

Local Market Update – July 2025

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



Montgomery County

0.0%

Change in
New Listings

- 43.2%

Change in
Closed Sales

+ 17.6%

Change in
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	40	40	0.0%	249	271	+ 8.8%
Closed Sales	44	25	- 43.2%	181	174	- 3.9%
Median Sales Price*	\$170,000	\$200,000	+ 17.6%	\$179,900	\$210,500	+ 17.0%
Percent of Original List Price Received*	95.0%	96.7%	+ 1.8%	94.2%	95.8%	+ 1.7%
Days on Market Until Sale	44	33	- 26.5%	46	44	- 6.1%
Inventory of Homes for Sale	85	84	- 1.2%	--	--	--
Months Supply of Inventory	3.1	2.9	- 9.0%	--	--	--

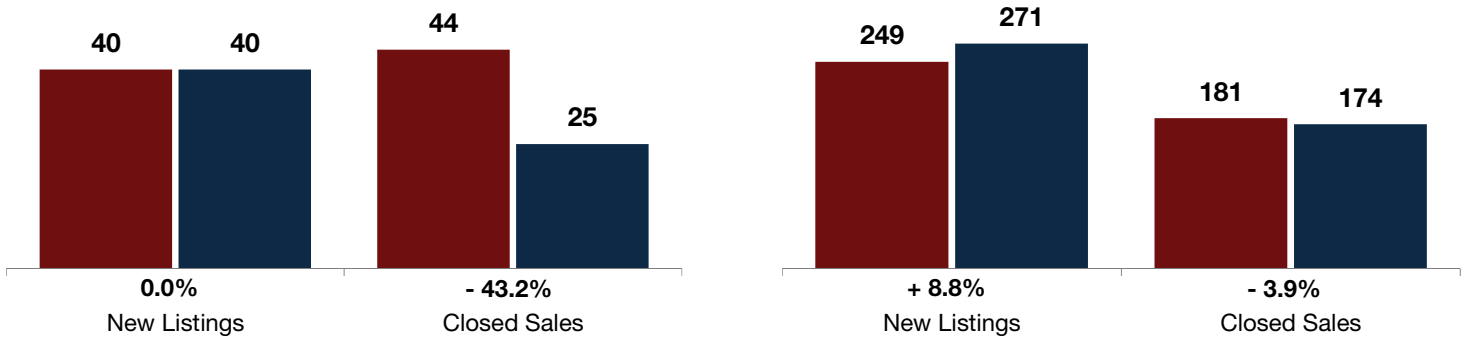
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

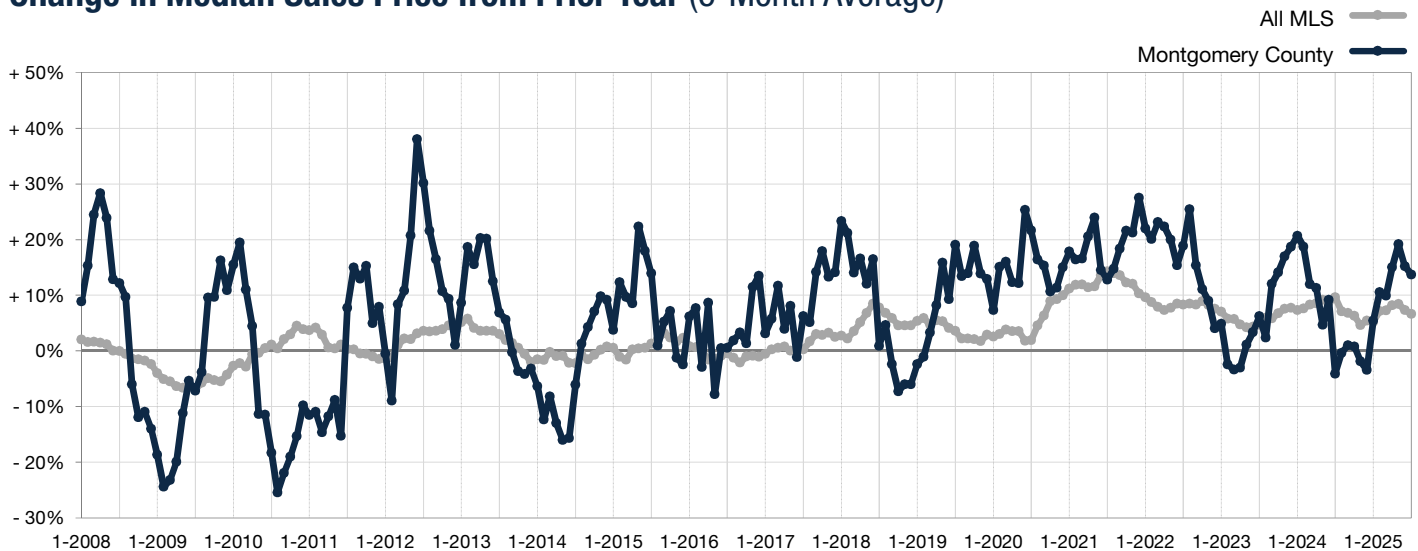
■ 2024 ■ 2025

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.