

Local Market Update – November 2023

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



Montgomery County

+ 7.4%

Change in
New Listings

- 8.8%

Change in
Closed Sales

+ 35.0%

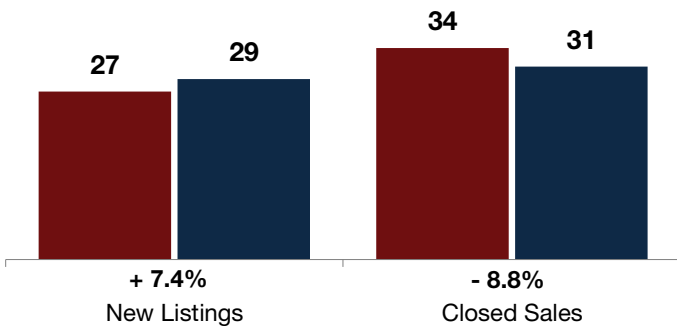
Change in
Median Sales Price

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	27	29	+ 7.4%	397	377	- 5.0%
Closed Sales	34	31	- 8.8%	323	273	- 15.5%
Median Sales Price*	\$158,500	\$214,000	+ 35.0%	\$171,580	\$195,000	+ 13.6%
Percent of Original List Price Received*	94.5%	95.6%	+ 1.2%	96.4%	96.0%	- 0.4%
Days on Market Until Sale	35	43	+ 21.7%	39	42	+ 7.8%
Inventory of Homes for Sale	79	70	- 11.4%	--	--	--
Months Supply of Inventory	3.0	2.6	- 11.7%	--	--	--

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

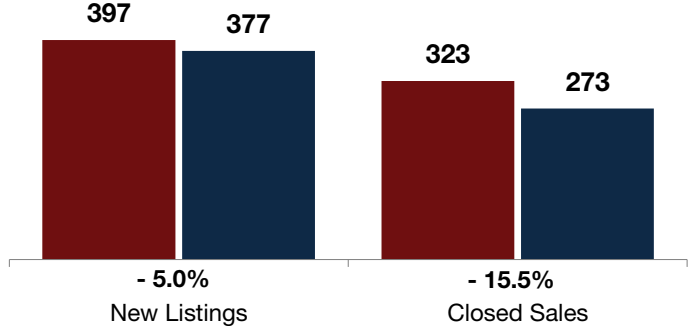
November

■ 2022 ■ 2023

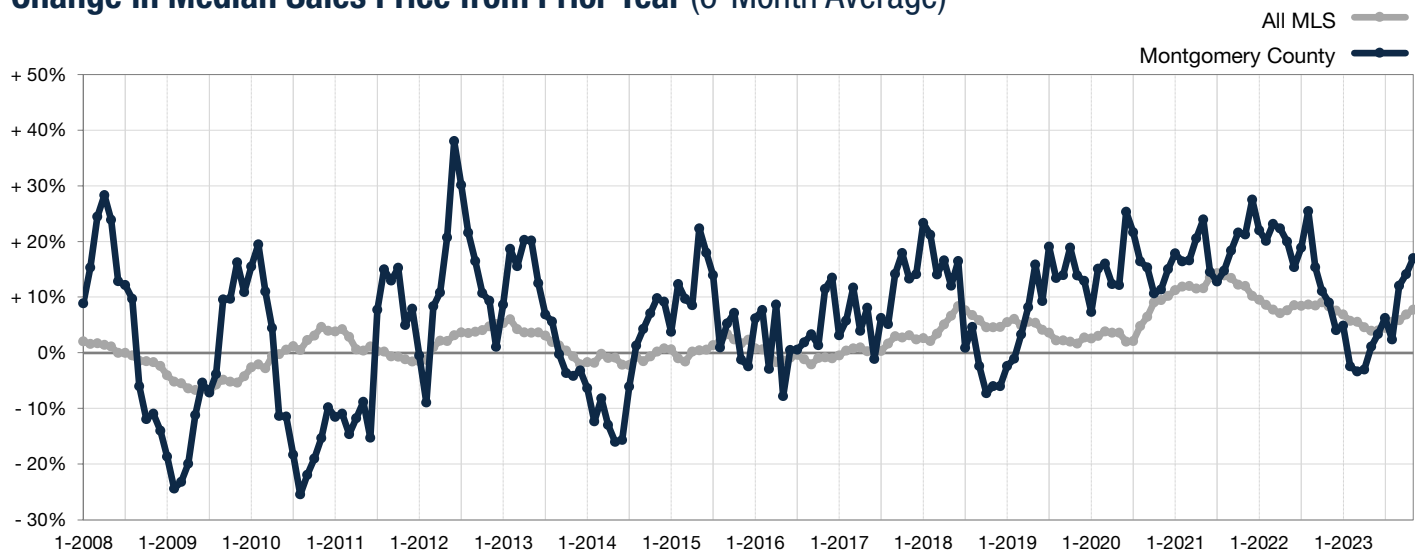


Year to Date

■ 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.