

Monthly Local Market - October 2022

A research tool provided by Metro MLS



Filters

Counties: Washington
Cities: Germantown, Richfield
Zip Codes: All
Dwelling Types: Single Family Residence, Townhouse/Condo
Sq. Ft. Ranges: All
Price Ranges: All

+ 12.9 %

Change in
New Listings

- 20.8 %

Change in
Closed Sales

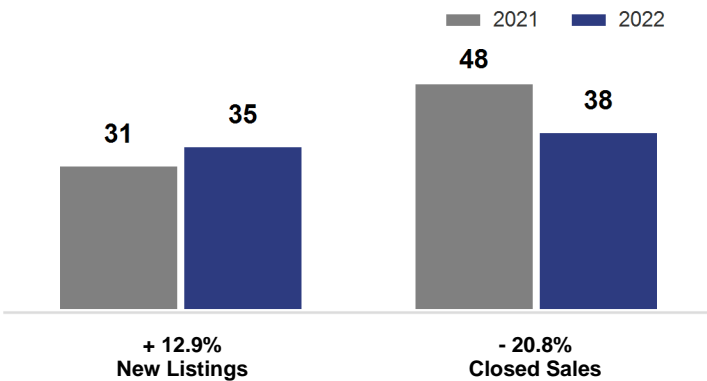
- 0.8 %

Change in
Median Sales
Price*

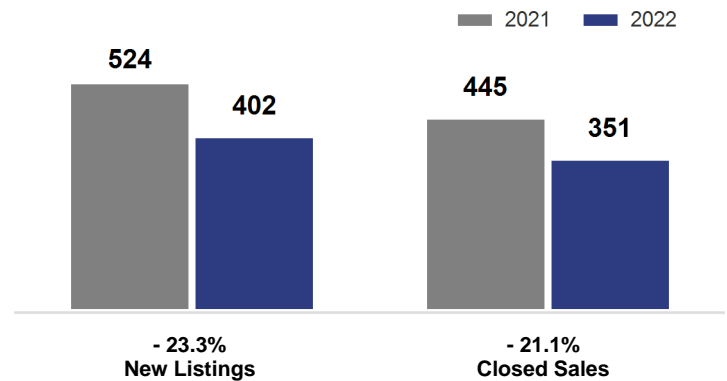
Metric	October			Year to Date		
	2021	2022	+/-	2021	2022	+/-
New Listings	31	35	+ 12.9%	524	402	- 23.3%
Closed Sales	48	38	- 20.8%	445	351	- 21.1%
Median Sales Price*	\$400,750	\$397,500	- 0.8%	\$380,000	\$404,000	+ 6.3%
Percent of Original List Price Received*	99.8%	99.7%	- 0.2%	101.8%	101.6%	- 0.2%
Days on Market Until Sale	16	19	+ 18.8%	18	20	+ 11.1%
Inventory - Single Family Residence	70	51	- 27.1%	--	--	--
Inventory - Townhouse/Condo	17	16	- 5.9%	--	--	--

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

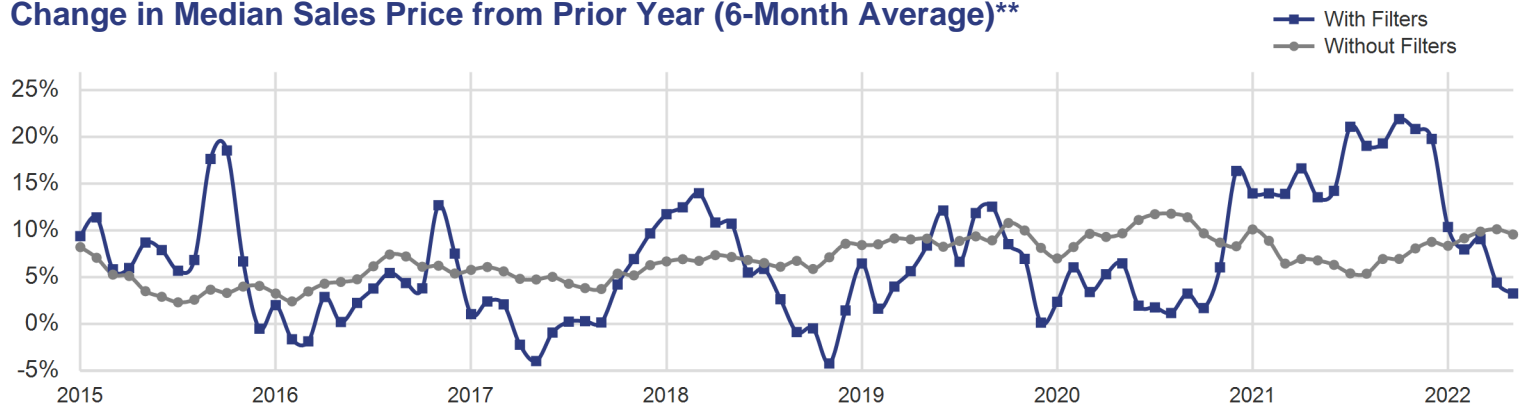
October



Year to Date



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. | Current as of November 9, 2022.