

Local Market Update – May 2025

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



Montgomery County

+ 13.3%

- 10.0%

- 0.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	45	51	+ 13.3%	165	192	+ 16.4%
Closed Sales	30	27	- 10.0%	114	112	- 1.8%
Median Sales Price*	\$210,500	\$210,000	- 0.2%	\$178,500	\$208,000	+ 16.5%
Percent of Original List Price Received*	95.7%	99.8%	+ 4.4%	93.3%	95.4%	+ 2.2%
Days on Market Until Sale	42	40	- 4.3%	51	48	- 7.4%
Inventory of Homes for Sale	76	85	+ 11.8%	--	--	--
Months Supply of Inventory	2.9	2.8	- 1.4%	--	--	--

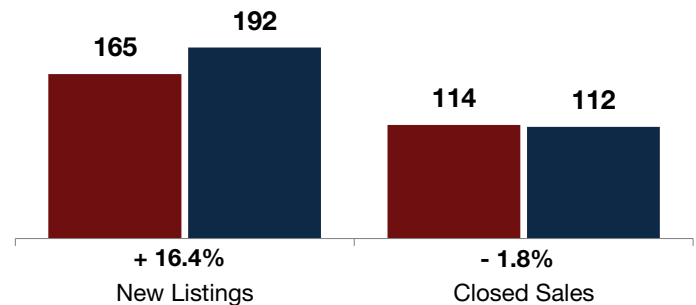
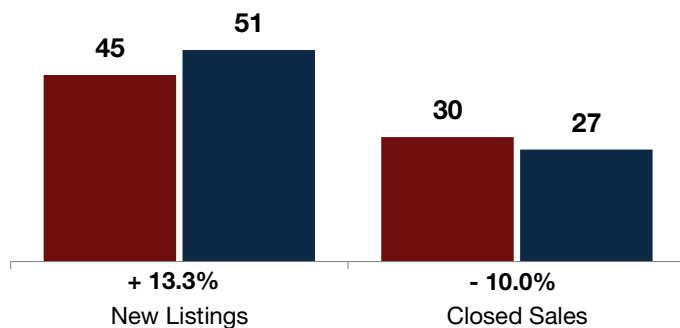
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

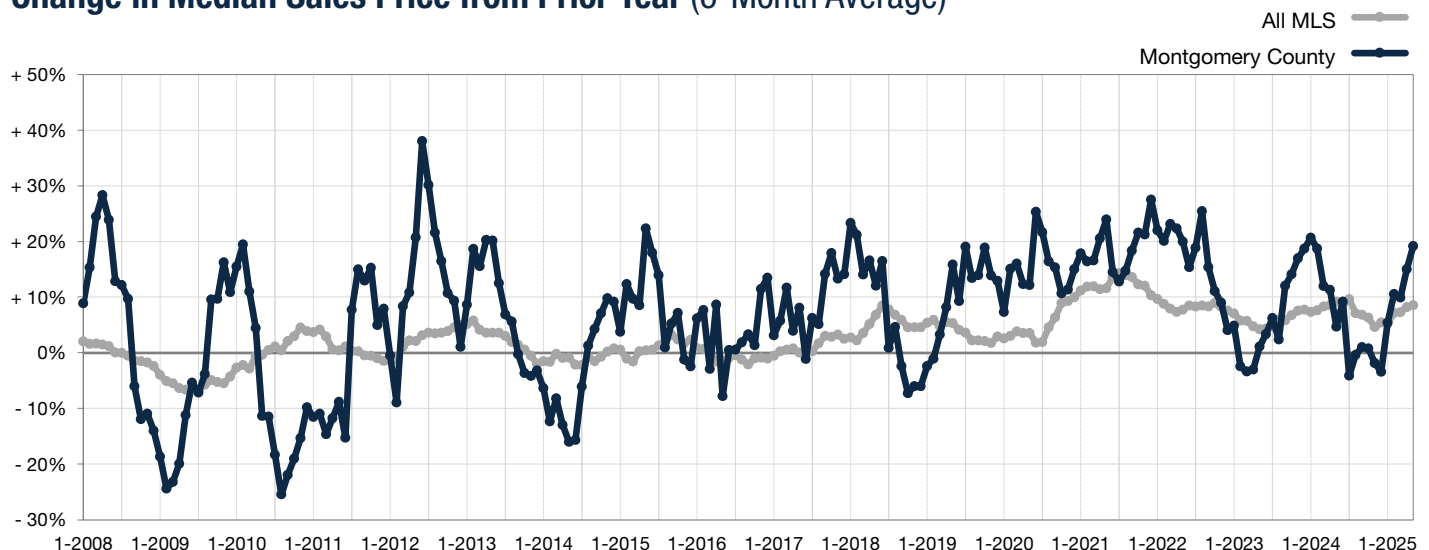
■ 2024 ■ 2025

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.