

Local Market Update – June 2024

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



Montgomery County

+ 16.7%

Change in
New Listings

- 26.7%

Change in
Closed Sales

+ 26.7%

Change in
Median Sales Price

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	36	42	+ 16.7%	184	205	+ 11.4%
Closed Sales	30	22	- 26.7%	133	134	+ 0.8%
Median Sales Price*	\$179,950	\$228,000	+ 26.7%	\$174,900	\$181,500	+ 3.8%
Percent of Original List Price Received*	93.5%	96.9%	+ 3.7%	94.5%	93.8%	- 0.8%
Days on Market Until Sale	44	26	- 42.0%	50	48	- 3.6%
Inventory of Homes for Sale	71	68	- 4.2%	--	--	--
Months Supply of Inventory	2.8	2.4	- 12.8%	--	--	--

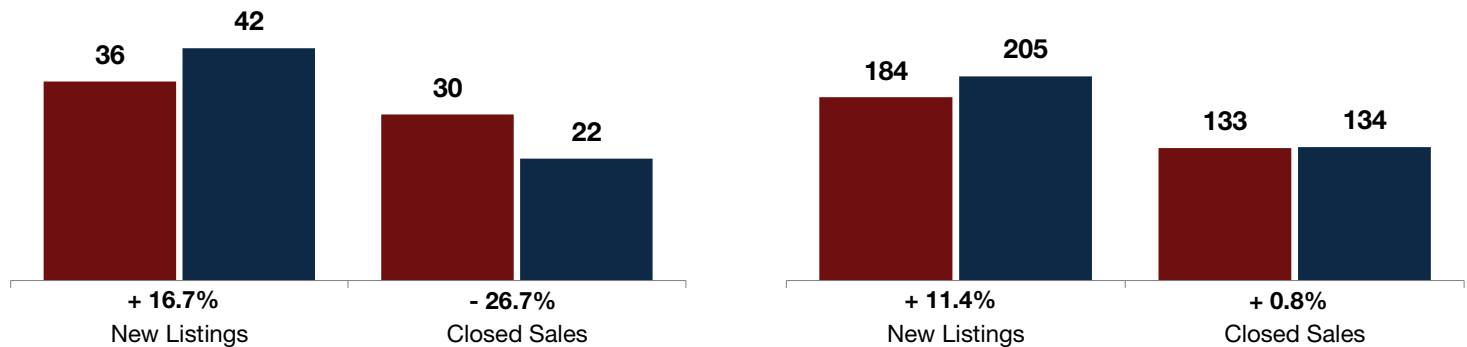
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

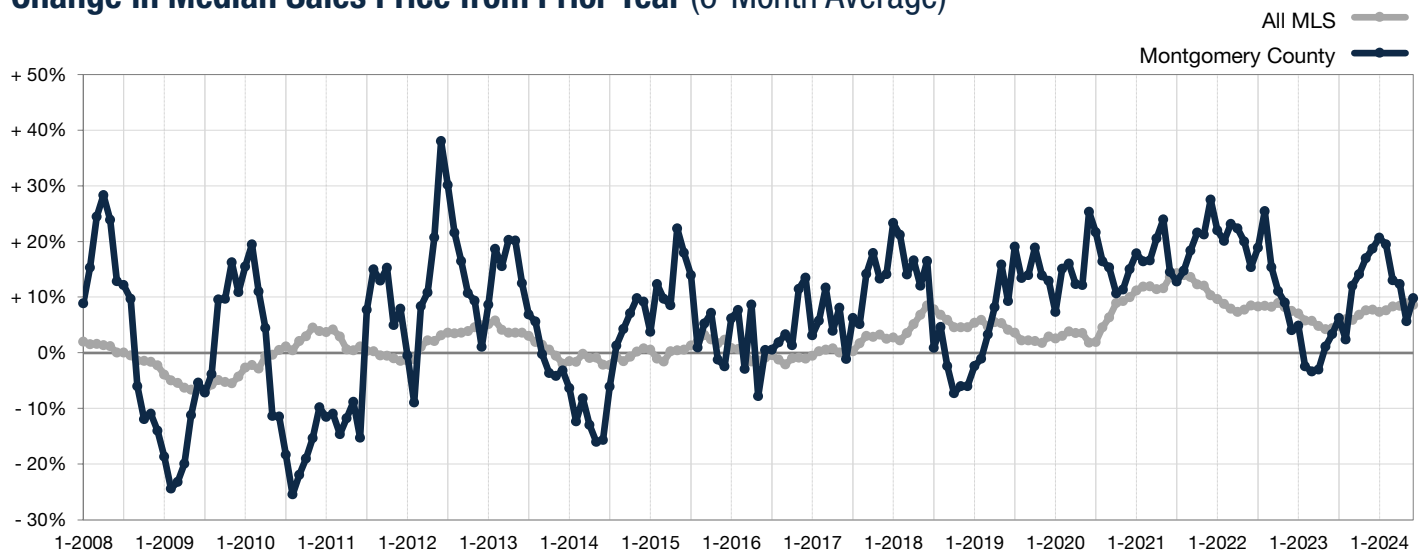
■ 2023 ■ 2024

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.