

# Local Market Update – February 2025

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



## Montgomery County

**- 3.6%**

Change in  
New Listings

**- 40.0%**

Change in  
Closed Sales

**+ 54.8%**

Change in  
Median Sales Price

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	28	27	- 3.6%	53	52	- 1.9%
Closed Sales	20	12	- 40.0%	41	38	- 7.3%
Median Sales Price*	\$121,795	<b>\$188,500</b>	+ 54.8%	\$150,000	<b>\$213,425</b>	+ 42.3%
Percent of Original List Price Received*	87.9%	<b>94.9%</b>	+ 7.9%	91.7%	<b>94.0%</b>	+ 2.5%
Days on Market Until Sale	74	<b>36</b>	- 51.0%	56	<b>38</b>	- 32.4%
Inventory of Homes for Sale	62	<b>75</b>	+ 21.0%	--	--	--
Months Supply of Inventory	2.3	<b>2.6</b>	+ 12.5%	--	--	--

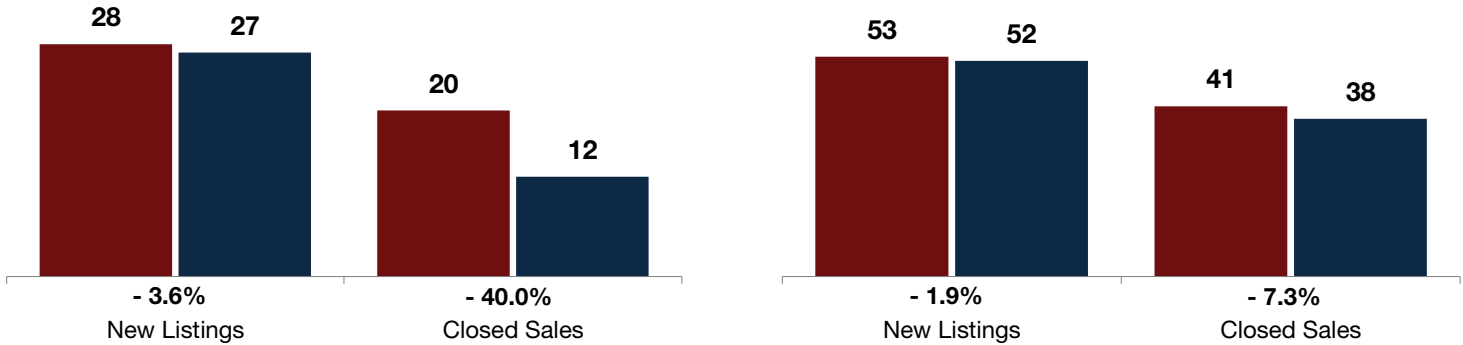
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

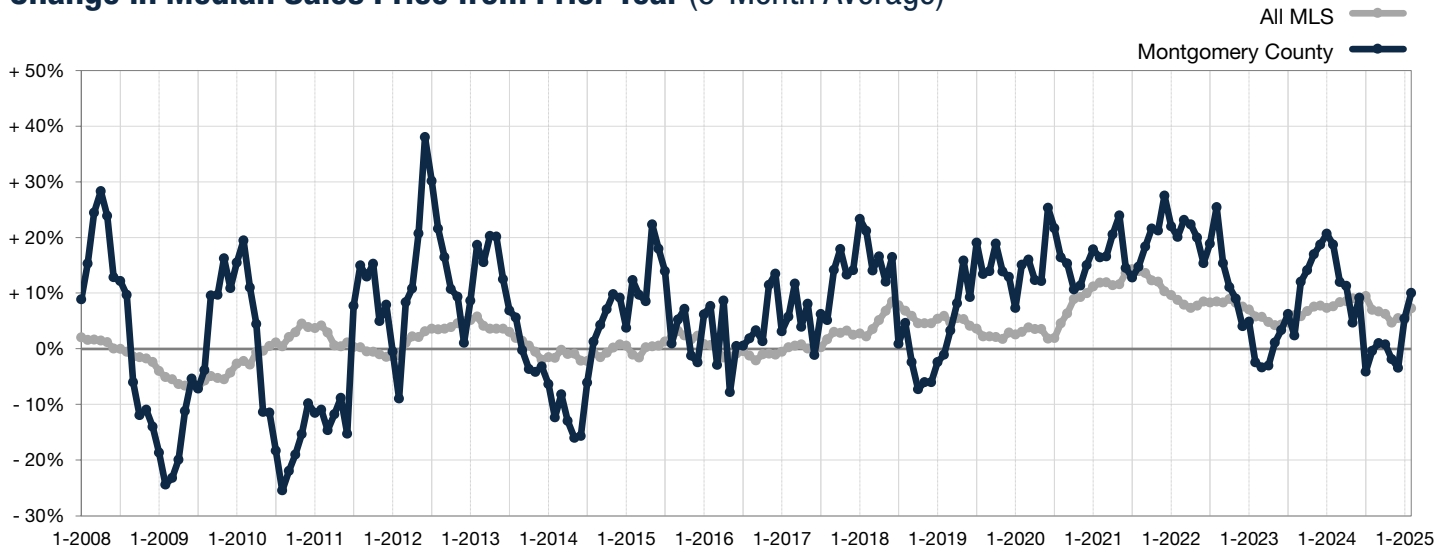
■ 2024 ■ 2025

### 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.