

Local Market Update – May 2020

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



Montgomery County

- 41.2%

Change in
New Listings

- 40.7%

Change in
Closed Sales

- 6.9%

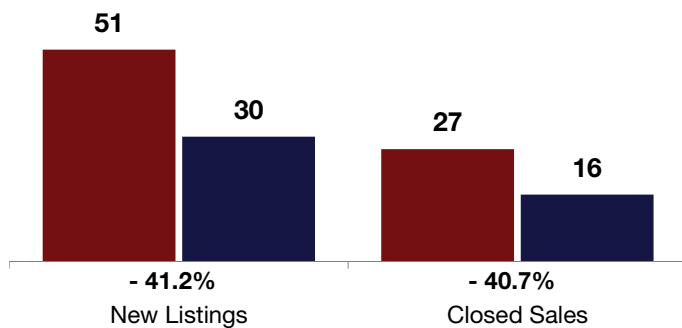
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	51	30	- 41.2%	182	138	- 24.2%
Closed Sales	27	16	- 40.7%	95	74	- 22.1%
Median Sales Price*	\$126,600	\$117,850	- 6.9%	\$106,000	\$124,700	+ 17.6%
Percent of Original List Price Received*	89.2%	89.3%	+ 0.2%	90.8%	88.8%	- 2.2%
Days on Market Until Sale	104	107	+ 2.5%	84	81	- 3.2%
Inventory of Homes for Sale	113	122	+ 8.0%	--	--	--
Months Supply of Inventory	4.4	6.0	+ 35.0%	--	--	--

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

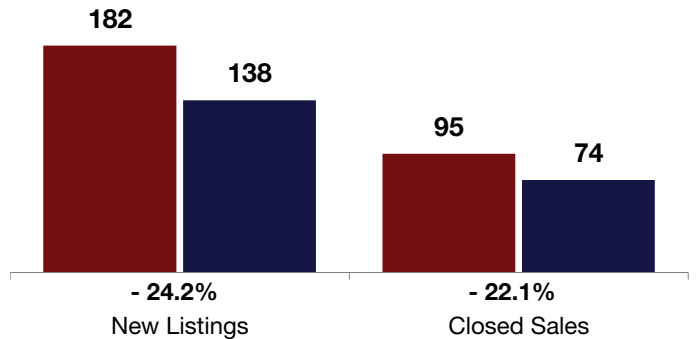
May

■ 2019 ■ 2020

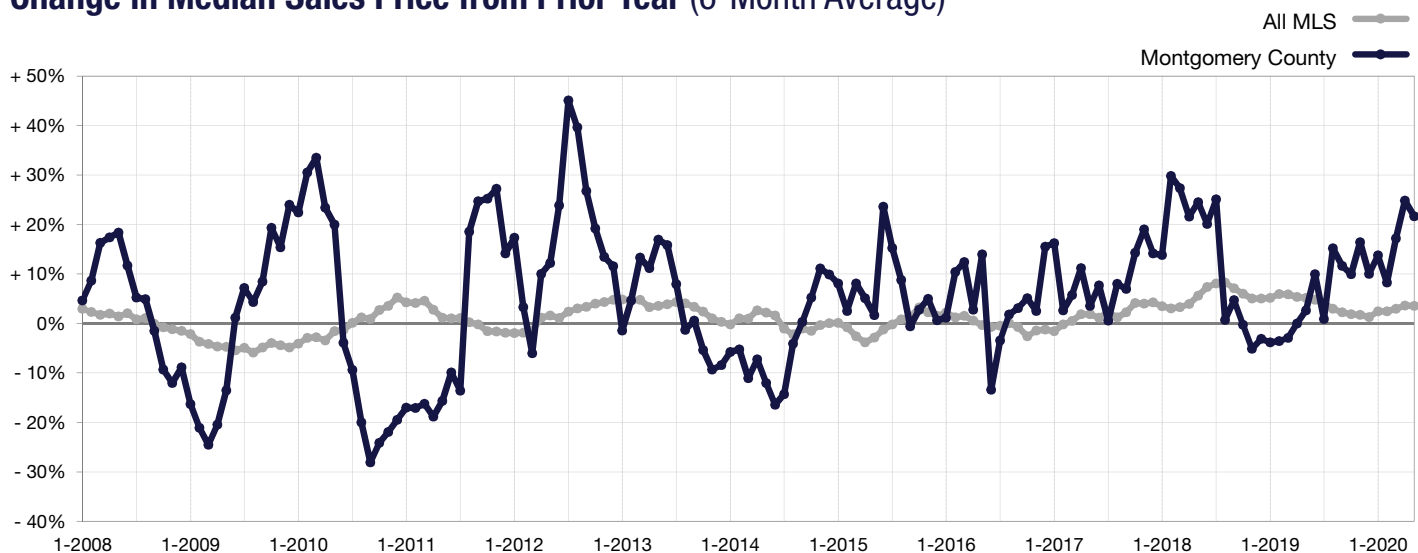


Year to Date

■ 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.