

Local Market Update – December 2022

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



Montgomery County

+ 40.0%

Change in
New Listings

- 32.3%

Change in
Closed Sales

- 14.5%

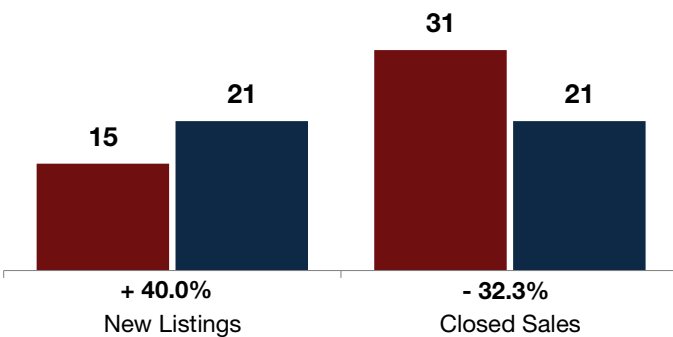
Change in
Median Sales Price

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	15	21	+ 40.0%	425	418	- 1.6%
Closed Sales	31	21	- 32.3%	415	342	- 17.6%
Median Sales Price*	\$217,000	\$185,500	- 14.5%	\$163,000	\$172,500	+ 5.8%
Percent of Original List Price Received*	97.8%	90.7%	- 7.3%	96.0%	96.1%	+ 0.1%
Days on Market Until Sale	34	40	+ 17.9%	51	39	- 24.3%
Inventory of Homes for Sale	71	72	+ 1.4%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.5%	--	--	--

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

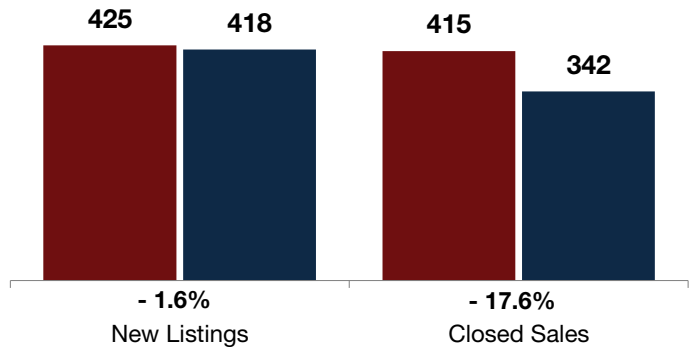
December

■ 2021 ■ 2022

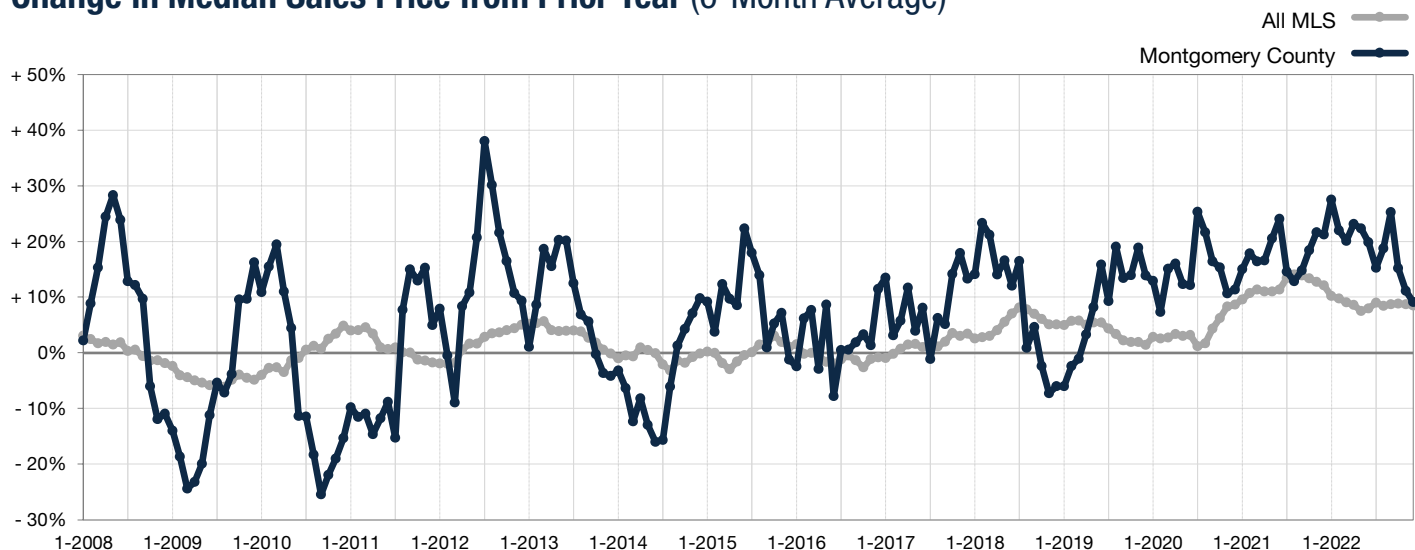


Year to Date

■ 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.