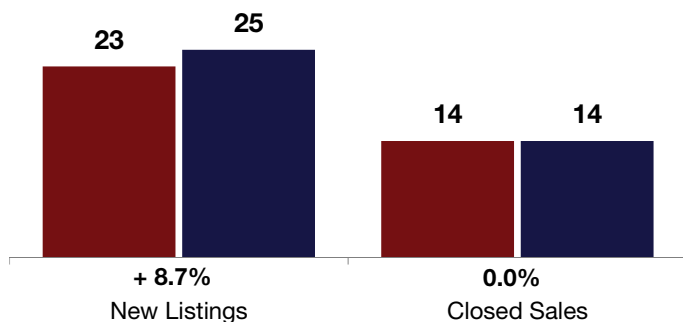
Change in
Median Sales Price

| | February | | | Year to Date | | |
|--|----------|------------------|---------|--------------|------------------|---------|
| | 2019 | 2020 | + / - | 2019 | 2020 | + / - |
| New Listings | 23 | 25 | + 8.7% | 56 | 52 | - 7.1% |
| Closed Sales | 14 | 14 | 0.0% | 33 | 28 | - 15.2% |
| Median Sales Price* | \$82,388 | \$148,750 | + 80.5% | \$93,085 | \$131,250 | + 41.0% |
| Percent of Original List Price Received* | 90.8% | 87.1% | - 4.0% | 91.2% | 86.3% | - 5.4% |
| Days on Market Until Sale | 86 | 93 | + 8.6% | 82 | 85 | + 3.4% |
| Inventory of Homes for Sale | 112 | 109 | - 2.7% | -- | -- | -- |
| Months Supply of Inventory | 4.4 | 4.7 | + 5.3% | -- | -- | -- |

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

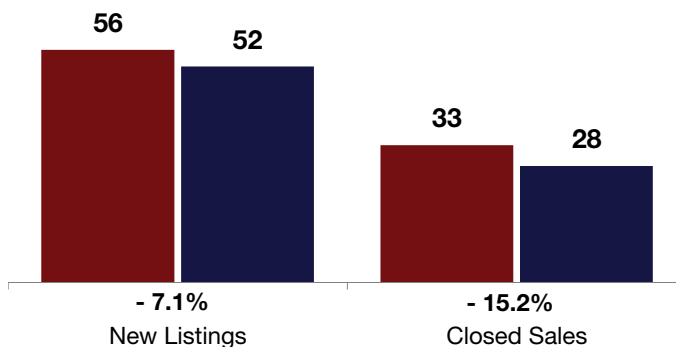
February

■ 2019 ■ 2020

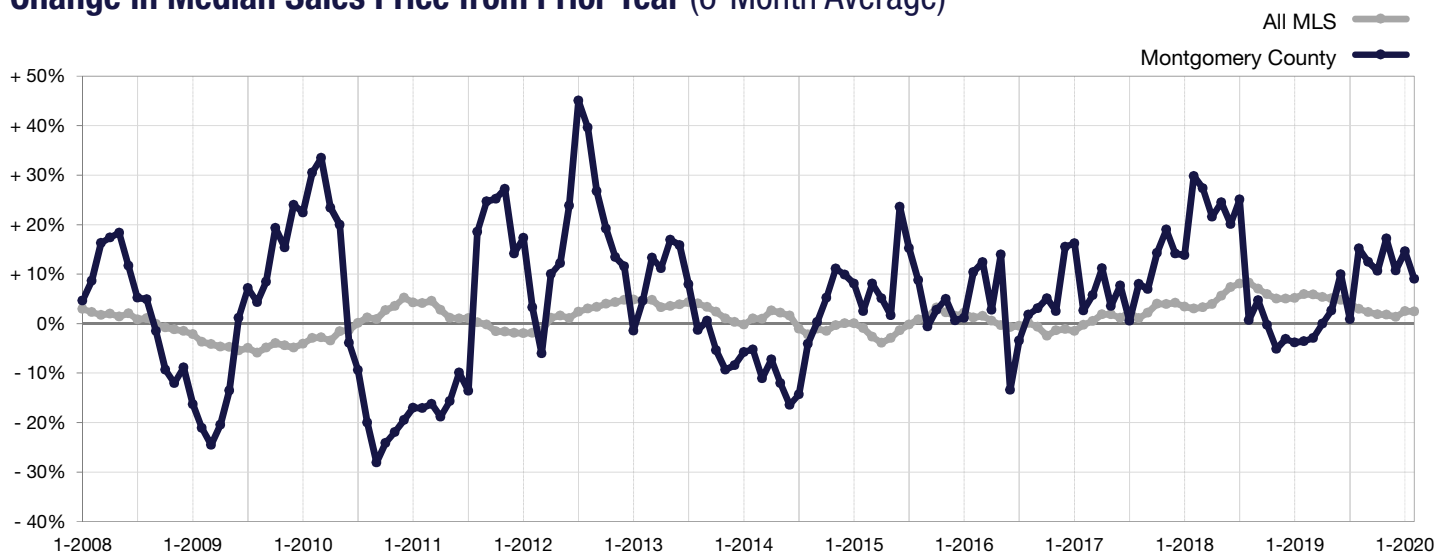


Year to Date

■ 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.