

Local Market Update – June 2023

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



Montgomery County

- 45.2%

0.0%

- 2.2%

Change in
New Listings

Change in
Closed Sales

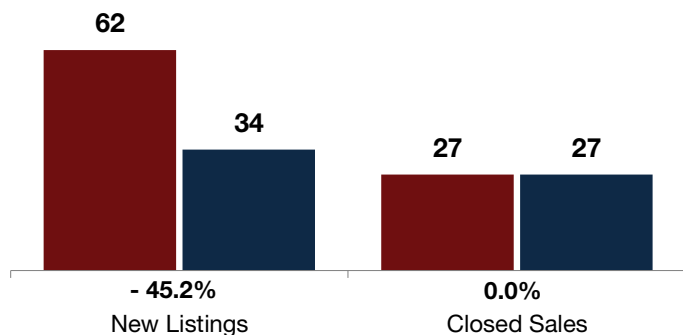
Change in
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	62	34	- 45.2%	224	182	- 18.8%
Closed Sales	27	27	0.0%	153	129	- 15.7%
Median Sales Price*	\$189,000	\$184,900	- 2.2%	\$165,000	\$174,950	+ 6.0%
Percent of Original List Price Received*	98.1%	93.3%	- 4.9%	96.7%	94.5%	- 2.4%
Days on Market Until Sale	32	49	+ 51.4%	47	51	+ 8.7%
Inventory of Homes for Sale	79	63	- 20.3%	--	--	--
Months Supply of Inventory	2.6	2.4	- 8.8%	--	--	--

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

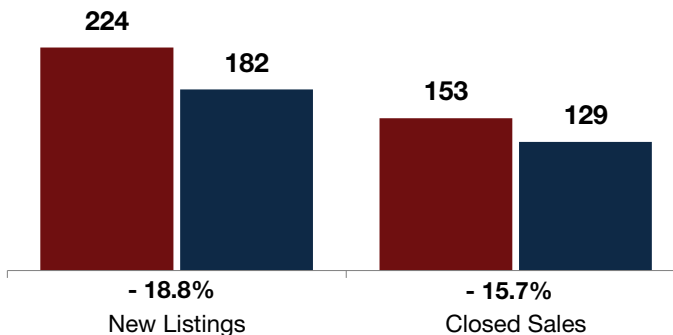
June

■ 2022 ■ 2023

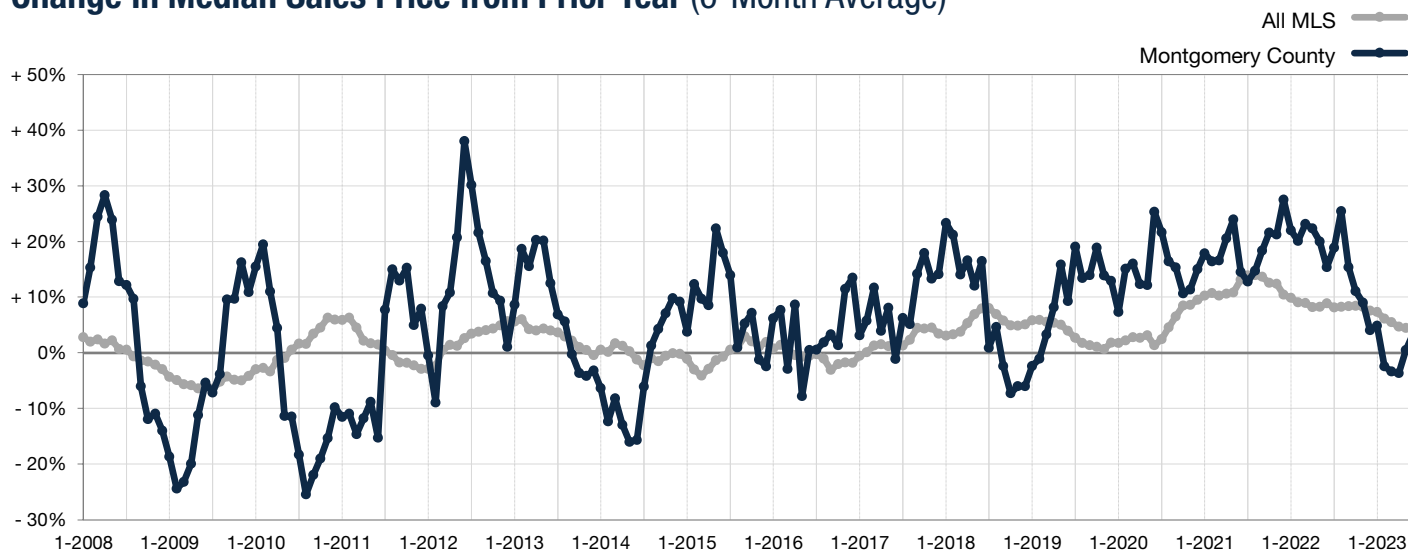


Year to Date

■ 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.