

Local Market Update – September 2025

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



Montgomery County

+ 5.3%

Change in
New Listings

- 10.7%

Change in
Closed Sales

- 15.4%

Change in
Median Sales Price

	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	38	40	+ 5.3%	334	352	+ 5.4%
Closed Sales	28	25	- 10.7%	237	229	- 3.4%
Median Sales Price*	\$242,400	\$205,000	- 15.4%	\$185,000	\$205,000	+ 10.8%
Percent of Original List Price Received*	97.1%	95.5%	- 1.6%	94.5%	96.0%	+ 1.6%
Days on Market Until Sale	47	50	+ 5.6%	44	43	- 3.2%
Inventory of Homes for Sale	81	86	+ 6.2%	--	--	--
Months Supply of Inventory	2.9	3.1	+ 7.4%	--	--	--

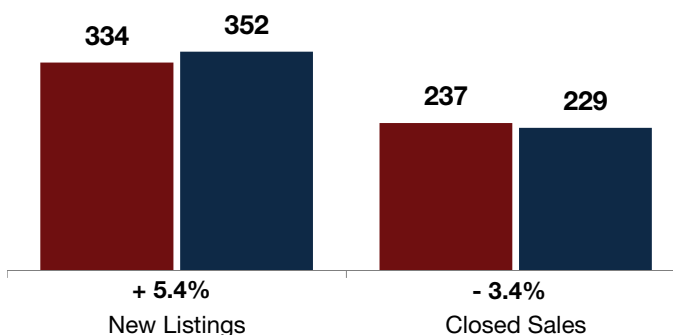
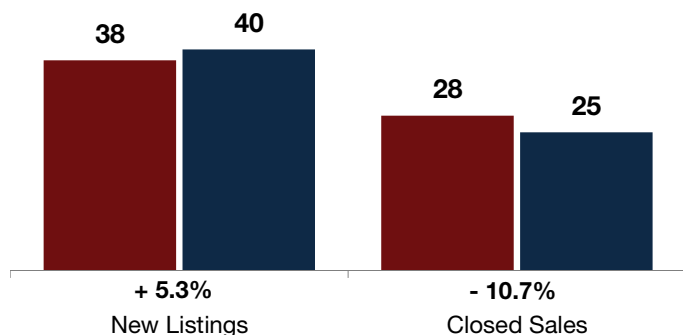
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

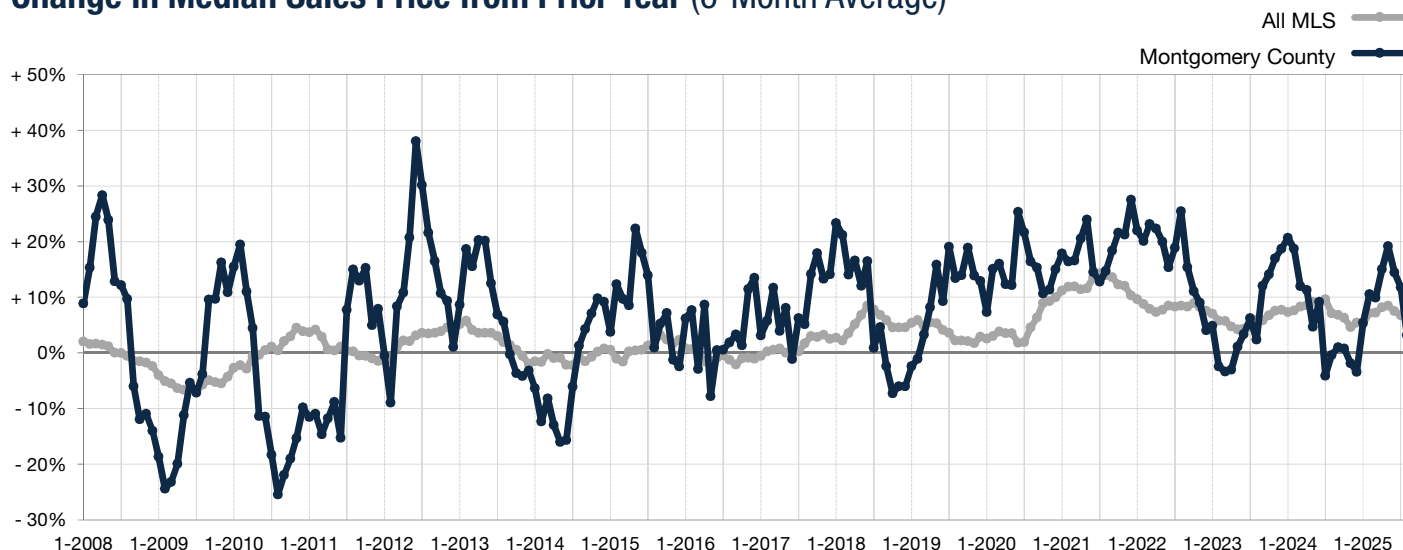
■ 2024 ■ 2025

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.