

Local Market Update – June 2020

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



Montgomery County

0.0%

Change in
New Listings

- 21.4%

Change in
Closed Sales

+ 41.5%

Change in
Median Sales Price

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	45	45	0.0%	227	183	- 19.4%
Closed Sales	28	22	- 21.4%	123	97	- 21.1%
Median Sales Price*	\$106,000	\$150,000	+ 41.5%	\$106,000	\$125,000	+ 17.9%
Percent of Original List Price Received*	97.3%	91.1%	- 6.4%	92.3%	89.5%	- 3.1%
Days on Market Until Sale	75	84	+ 11.7%	82	82	+ 0.3%
Inventory of Homes for Sale	135	117	- 13.3%	--	--	--
Months Supply of Inventory	5.7	5.3	- 7.1%	--	--	--

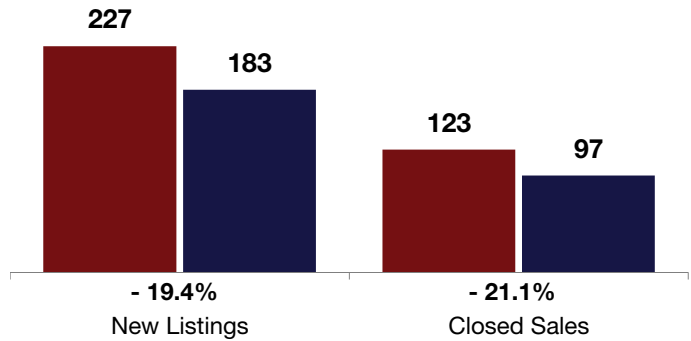
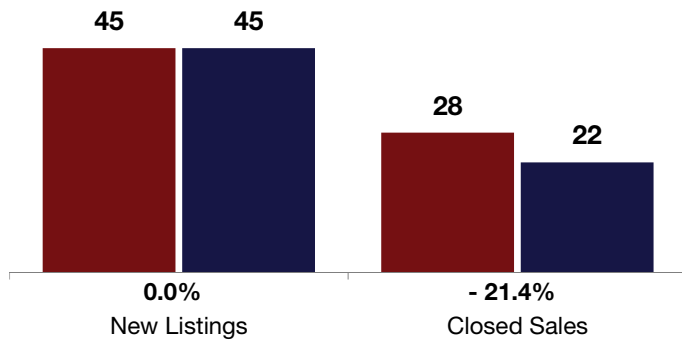
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

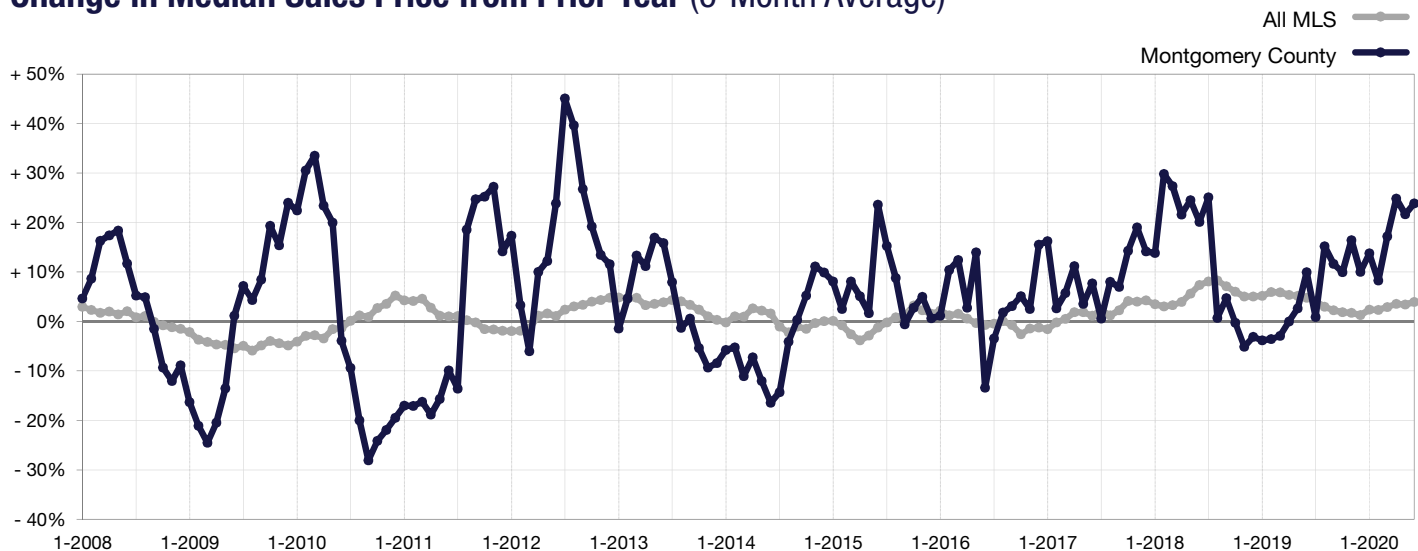
■ 2019 ■ 2020

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.