

Local Market Update – February 2024

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



Montgomery County

+ 50.0%

Change in
New Listings

+ 5.6%

Change in
Closed Sales

- 28.3%

Change in
Median Sales Price

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	27	+ 50.0%	42	52	+ 23.8%
Closed Sales	18	19	+ 5.6%	31	40	+ 29.0%
Median Sales Price*	\$177,500	\$127,200	- 28.3%	\$175,000	\$156,250	- 10.7%
Percent of Original List Price Received*	96.9%	87.3%	- 9.9%	94.5%	91.5%	- 3.2%
Days on Market Until Sale	37	77	+ 107.7%	57	57	+ 0.6%
Inventory of Homes for Sale	67	55	- 17.9%	--	--	--
Months Supply of Inventory	2.5	2.0	- 18.9%	--	--	--

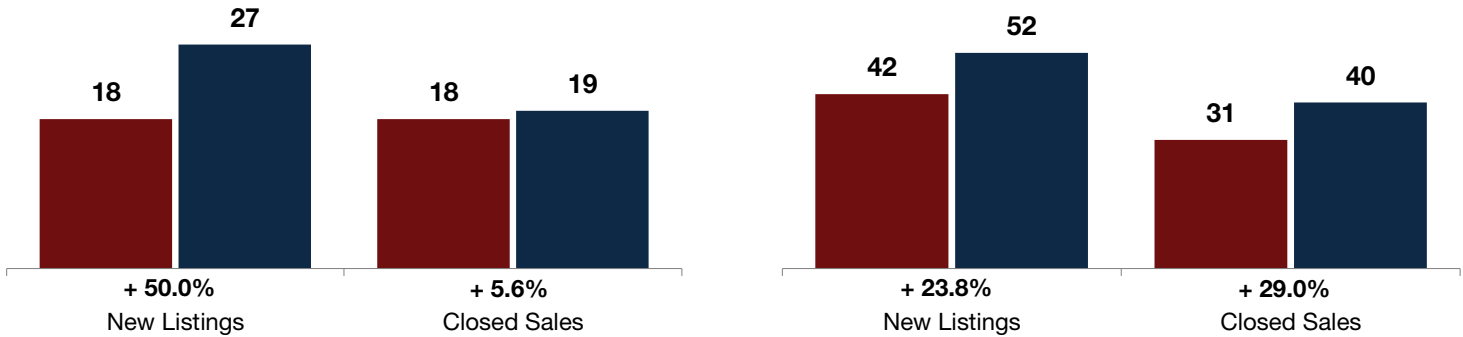
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

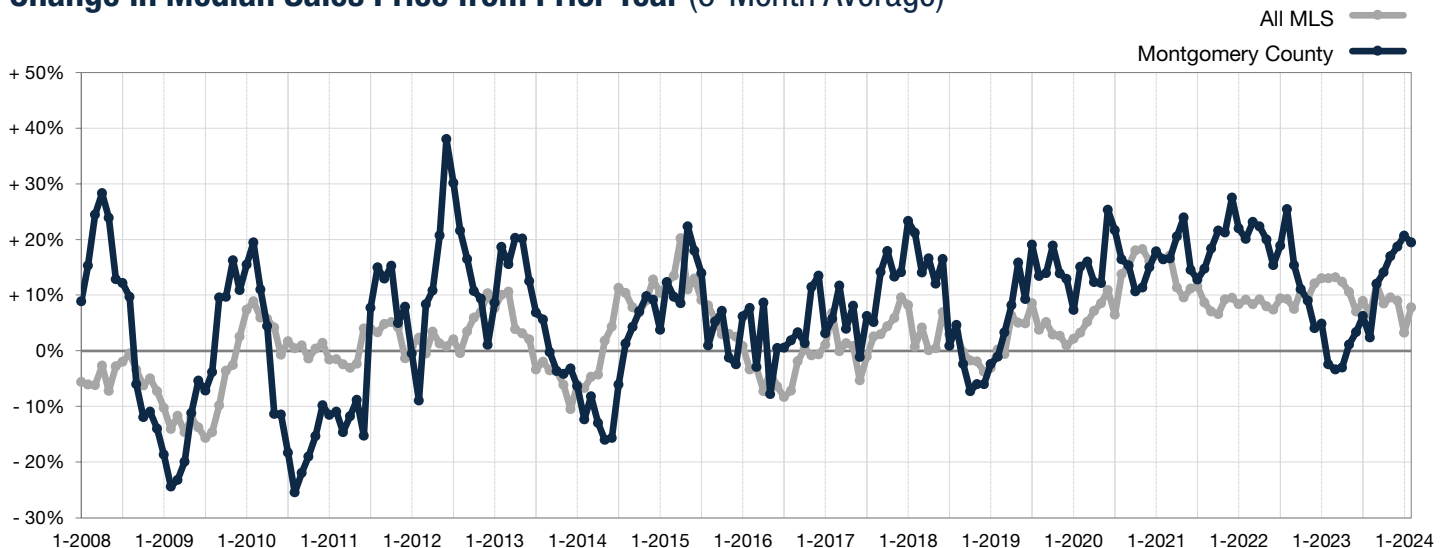
■ 2023 ■ 2024

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.