

Local Market Update – December 2023

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



Montgomery County

- 9.5%

Change in
New Listings

+ 9.1%

Change in
Closed Sales

+ 1.8%

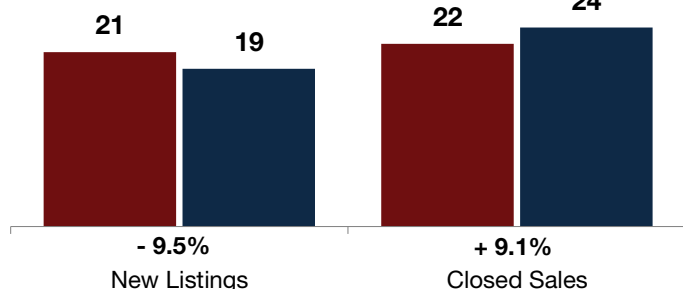
Change in
Median Sales Price

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	21	19	- 9.5%	418	396	- 5.3%
Closed Sales	22	24	+ 9.1%	345	297	- 13.9%
Median Sales Price*	\$172,750	\$175,845	+ 1.8%	\$171,580	\$192,500	+ 12.2%
Percent of Original List Price Received*	90.8%	97.4%	+ 7.2%	96.0%	96.1%	+ 0.1%
Days on Market Until Sale	38	43	+ 12.6%	39	42	+ 8.2%
Inventory of Homes for Sale	76	58	- 23.7%	--	--	--
Months Supply of Inventory	2.8	2.2	- 22.5%	--	--	--

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

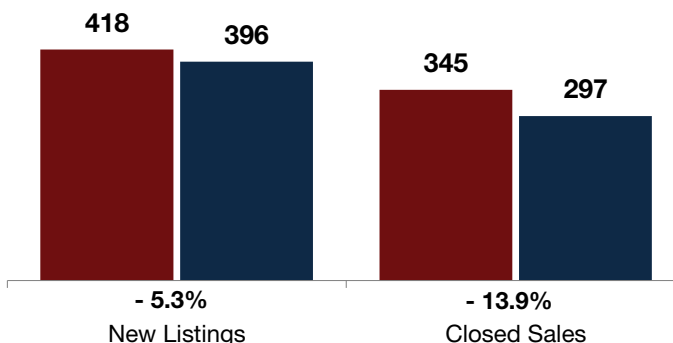
December

■ 2022 ■ 2023

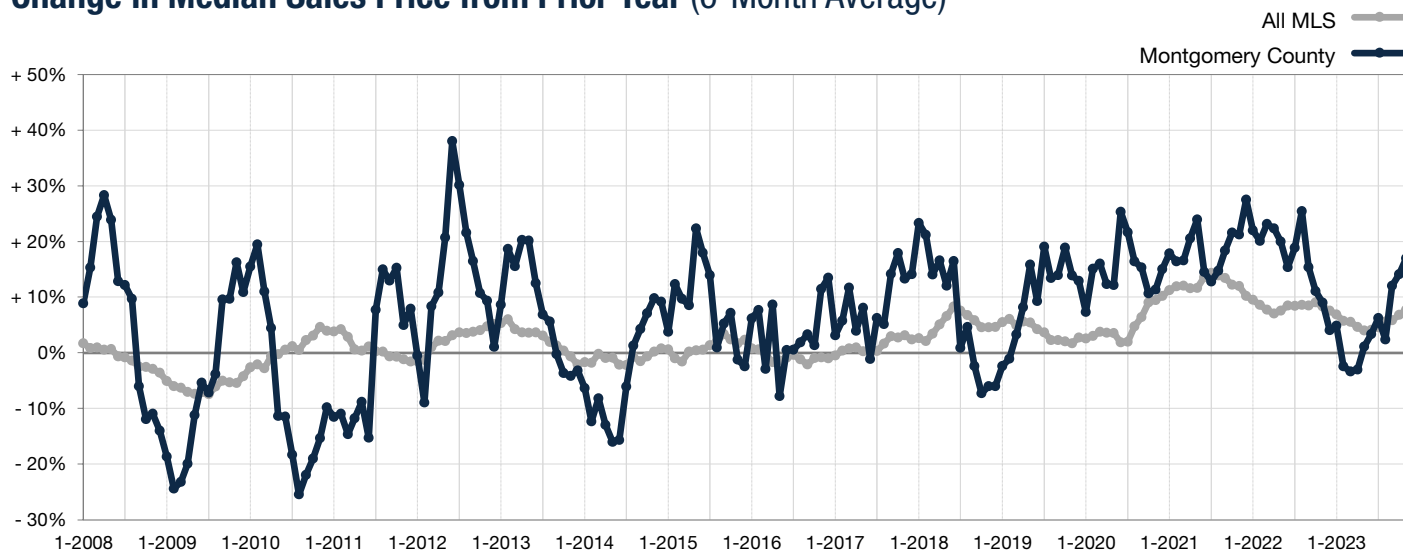


Year to Date

■ 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.