

# Local Market Update – April 2024

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



## Montgomery County

**- 11.1%**

Change in  
New Listings

**- 16.0%**

Change in  
Closed Sales

**+ 13.0%**

Change in  
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	36	32	- 11.1%	108	116	+ 7.4%
Closed Sales	25	21	- 16.0%	79	80	+ 1.3%
Median Sales Price*	\$165,000	<b>\$186,500</b>	+ 13.0%	\$165,250	<b>\$163,750</b>	- 0.9%
Percent of Original List Price Received*	92.7%	<b>90.8%</b>	- 2.1%	94.0%	<b>92.0%</b>	- 2.2%
Days on Market Until Sale	60	<b>65</b>	+ 8.3%	55	<b>57</b>	+ 4.8%
Inventory of Homes for Sale	68	<b>54</b>	- 20.6%	--	--	--
Months Supply of Inventory	2.7	<b>2.0</b>	- 26.6%	--	--	--

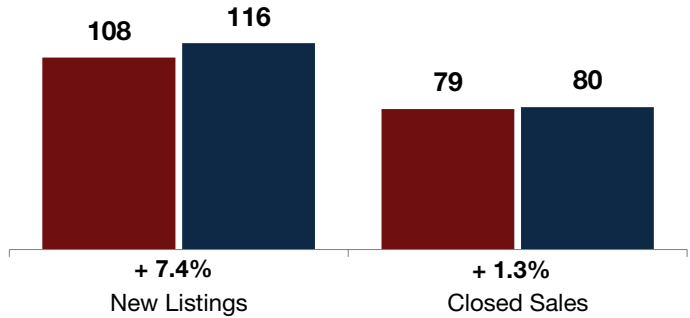
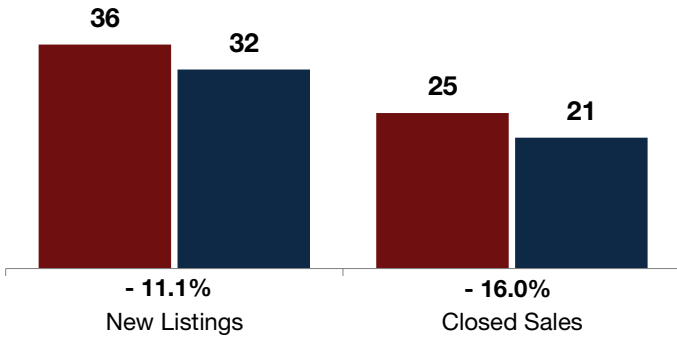
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

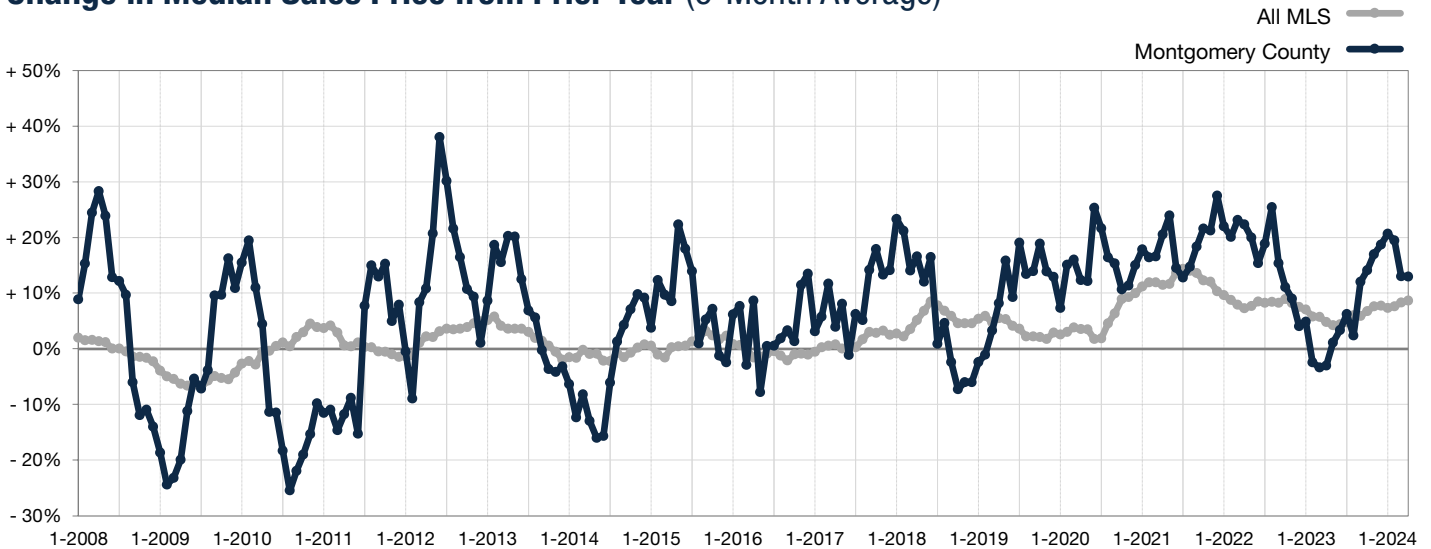
■ 2023 ■ 2024

### 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.