

# Local Market Update – December 2013

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## Montgomery County

**+ 10.5%**

Change in  
**New Listings**  
Last 3 Mos. Compared  
to a Year Ago

**- 12.9%**

Change in  
**Closed Sales**  
Last 3 Mos. Compared  
to a Year Ago

**+ 8.0%**

Change in  
**Median Sales Price**  
Last 3 Mos. Compared  
to a Year Ago

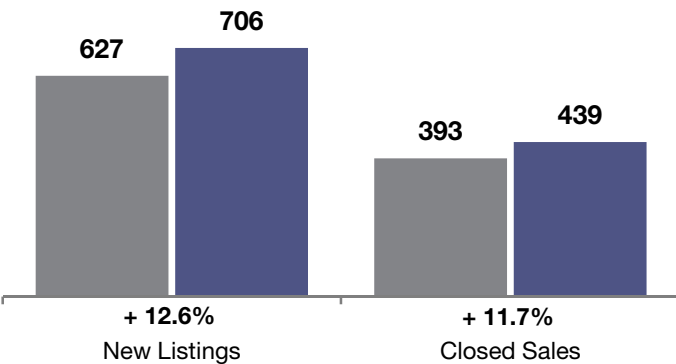
**October through December**      **January through December**

	2012	2013	+ / -	2012	2013	+ / -
New Listings	114	<b>126</b>	+ 10.5%	627	<b>706</b>	+ 12.6%
Closed Sales	116	<b>101</b>	- 12.9%	393	<b>439</b>	+ 11.7%
Median Sales Price	\$87,500	<b>\$94,500</b>	+ 8.0%	\$92,000	<b>\$97,000</b>	+ 5.4%
Percent of Original List Price Received at Sale*	88.7%	<b>87.8%</b>	- 1.1%	88.3%	<b>89.9%</b>	+ 1.9%

\* Does not account for list price from any previous listing contracts. | Activity for one month can sometimes look extreme due to small sample size.

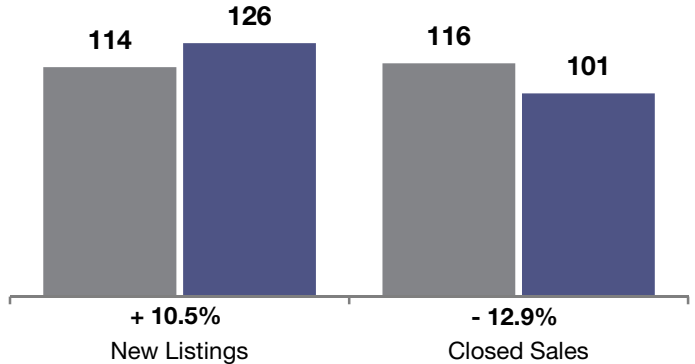
### January through December

■ 2012 ■ 2013

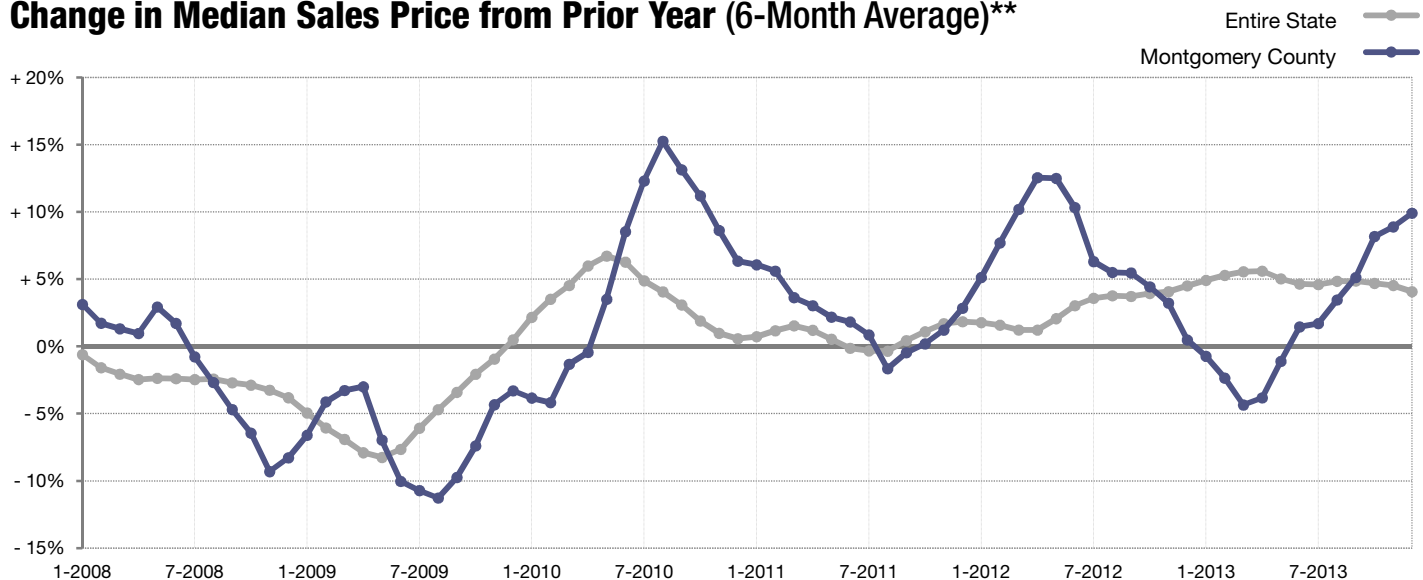


### October through December

■ 2012 ■ 2013



### 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. | Data obtained from participating Multiple Listing Services (MLSs) and Broker Listing Cooperatives® (BLCs®).  
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