

# Local Market Update – August 2023

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



## Montgomery County

**- 17.1%**

Change in  
New Listings

**- 35.6%**

Change in  
Closed Sales

**- 10.0%**

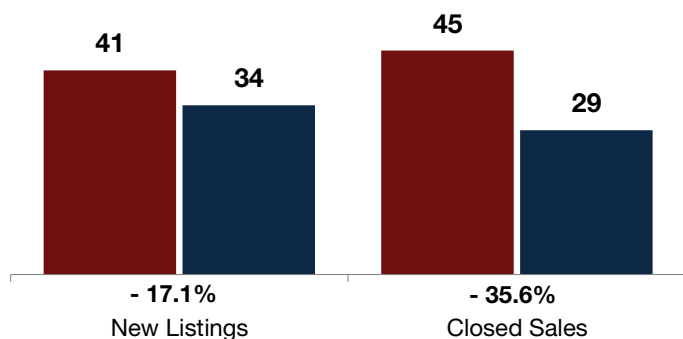
Change in  
Median Sales Price

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	41	34	- 17.1%	297	265	- 10.8%
Closed Sales	45	29	- 35.6%	228	180	- 21.1%
Median Sales Price*	\$225,000	\$202,500	- 10.0%	\$180,000	\$178,000	- 1.1%
Percent of Original List Price Received*	98.1%	96.6%	- 1.6%	97.3%	95.6%	- 1.8%
Days on Market Until Sale	27	26	- 3.3%	41	44	+ 7.7%
Inventory of Homes for Sale	74	60	- 18.9%	--	--	--
Months Supply of Inventory	2.6	2.3	- 14.6%	--	--	--

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

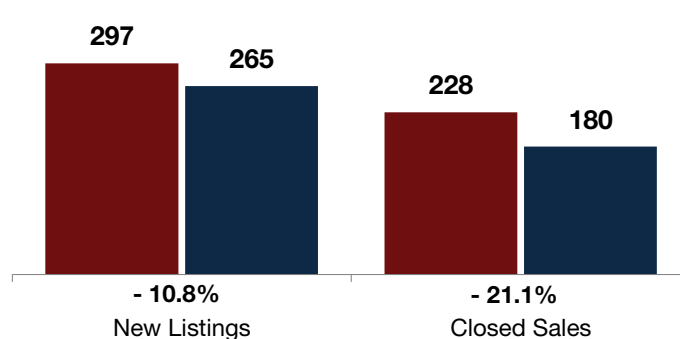
### August

■ 2022 ■ 2023

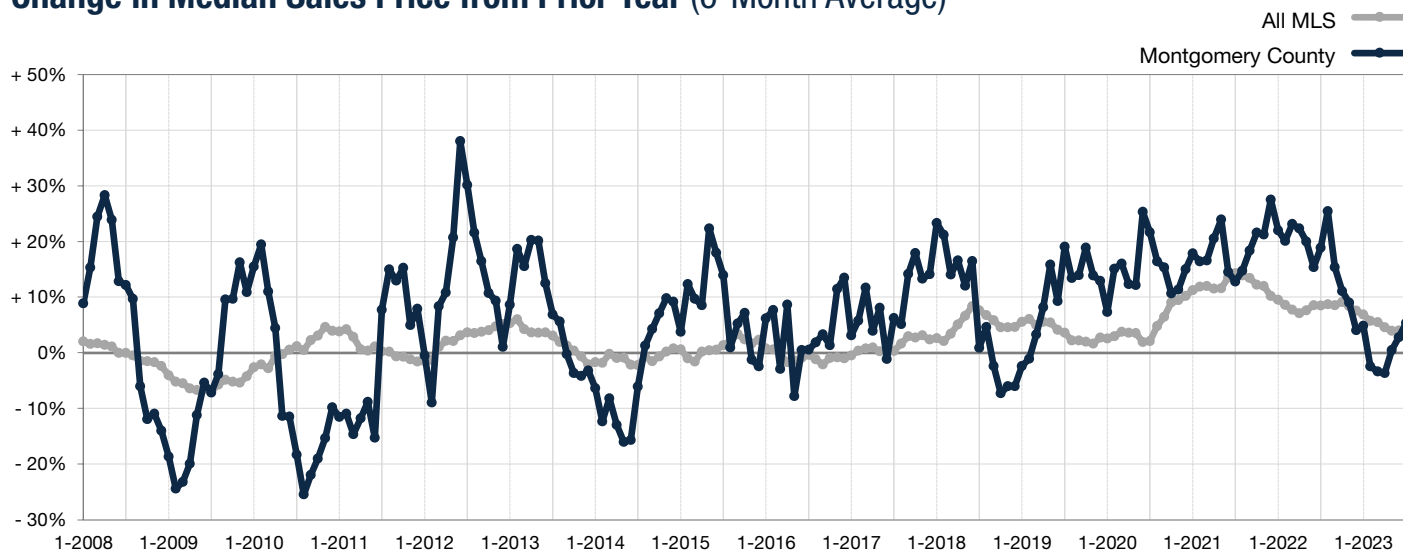


### Year to Date

■ 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.