

# Local Market Update – September 2022

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



## Montgomery County

**+ 23.5%**

Change in  
New Listings

**- 43.2%**

Change in  
Closed Sales

**- 22.3%**

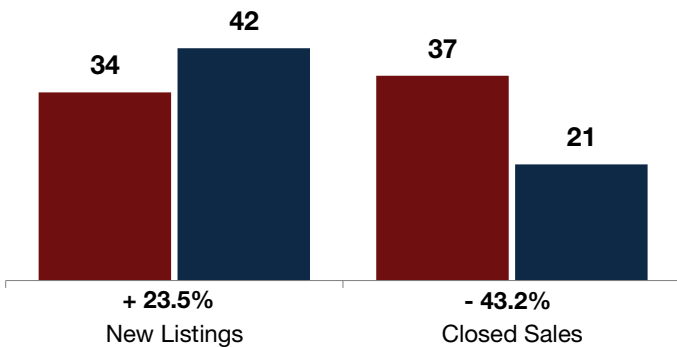
Change in  
Median Sales Price

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	34	42	+ 23.5%	343	339	- 1.2%
Closed Sales	37	21	- 43.2%	302	247	- 18.2%
Median Sales Price*	\$183,750	\$142,800	- 22.3%	\$159,900	\$177,450	+ 11.0%
Percent of Original List Price Received*	99.0%	97.0%	- 2.0%	95.8%	97.8%	+ 2.0%
Days on Market Until Sale	33	21	- 37.3%	58	40	- 31.3%
Inventory of Homes for Sale	92	70	- 23.9%	--	--	--
Months Supply of Inventory	2.7	2.4	- 12.0%	--	--	--

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

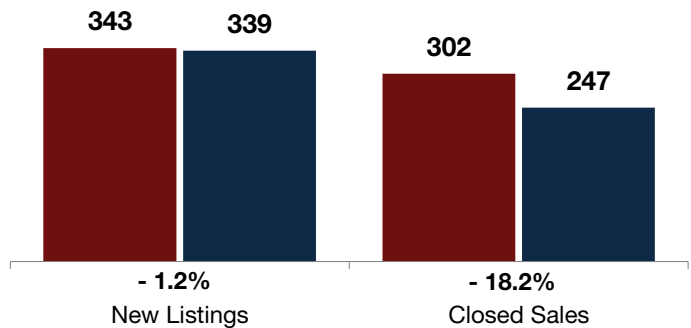
### September

■ 2021 ■ 2022

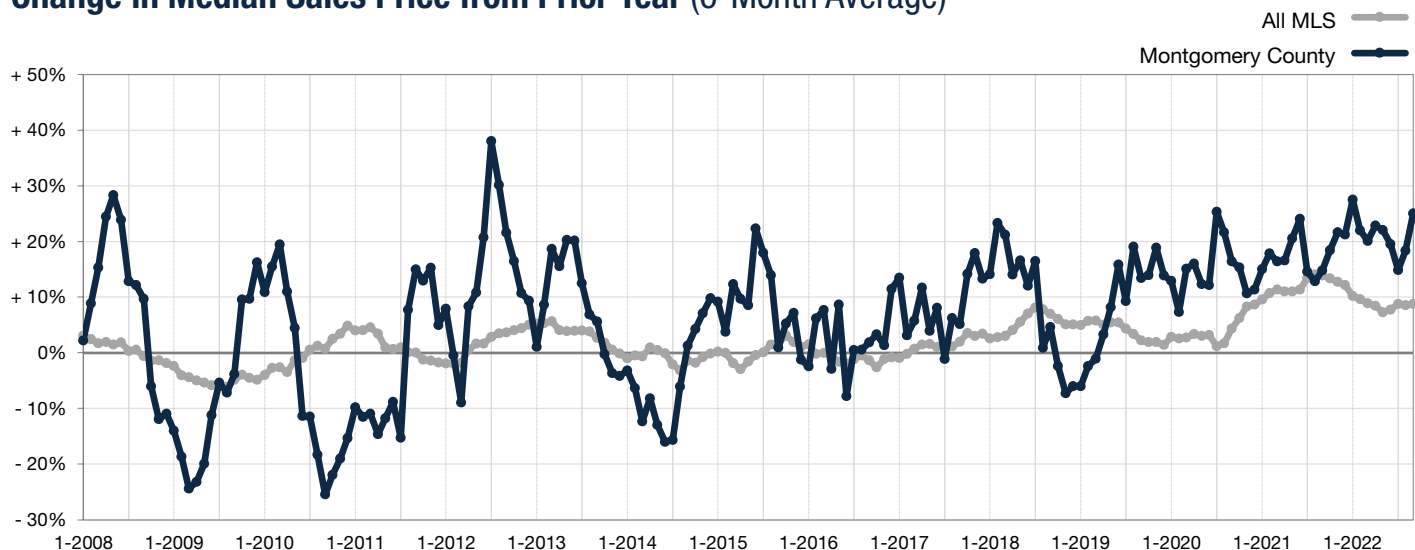


### Year to Date

■ 2021 ■ 2022



### 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.