

Local Market Update – August 2025

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



Montgomery County

- 14.9%

Change in
New Listings

- 17.9%

Change in
Closed Sales

- 11.1%

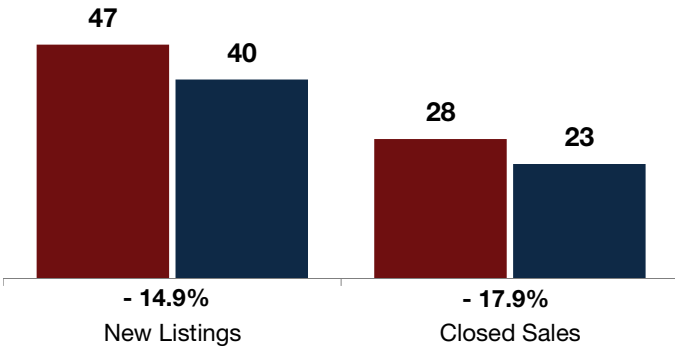
Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	47	40	- 14.9%	296	312	+ 5.4%
Closed Sales	28	23	- 17.9%	209	201	- 3.8%
Median Sales Price*	\$213,700	\$190,000	- 11.1%	\$181,000	\$208,000	+ 14.9%
Percent of Original List Price Received*	94.0%	96.8%	+ 3.0%	94.2%	96.1%	+ 2.0%
Days on Market Until Sale	28	38	+ 39.6%	44	42	- 3.2%
Inventory of Homes for Sale	82	84	+ 2.4%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 0.6%	--	--	--

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

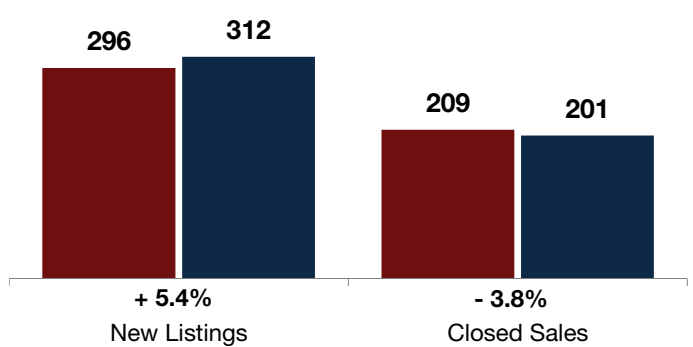
August

■ 2024 ■ 2025

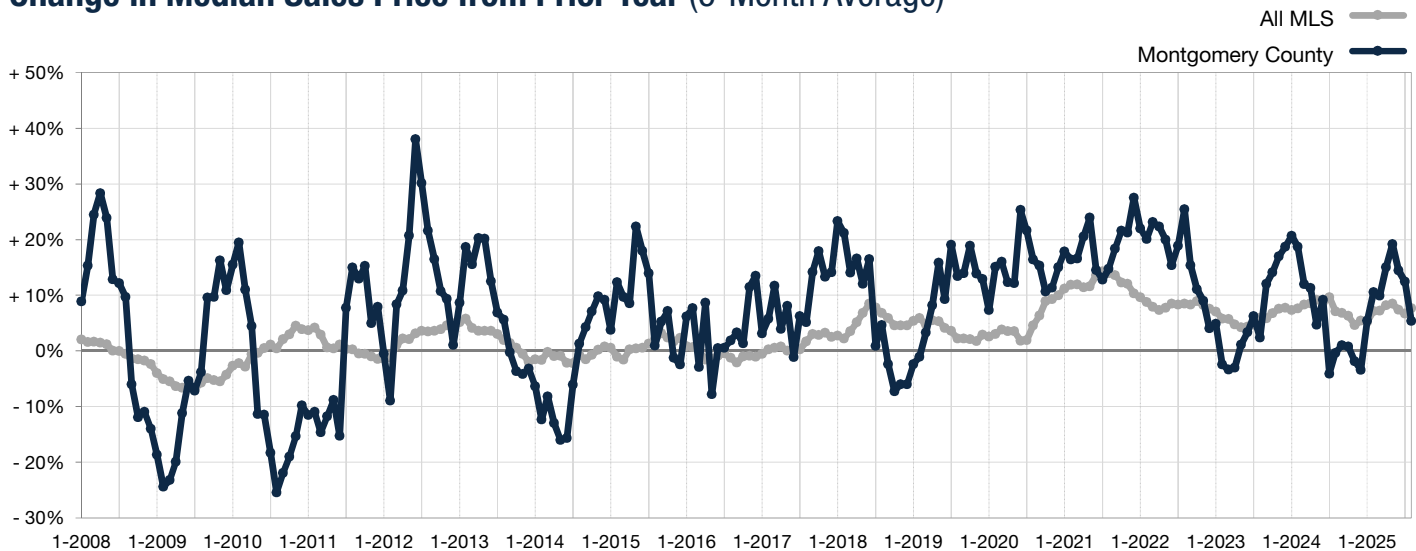


Year to Date

■ 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.