

Local Market Update – November 2024

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



Montgomery County

+ 24.1%

Change in
New Listings

+ 29.0%

Change in
Closed Sales

- 7.7%

Change in
Median Sales Price

November

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	29	36	+ 24.1%	377	401	+ 6.4%
Closed Sales	31	40	+ 29.0%	273	312	+ 14.3%
Median Sales Price*	\$214,000	\$197,500	- 7.7%	\$195,000	\$193,875	- 0.6%
Percent of Original List Price Received*	95.6%	98.9%	+ 3.4%	96.0%	95.5%	- 0.6%
Days on Market Until Sale	43	32	- 24.7%	42	41	- 0.6%
Inventory of Homes for Sale	74	76	+ 2.7%	--	--	--
Months Supply of Inventory	2.8	2.7	- 4.8%	--	--	--

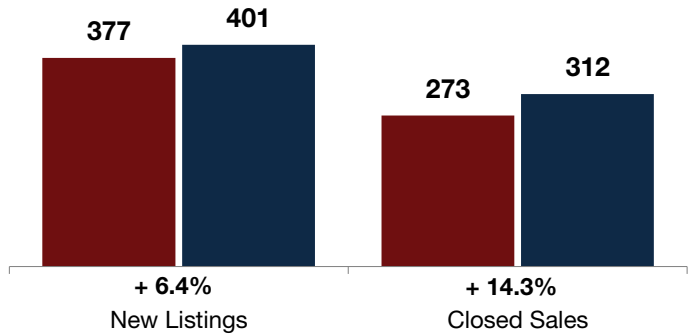
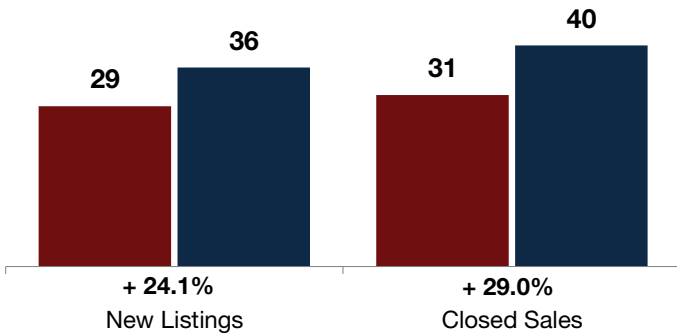
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

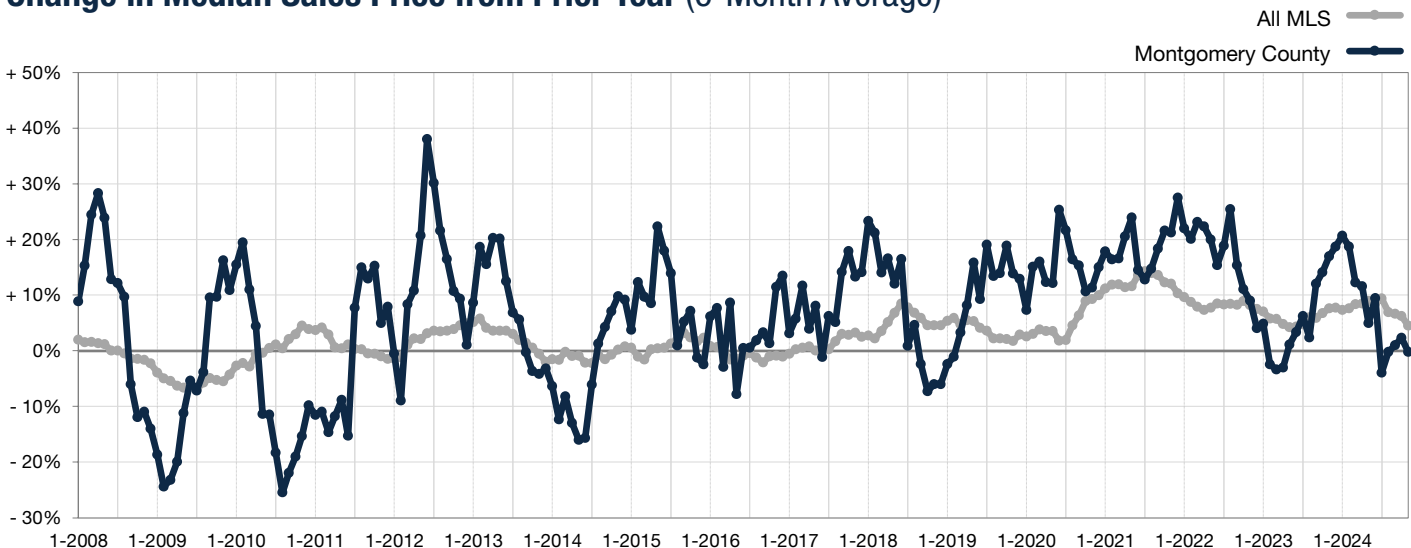
■ 2023 ■ 2024

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.