

Local Market Update – October 2022

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



Montgomery County

- 22.5%

Change in
New Listings

- 20.0%

Change in
Closed Sales

- 0.6%

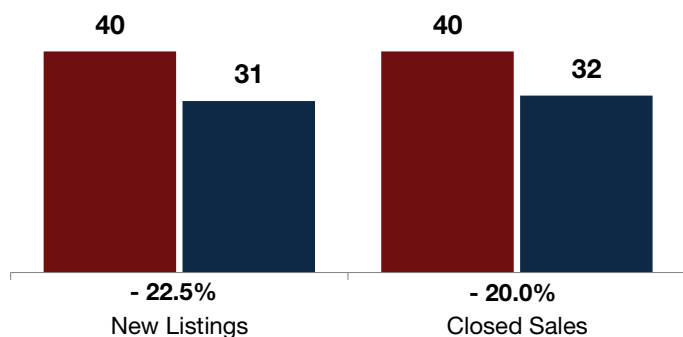
Change in
Median Sales Price

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	40	31	- 22.5%	383	370	- 3.4%
Closed Sales	40	32	- 20.0%	342	285	- 16.7%
Median Sales Price*	\$172,300	\$171,250	- 0.6%	\$160,000	\$174,500	+ 9.1%
Percent of Original List Price Received*	97.1%	91.8%	- 5.4%	96.0%	96.8%	+ 0.9%
Days on Market Until Sale	38	42	+ 11.5%	55	39	- 28.7%
Inventory of Homes for Sale	97	78	- 19.6%	--	--	--
Months Supply of Inventory	3.0	2.8	- 5.6%	--	--	--

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

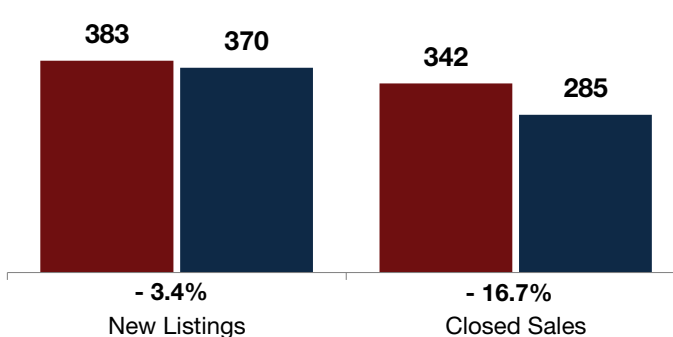
October

■ 2021 ■ 2022

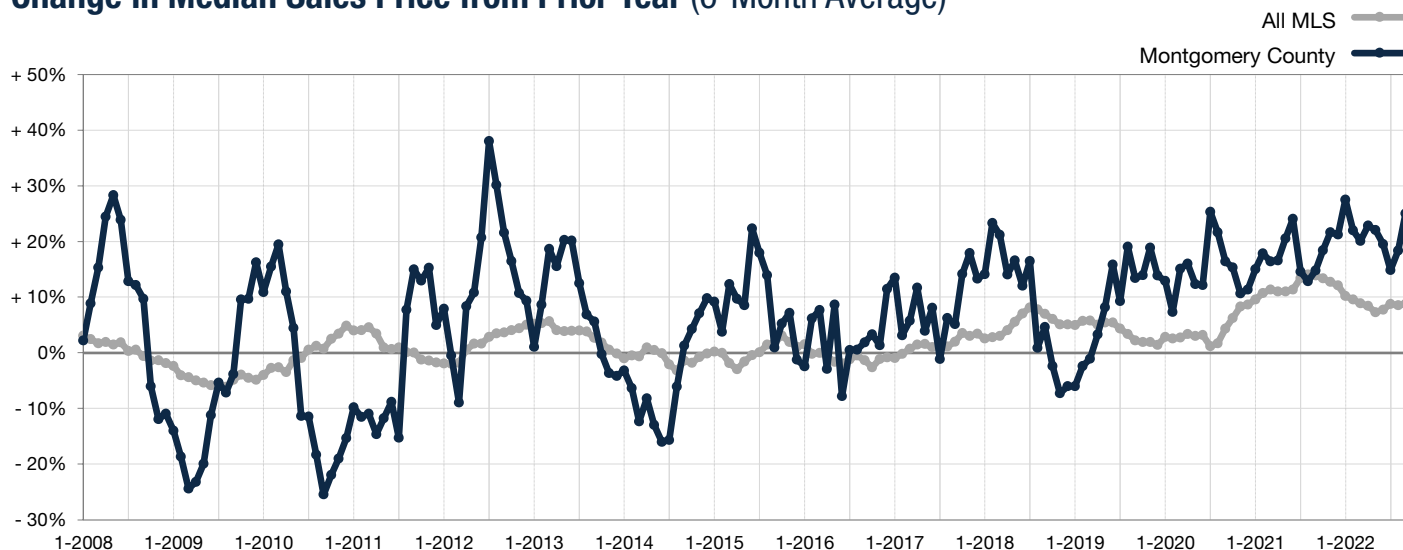


Year to Date

■ 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.