

Local Market Update – September 2023

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



Montgomery County

0.0%

Change in
New Listings

+ 14.8%

Change in
Closed Sales

+ 37.2%

Change in
Median Sales Price

September

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	42	42	0.0%	339	307	- 9.4%
Closed Sales	27	31	+ 14.8%	255	214	- 16.1%
Median Sales Price*	\$164,000	\$225,000	+ 37.2%	\$176,000	\$185,000	+ 5.1%
Percent of Original List Price Received*	96.7%	100.2%	+ 3.5%	97.3%	96.3%	- 1.0%
Days on Market Until Sale	20	22	+ 10.6%	39	41	+ 5.4%
Inventory of Homes for Sale	77	67	- 13.0%	--	--	--
Months Supply of Inventory	2.7	2.6	- 4.0%	--	--	--

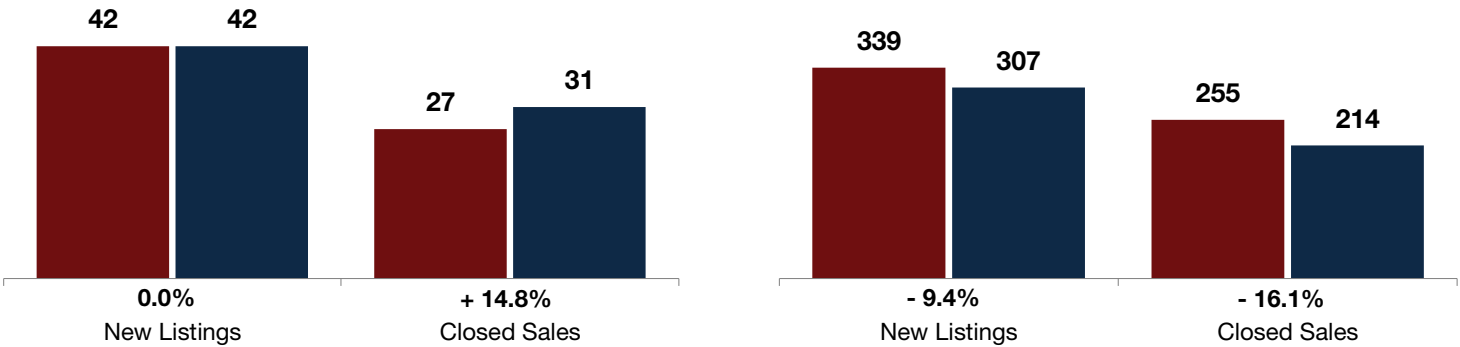
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

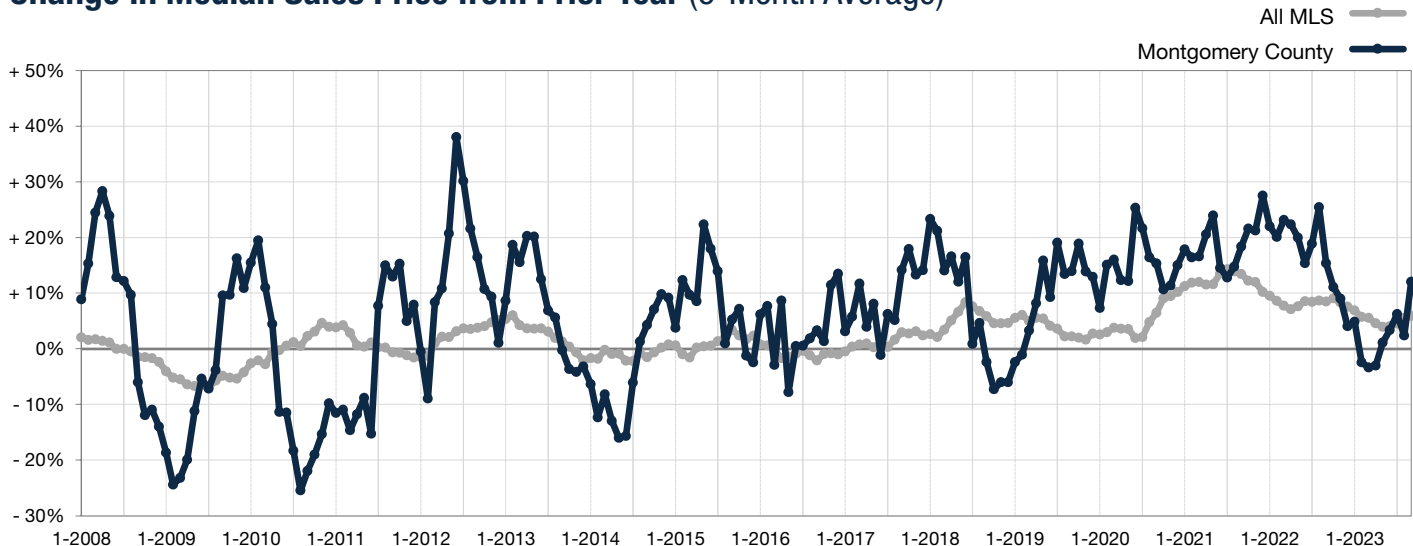
■ 2022 ■ 2023

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.