

Local Market Update – August 2024

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



Montgomery County

+ 32.4%

Change in
New Listings

- 26.7%

Change in
Closed Sales

+ 1.7%

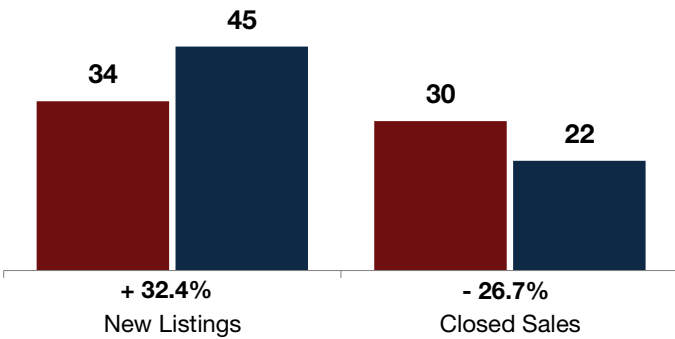
Change in
Median Sales Price

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	34	45	+ 32.4%	265	292	+ 10.2%
Closed Sales	30	22	- 26.7%	183	201	+ 9.8%
Median Sales Price*	\$216,250	\$219,950	+ 1.7%	\$178,950	\$182,000	+ 1.7%
Percent of Original List Price Received*	96.3%	92.6%	- 3.9%	95.6%	93.9%	- 1.8%
Days on Market Until Sale	27	32	+ 15.7%	44	45	+ 2.4%
Inventory of Homes for Sale	71	78	+ 9.9%	--	--	--
Months Supply of Inventory	2.8	2.8	+ 0.7%	--	--	--

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

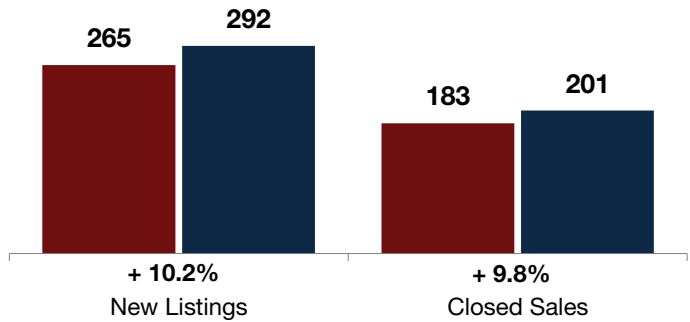
August

■ 2023 ■ 2024

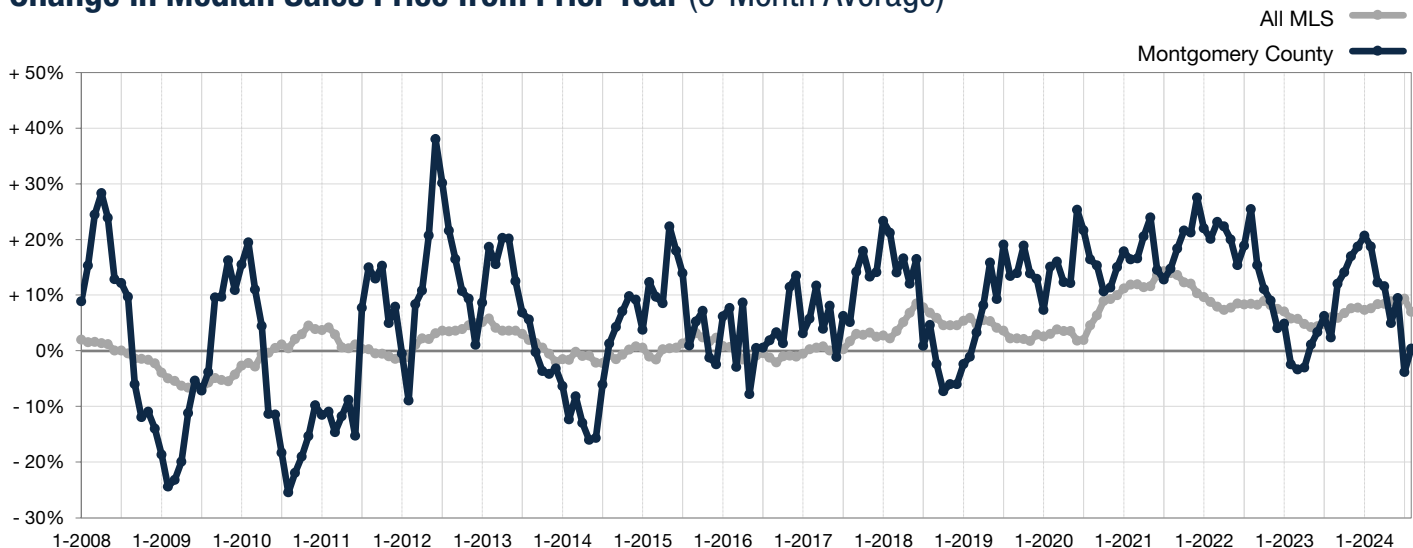


Year to Date

■ 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.