

Local Market Update – January 2023

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



Montgomery County

- 8.0%

Change in
New Listings

- 58.1%

Change in
Closed Sales

+ 8.2%

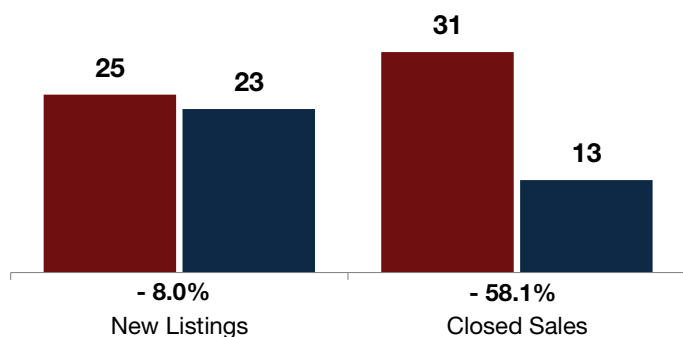
Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	25	23	- 8.0%	25	23	- 8.0%
Closed Sales	31	13	- 58.1%	31	13	- 58.1%
Median Sales Price*	\$130,300	\$141,000	+ 8.2%	\$130,300	\$141,000	+ 8.2%
Percent of Original List Price Received*	95.6%	91.2%	- 4.6%	95.6%	91.2%	- 4.6%
Days on Market Until Sale	35	84	+ 139.6%	35	84	+ 139.6%
Inventory of Homes for Sale	65	79	+ 21.5%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 49.1%	--	--	--

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

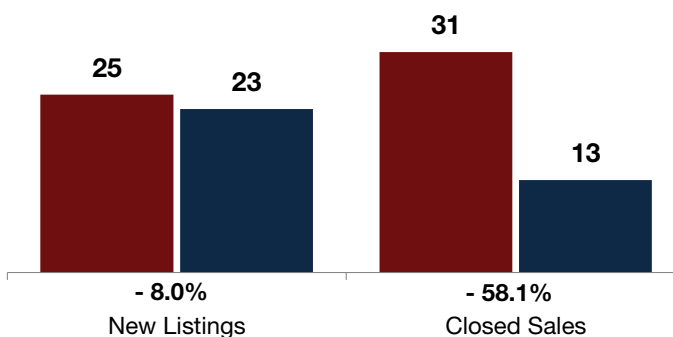
January

■ 2022 ■ 2023

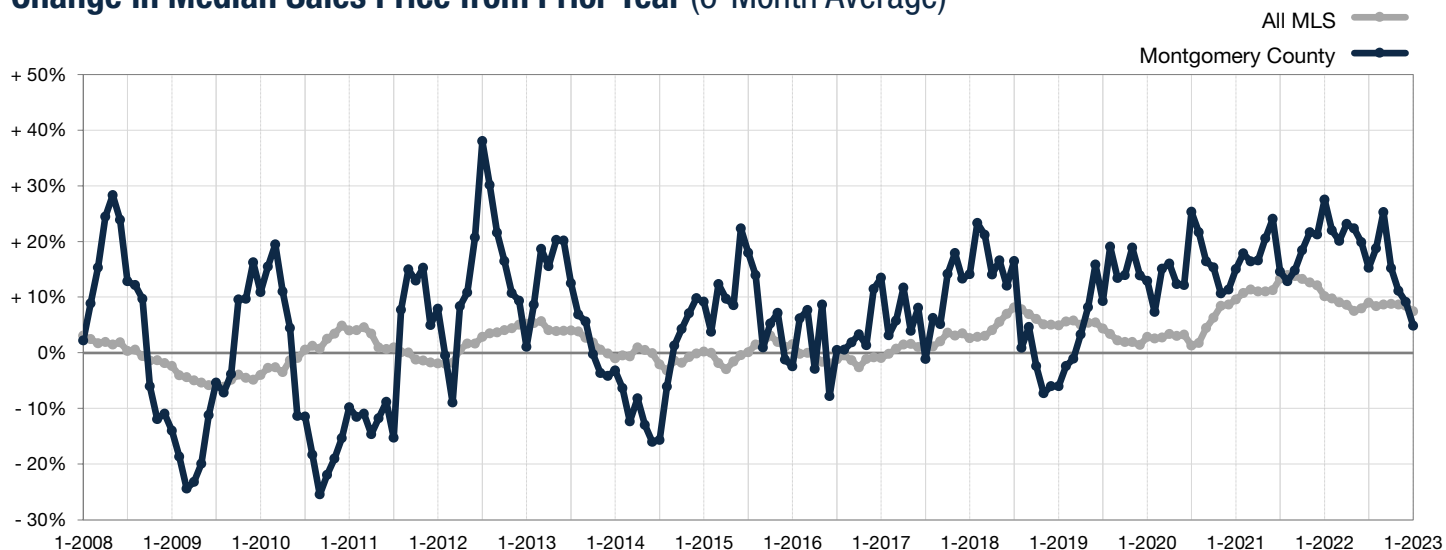


Year to Date

■ 2022 ■ 2023



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.