

Local Market Update – January 2025

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



Montgomery County

+ 4.0%

Change in
New Listings

+ 14.3%

Change in
Closed Sales

+ 25.8%

Change in
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	25	26	+ 4.0%	25	26	+ 4.0%
Closed Sales	21	24	+ 14.3%	21	24	+ 14.3%
Median Sales Price*	\$200,000	\$251,500	+ 25.8%	\$200,000	\$251,500	+ 25.8%
Percent of Original List Price Received*	95.5%	93.1%	- 2.6%	95.5%	93.1%	- 2.6%
Days on Market Until Sale	39	41	+ 5.4%	39	41	+ 5.4%
Inventory of Homes for Sale	63	71	+ 12.7%	--	--	--
Months Supply of Inventory	2.4	2.4	+ 0.9%	--	--	--

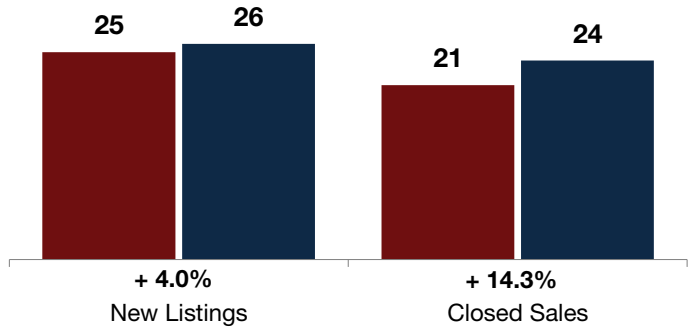
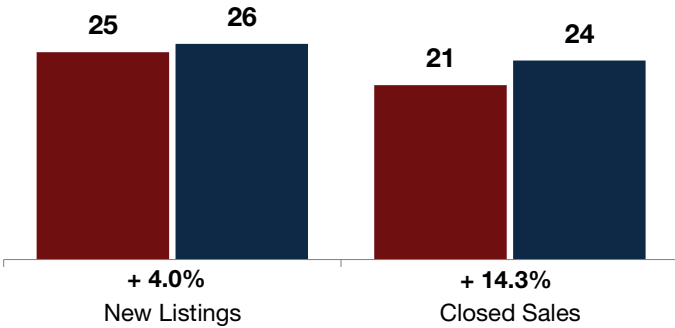
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

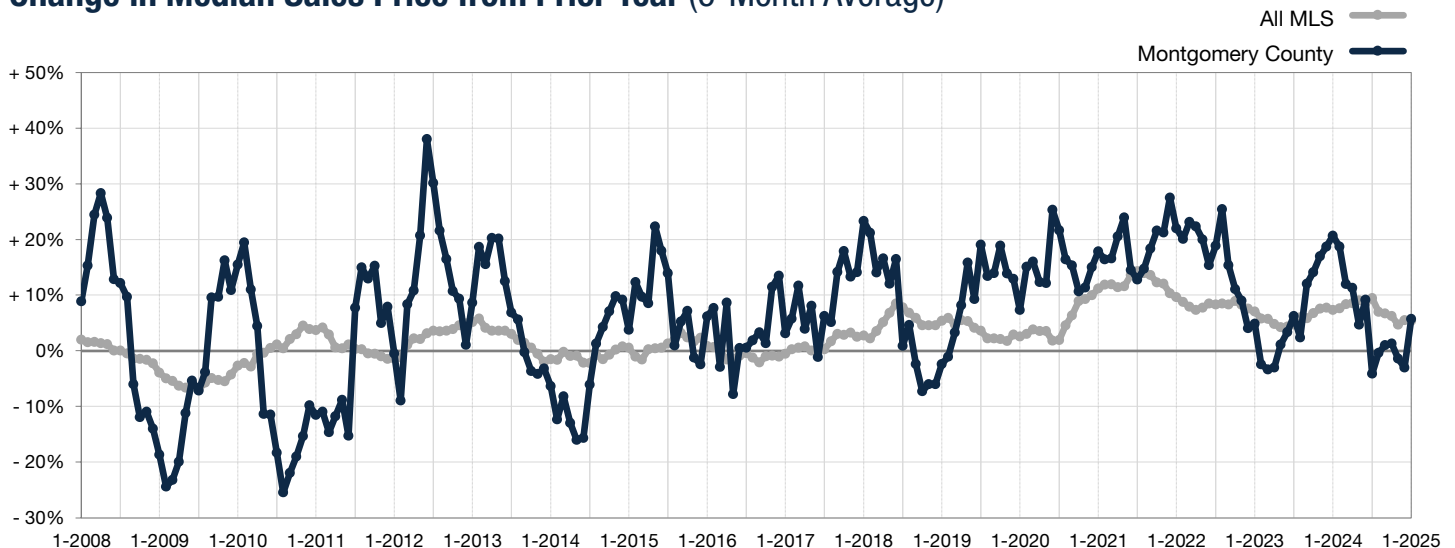
■ 2024 ■ 2025

Year to Date

■ 2024 ■ 2025



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.