

Local Market Update – October 2023

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



Montgomery County

+ 32.3%

- 23.5%

+ 7.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

October

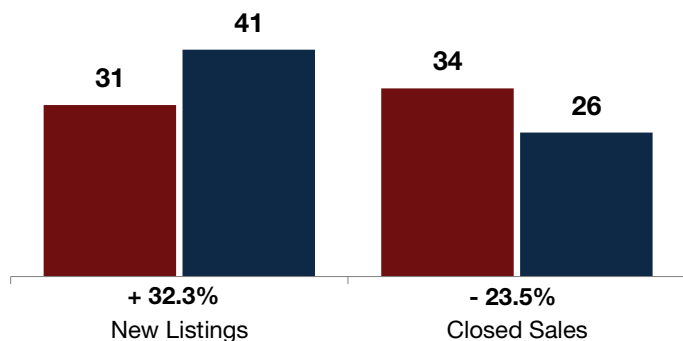
Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	31	41	+ 32.3%	370	348	- 5.9%
Closed Sales	34	26	- 23.5%	289	240	- 17.0%
Median Sales Price*	\$168,275	\$180,284	+ 7.1%	\$173,250	\$185,000	+ 6.8%
Percent of Original List Price Received*	91.5%	95.3%	+ 4.1%	96.6%	96.2%	- 0.4%
Days on Market Until Sale	40	43	+ 6.5%	39	41	+ 5.5%
Inventory of Homes for Sale	81	82	+ 1.2%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 7.4%	--	--	--

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

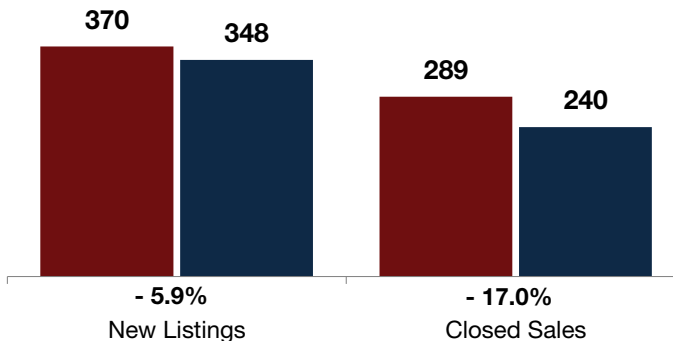
October

■ 2022 ■ 2023

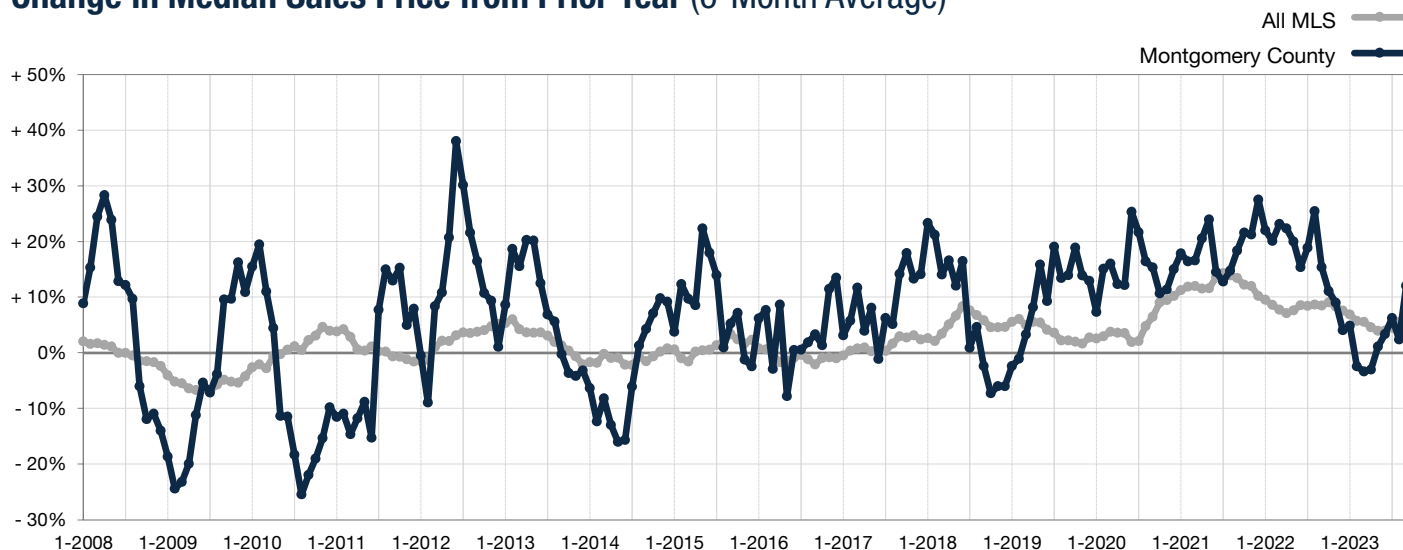


Year to Date

■ 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.