

Local Market Update – September 2024

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



Montgomery County

- 9.5%

Change in
New Listings

- 16.1%

Change in
Closed Sales

+ 7.7%

Change in
Median Sales Price

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	42	38	- 9.5%	307	331	+ 7.8%
Closed Sales	31	26	- 16.1%	214	232	+ 8.4%
Median Sales Price*	\$225,000	\$242,400	+ 7.7%	\$185,000	\$185,000	0.0%
Percent of Original List Price Received*	100.2%	97.1%	- 3.0%	96.3%	94.4%	- 1.9%
Days on Market Until Sale	22	40	+ 78.8%	41	44	+ 7.3%
Inventory of Homes for Sale	77	70	- 9.1%	--	--	--
Months Supply of Inventory	3.1	2.4	- 20.9%	--	--	--

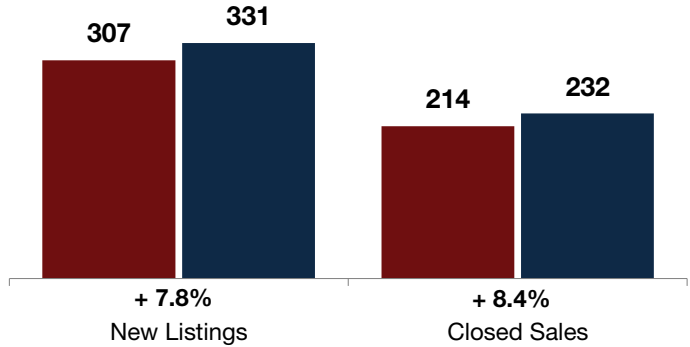
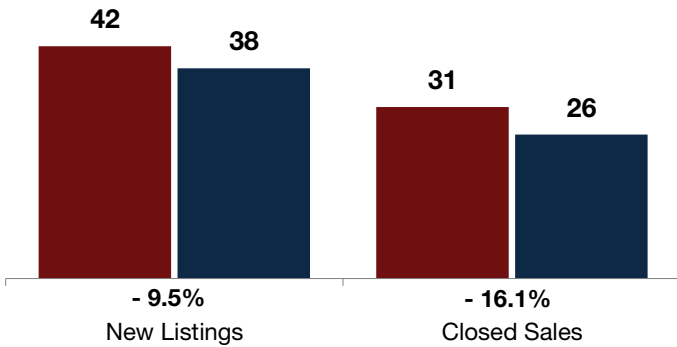
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

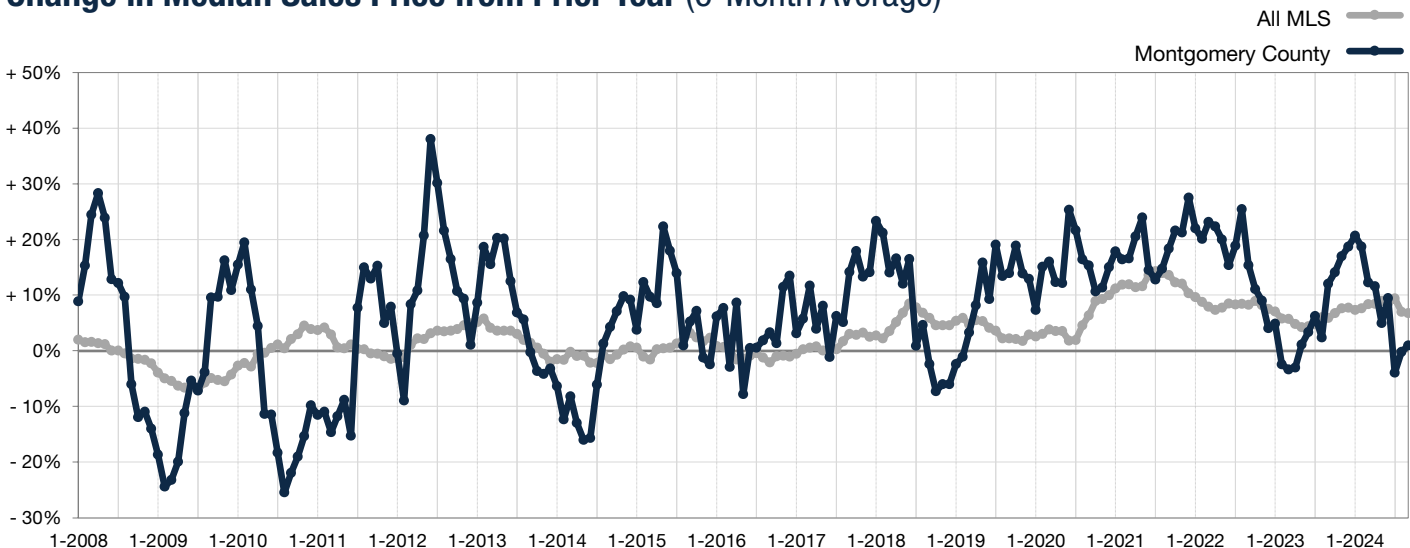
■ 2023 ■ 2024

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.