

Local Market Update – December 2024

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



Montgomery County

+ 35.0%

Change in
New Listings

+ 4.2%

Change in
Closed Sales

+ 13.2%

Change in
Median Sales Price

December

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	20	27	+ 35.0%	397	428	+ 7.8%
Closed Sales	24	25	+ 4.2%	297	338	+ 13.8%
Median Sales Price*	\$175,845	\$199,000	+ 13.2%	\$192,500	\$194,875	+ 1.2%
Percent of Original List Price Received*	97.4%	97.3%	- 0.1%	96.1%	95.6%	- 0.5%
Days on Market Until Sale	43	27	- 37.8%	42	40	- 3.8%
Inventory of Homes for Sale	65	75	+ 15.4%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 3.2%	--	--	--

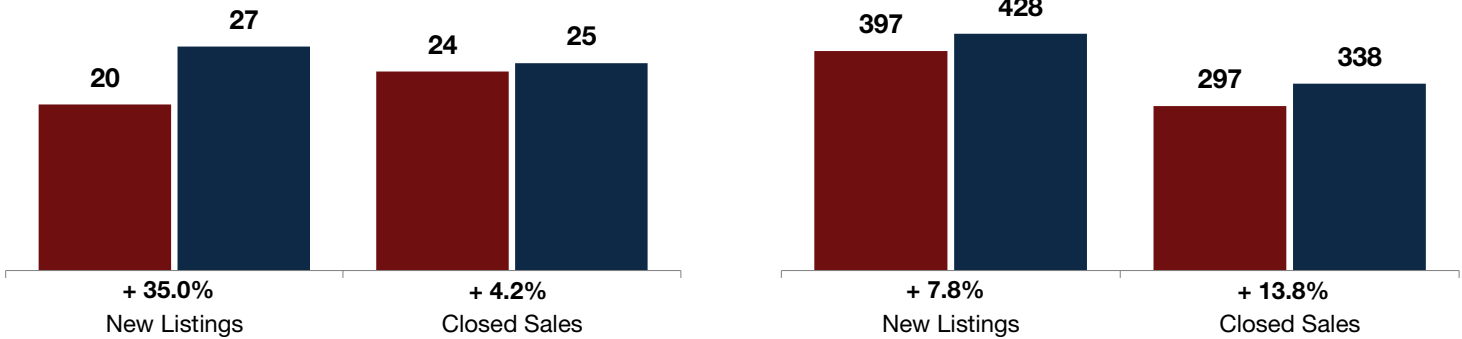
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

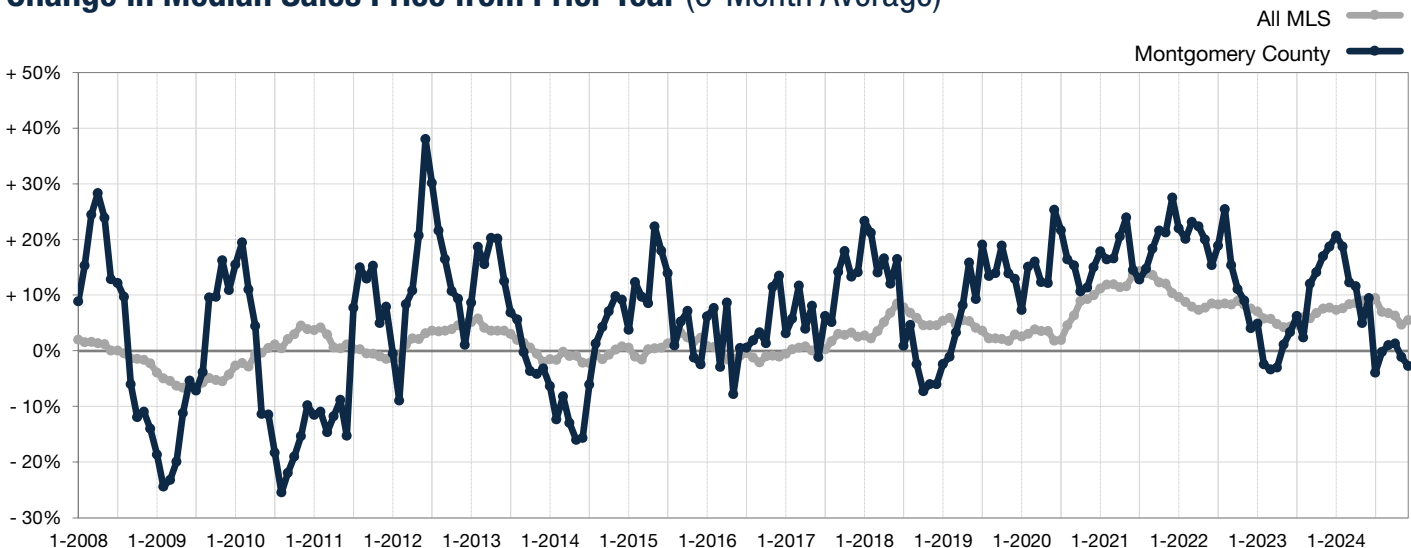
■ 2023 ■ 2024

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.