

Local Market Update – March 2023

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



Montgomery County

- 13.9%

Change in
New Listings

- 21.4%

Change in
Closed Sales

- 24.2%

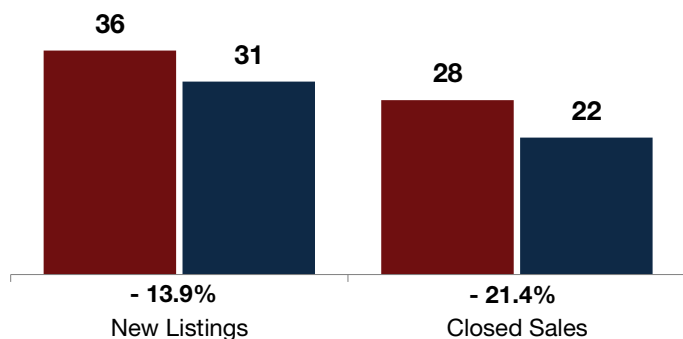
Change in
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	36	31	- 13.9%	85	72	- 15.3%
Closed Sales	28	22	- 21.4%	75	53	- 29.3%
Median Sales Price*	\$211,000	\$160,000	- 24.2%	\$153,170	\$172,500	+ 12.6%
Percent of Original List Price Received*	95.1%	94.7%	- 0.5%	95.3%	94.6%	- 0.8%
Days on Market Until Sale	32	47	+ 49.8%	49	53	+ 8.1%
Inventory of Homes for Sale	65	57	- 12.3%	--	--	--
Months Supply of Inventory	2.1	2.1	+ 3.0%	--	--	--

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

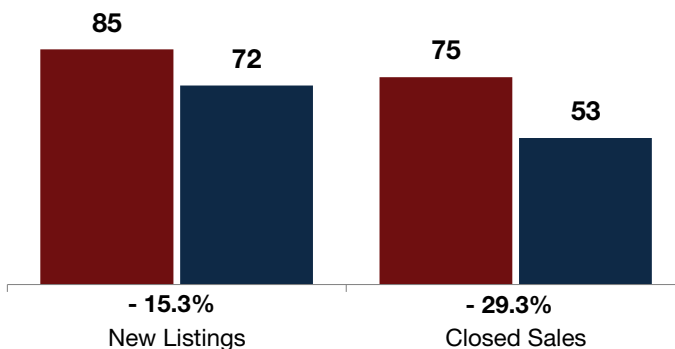
March

■ 2022 ■ 2023

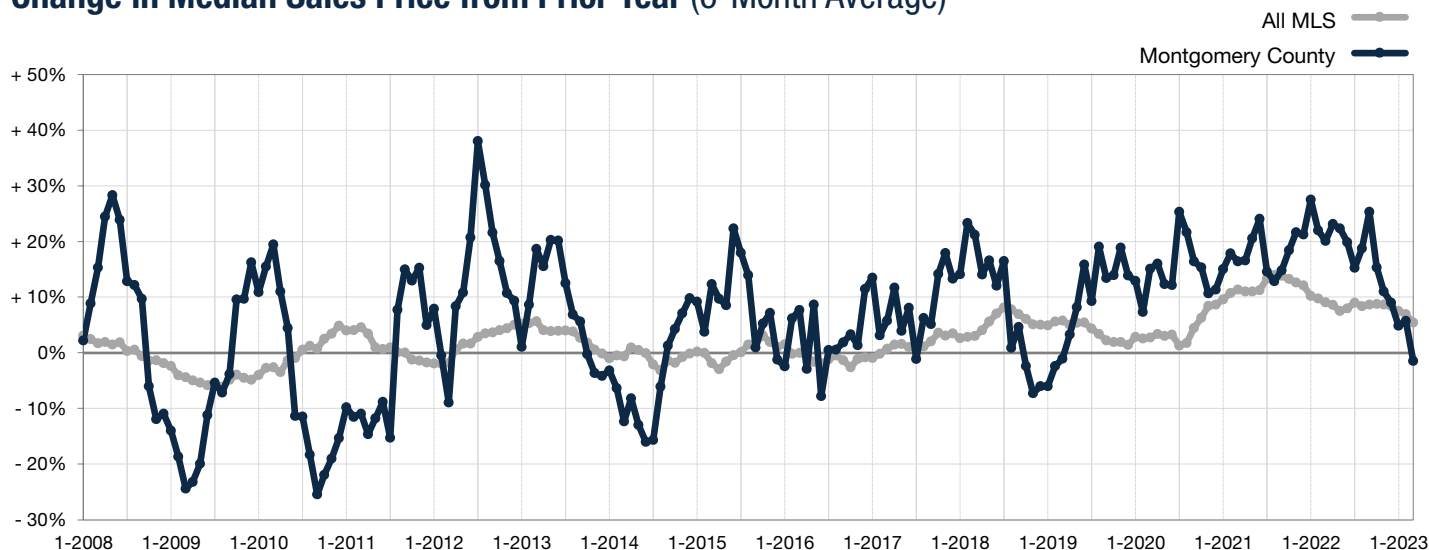


Year to Date

■ 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.