

Local Market Update – April 2023

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



Montgomery County

+ 6.1%

Change in
New Listings

- 4.3%

Change in
Closed Sales

- 3.3%

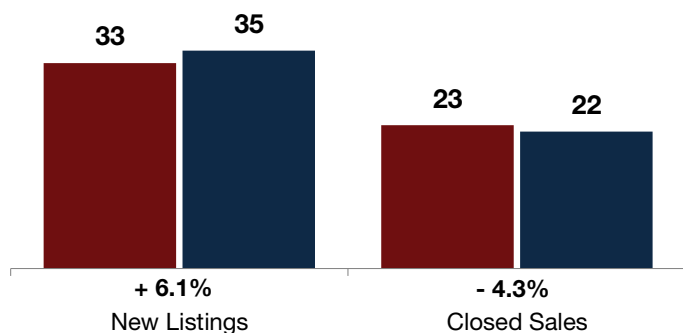
Change in
Median Sales Price

| | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| New Listings | 33 | 35 | + 6.1% | 118 | 108 | - 8.5% |
| Closed Sales | 23 | 22 | - 4.3% | 98 | 75 | - 23.5% |
| Median Sales Price* | \$164,948 | \$159,500 | - 3.3% | \$159,059 | \$165,000 | + 3.7% |
| Percent of Original List Price Received* | 96.6% | 92.8% | - 3.9% | 95.6% | 94.0% | - 1.6% |
| Days on Market Until Sale | 43 | 65 | + 53.7% | 47 | 57 | + 19.2% |
| Inventory of Homes for Sale | 58 | 67 | + 15.5% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.6 | + 38.3% | -- | -- | -- |

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

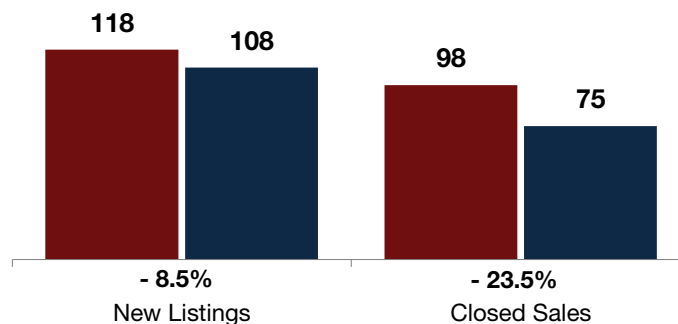
April

■ 2022 ■ 2023

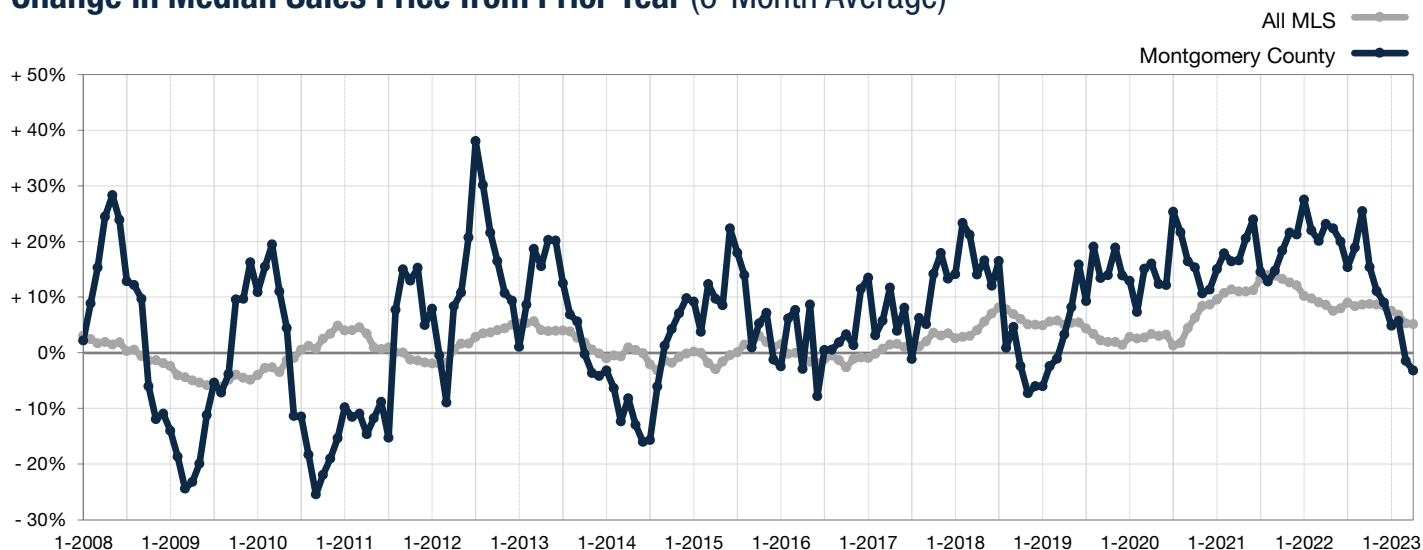


Year to Date

■ 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.