

Local Market Update – June 2025

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



Montgomery County

- 13.6%

+ 52.2%

+ 1.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	44	38	- 13.6%	209	230	+ 10.0%
Closed Sales	23	35	+ 52.2%	137	147	+ 7.3%
Median Sales Price*	\$231,000	\$235,000	+ 1.7%	\$181,000	\$215,000	+ 18.8%
Percent of Original List Price Received*	97.0%	97.1%	+ 0.1%	94.0%	95.8%	+ 2.0%
Days on Market Until Sale	25	37	+ 48.9%	47	45	- 4.2%
Inventory of Homes for Sale	79	84	+ 6.3%	--	--	--
Months Supply of Inventory	2.9	2.8	- 2.6%	--	--	--

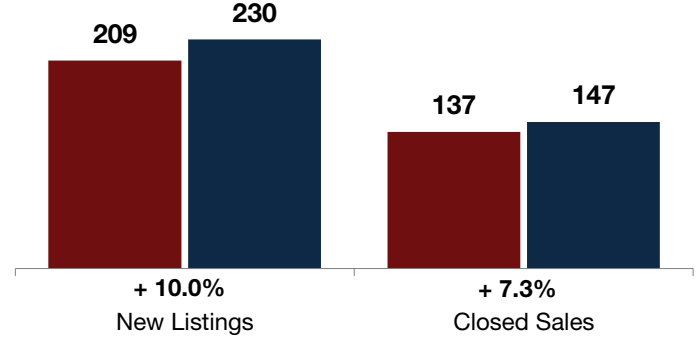
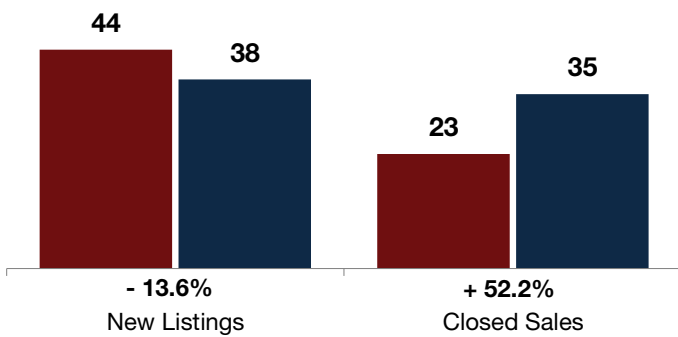
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

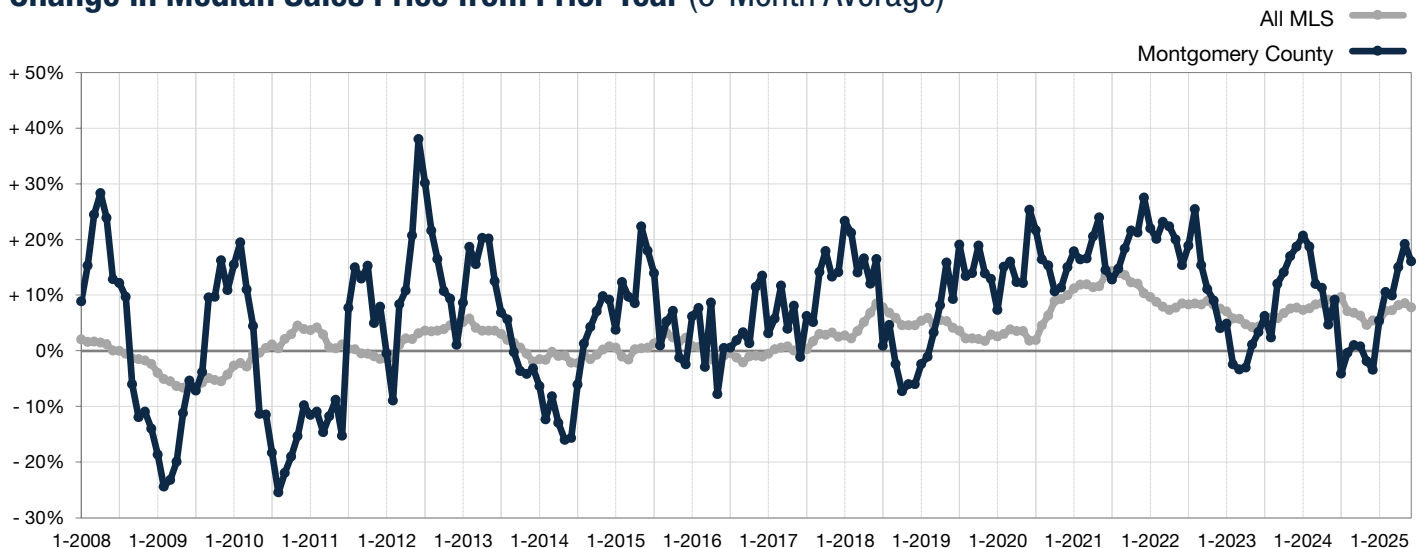
■ 2024 ■ 2025

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.