

Local Market Update – March 2024

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



Montgomery County

0.0%

Change in
New Listings

- 26.1%

Change in
Closed Sales

+ 0.3%

Change in
Median Sales Price

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	30	30	0.0%	72	82	+ 13.9%
Closed Sales	23	17	- 26.1%	54	57	+ 5.6%
Median Sales Price*	\$172,500	\$173,000	+ 0.3%	\$175,000	\$162,500	- 7.1%
Percent of Original List Price Received*	94.9%	93.9%	- 1.0%	94.7%	92.2%	- 2.6%
Days on Market Until Sale	45	53	+ 16.9%	52	56	+ 7.7%
Inventory of Homes for Sale	59	52	- 11.9%	--	--	--
Months Supply of Inventory	2.2	1.9	- 14.0%	--	--	--

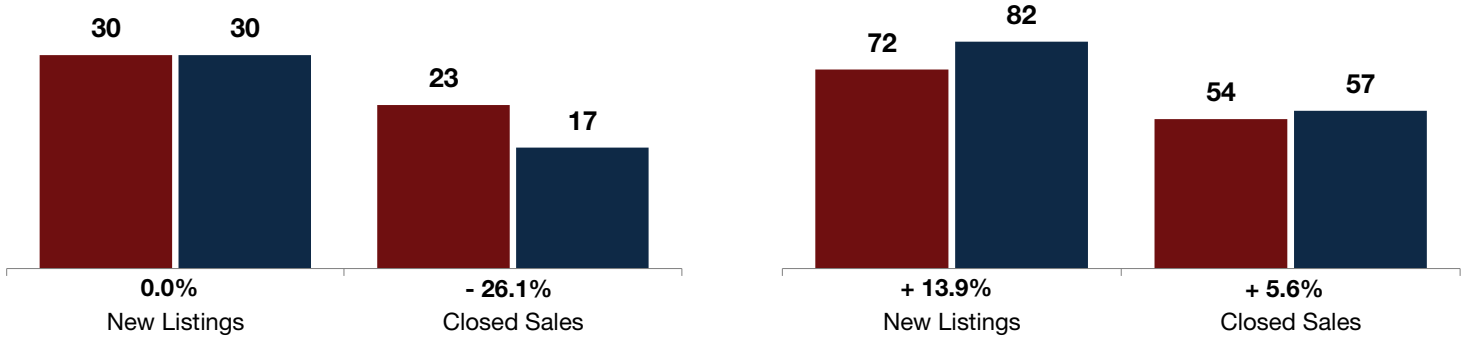
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

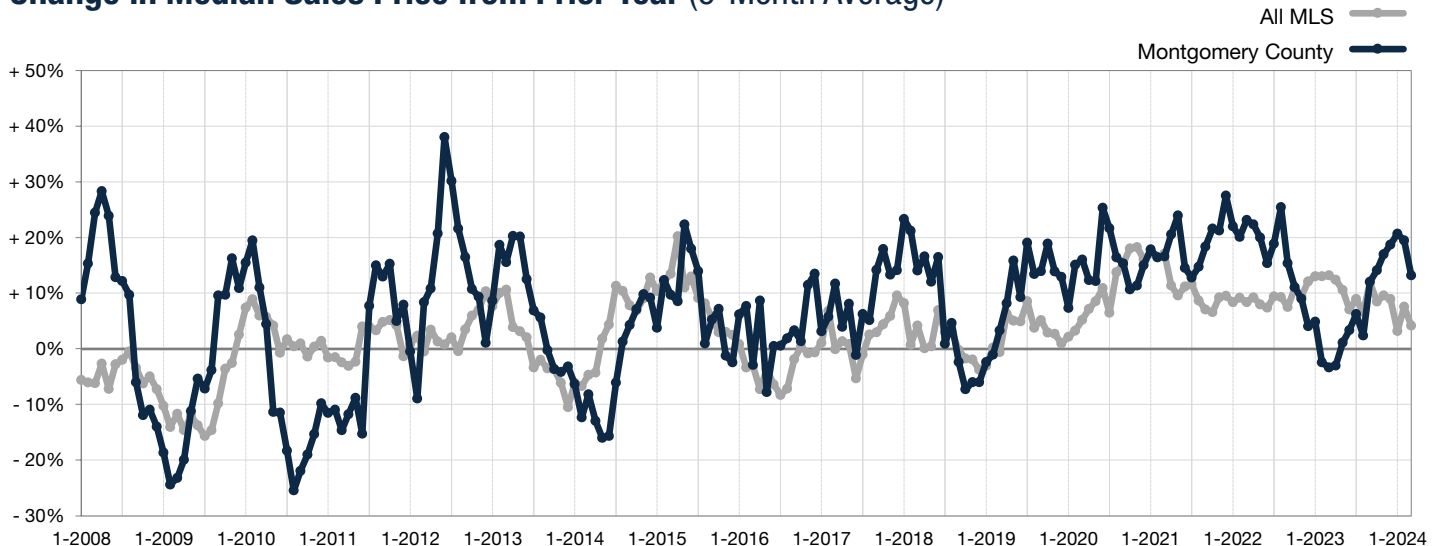
■ 2023 ■ 2024

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.