

Local Market Update – February 2023

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



Montgomery County

- 29.2%

Change in
New Listings

+ 12.5%

Change in
Closed Sales

+ 22.2%

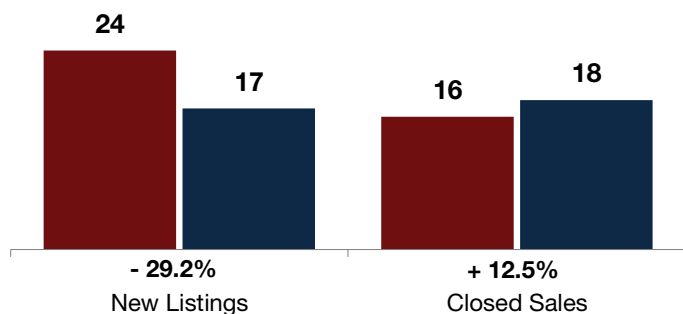
Change in
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	24	17	- 29.2%	49	40	- 18.4%
Closed Sales	16	18	+ 12.5%	47	31	- 34.0%
Median Sales Price*	\$145,250	\$177,500	+ 22.2%	\$132,000	\$175,000	+ 32.6%
Percent of Original List Price Received*	95.0%	96.9%	+ 2.0%	95.4%	94.5%	- 0.9%
Days on Market Until Sale	106	37	- 64.9%	59	57	- 4.1%
Inventory of Homes for Sale	63	63	0.0%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 18.0%	--	--	--

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

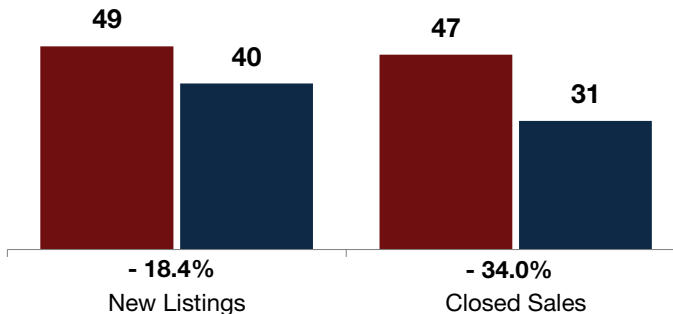
February

■ 2022 ■ 2023

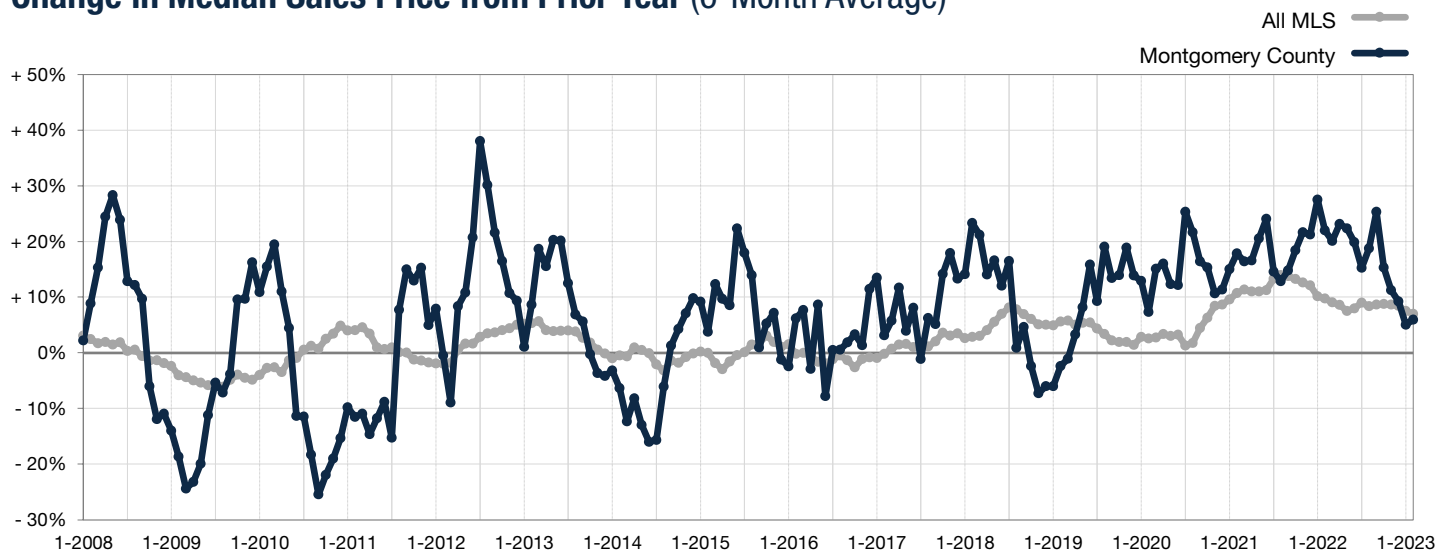


Year to Date

■ 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.