

# Local Market Update – November 2022

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



## Montgomery County

**+ 3.8%**

Change in  
New Listings

**- 23.8%**

Change in  
Closed Sales

**- 1.4%**

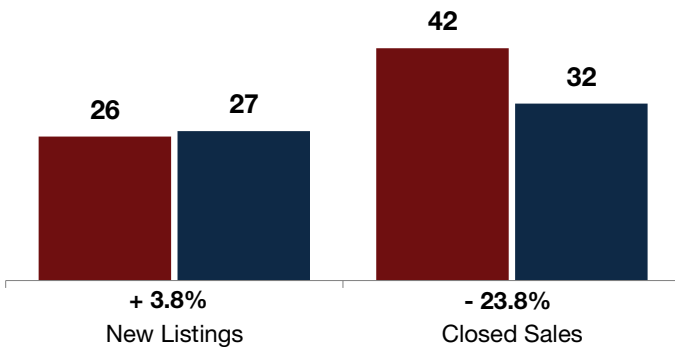
Change in  
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	26	27	+ 3.8%	409	397	- 2.9%
Closed Sales	42	32	- 23.8%	384	318	- 17.2%
Median Sales Price*	\$160,750	<b>\$158,500</b>	- 1.4%	\$160,000	<b>\$172,500</b>	+ 7.8%
Percent of Original List Price Received*	94.7%	<b>95.1%</b>	+ 0.5%	95.8%	<b>96.7%</b>	+ 0.8%
Days on Market Until Sale	31	<b>35</b>	+ 12.5%	53	<b>39</b>	- 26.2%
Inventory of Homes for Sale	84	<b>74</b>	- 11.9%	--	--	--
Months Supply of Inventory	2.6	<b>2.7</b>	+ 5.7%	--	--	--

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

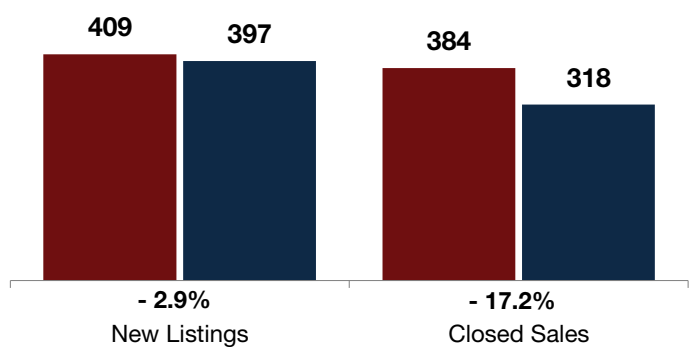
### November

■ 2021 ■ 2022

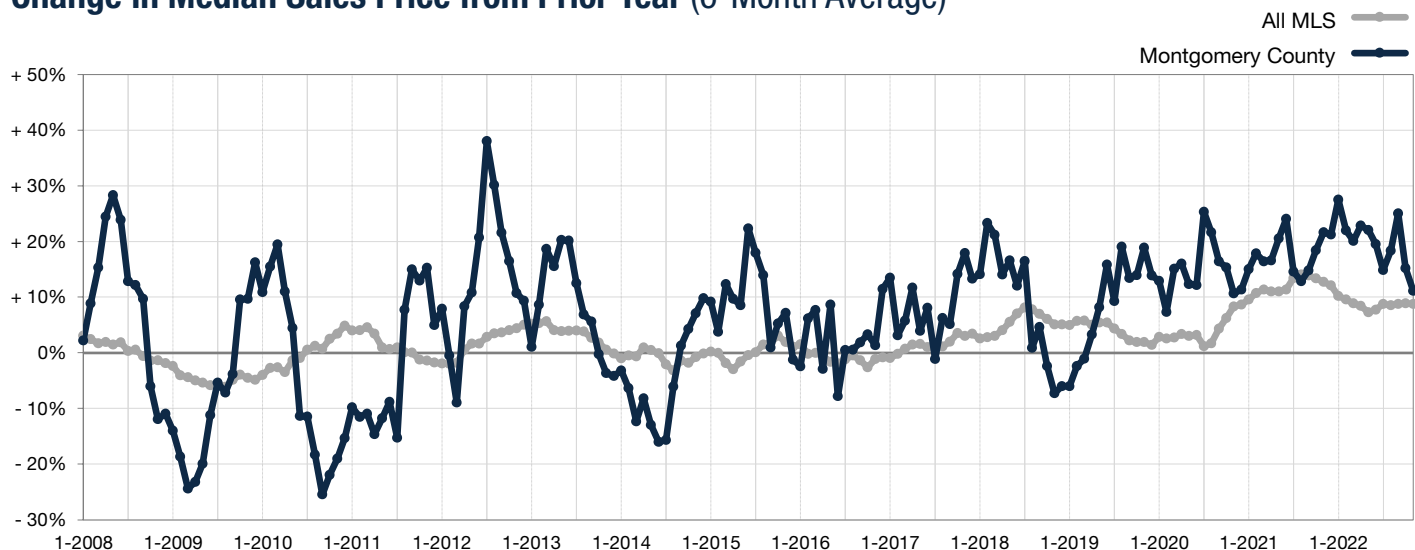


### Year to Date

■ 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.