

# Local Market Update – January 2024

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



## Montgomery County

**+ 4.2%**

Change in  
New Listings

**+ 53.8%**

Change in  
Closed Sales

**+ 36.2%**

Change in  
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	25	+ 4.2%	24	25	+ 4.2%
Closed Sales	13	20	+ 53.8%	13	20	+ 53.8%
Median Sales Price*	\$141,000	<b>\$192,000</b>	+ 36.2%	\$141,000	<b>\$192,000</b>	+ 36.2%
Percent of Original List Price Received*	91.2%	<b>96.3%</b>	+ 5.6%	91.2%	<b>96.3%</b>	+ 5.6%
Days on Market Until Sale	84	<b>38</b>	- 54.9%	84	<b>38</b>	- 54.9%
Inventory of Homes for Sale	81	<b>58</b>	- 28.4%	--	--	--
Months Supply of Inventory	3.1	<b>2.2</b>	- 29.7%	--	--	--

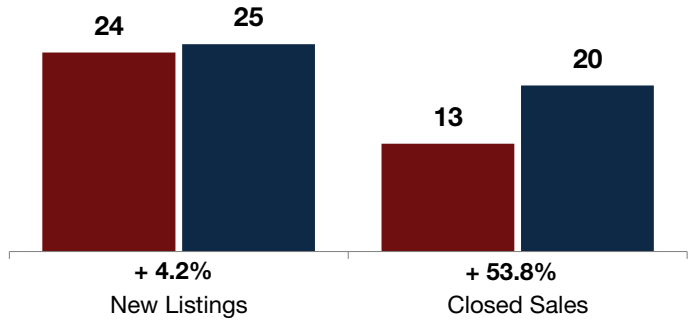
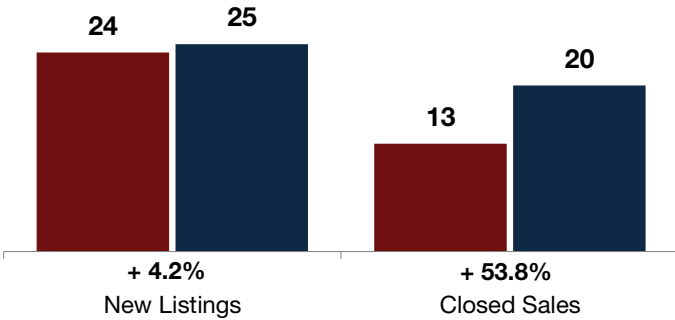
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

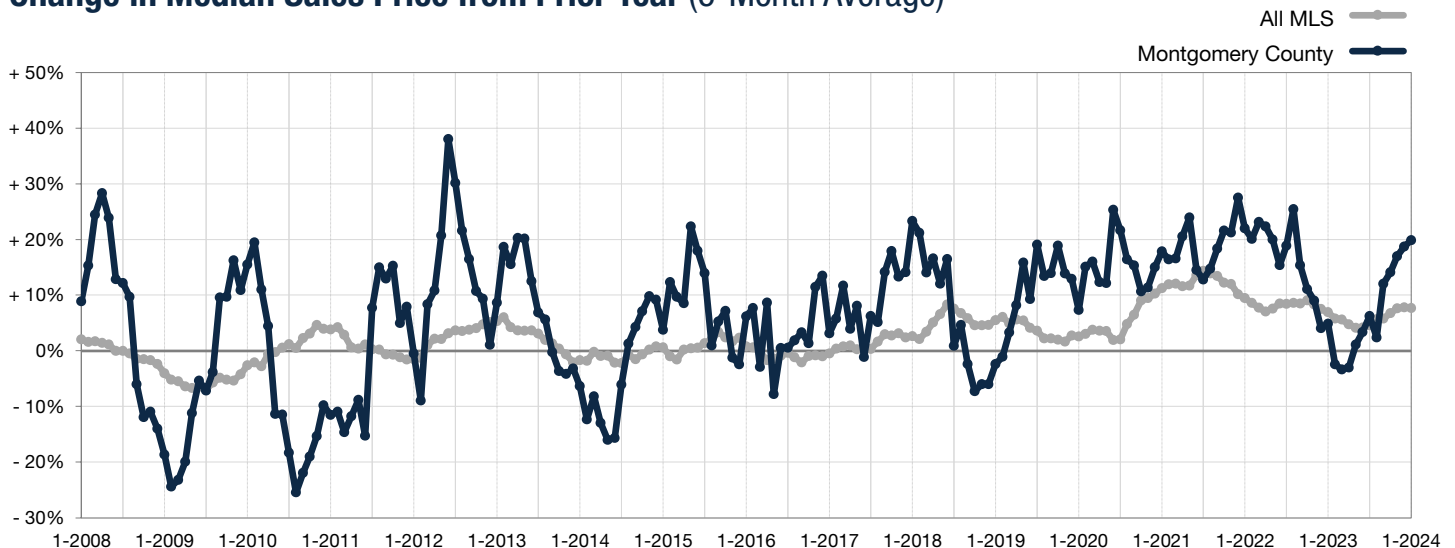
■ 2023 ■ 2024

### Year to Date

■ 2023 ■ 2024



### 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.