

Local Market Update – October 2024

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



Montgomery County

- 24.4%

+ 21.4%

+ 13.1%

Change in
New Listings

Change in
Closed Sales

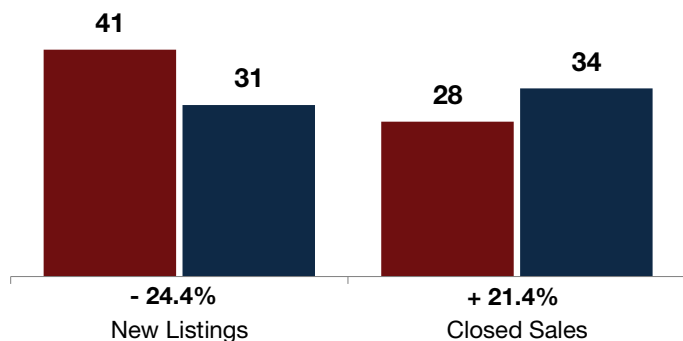
Change in
Median Sales Price

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	41	31	- 24.4%	348	362	+ 4.0%
Closed Sales	28	34	+ 21.4%	242	269	+ 11.2%
Median Sales Price*	\$190,534	\$215,500	+ 13.1%	\$185,000	\$186,500	+ 0.8%
Percent of Original List Price Received*	94.5%	98.0%	+ 3.8%	96.1%	94.9%	- 1.2%
Days on Market Until Sale	46	33	- 28.1%	41	43	+ 4.1%
Inventory of Homes for Sale	89	68	- 23.6%	--	--	--
Months Supply of Inventory	3.5	2.4	- 32.4%	--	--	--

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

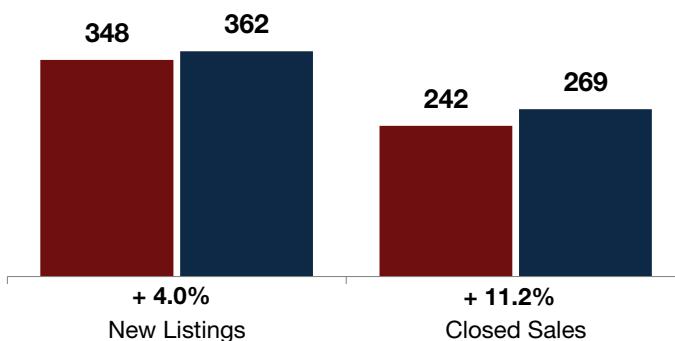
October

■ 2023 ■ 2024

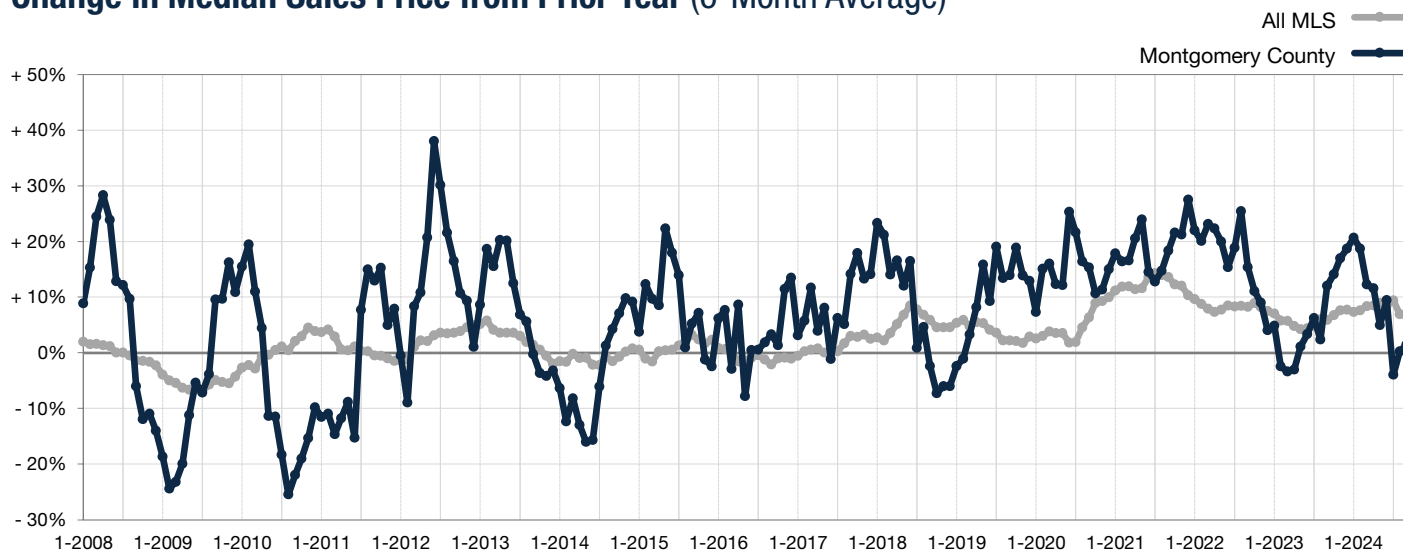


Year to Date

■ 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.