

Local Market Update – May 2024

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



Montgomery County

+ 10.0%

Change in
New Listings

+ 20.8%

Change in
Closed Sales

+ 5.3%

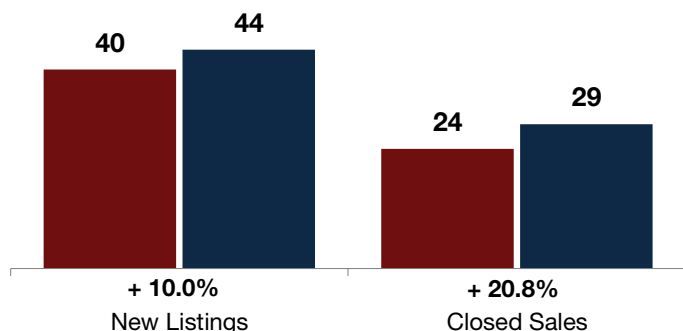
Change in
Median Sales Price

| | May | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| New Listings | 40 | 44 | + 10.0% | 148 | 160 | + 8.1% |
| Closed Sales | 24 | 29 | + 20.8% | 103 | 111 | + 7.8% |
| Median Sales Price* | \$199,500 | \$210,000 | + 5.3% | \$172,000 | \$180,000 | + 4.7% |
| Percent of Original List Price Received* | 97.3% | 95.5% | - 1.9% | 94.8% | 93.1% | - 1.8% |
| Days on Market Until Sale | 40 | 43 | + 7.0% | 51 | 53 | + 2.9% |
| Inventory of Homes for Sale | 66 | 67 | + 1.5% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 2.5 | + 0.3% | -- | -- | -- |

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

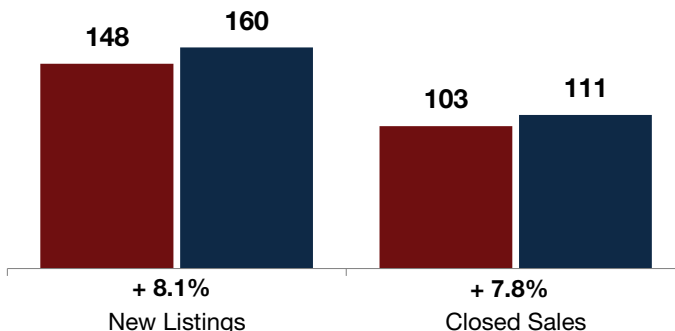
May

■ 2023 ■ 2024

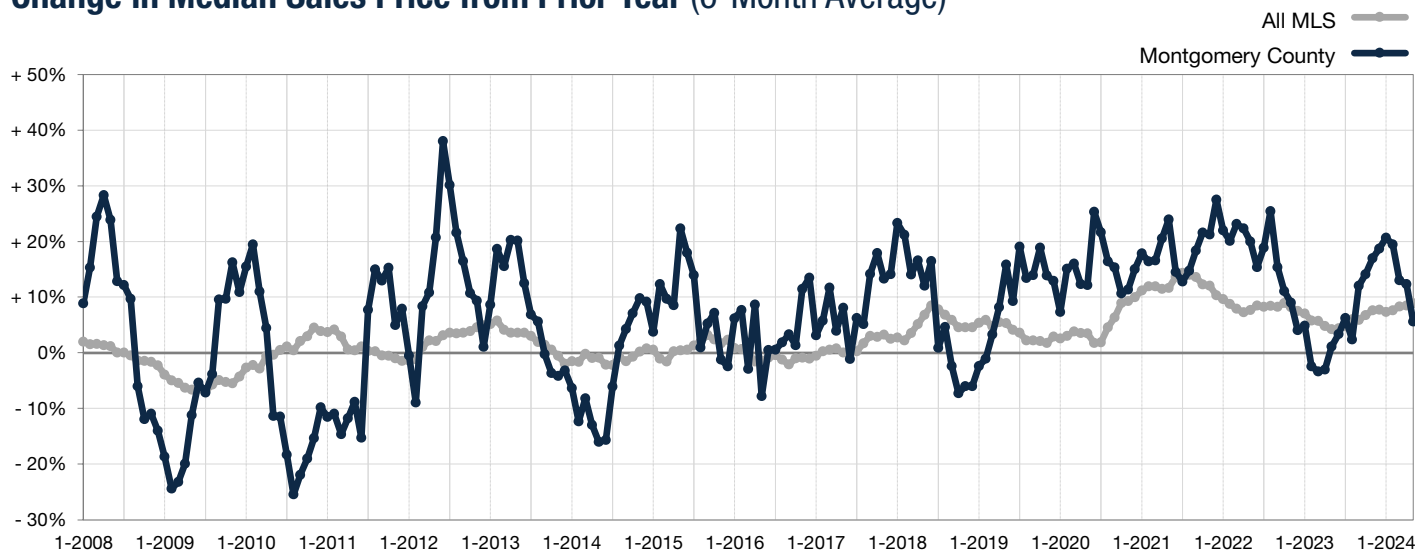


Year to Date

■ 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.