

# Local Market Update – October 2025

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



## Montgomery County

**+ 6.5%**

Change in  
New Listings

**- 5.3%**

Change in  
Closed Sales

**+ 8.4%**

Change in  
Median Sales Price

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	31	33	+ 6.5%	365	388	+ 6.3%
Closed Sales	38	36	- 5.3%	275	269	- 2.2%
Median Sales Price*	\$200,000	\$216,750	+ 8.4%	\$185,000	\$208,000	+ 12.4%
Percent of Original List Price Received*	98.3%	95.9%	- 2.4%	95.1%	95.8%	+ 0.8%
Days on Market Until Sale	30	30	+ 0.9%	42	42	- 1.0%
Inventory of Homes for Sale	78	76	- 2.6%	--	--	--
Months Supply of Inventory	2.8	2.6	- 5.3%	--	--	--

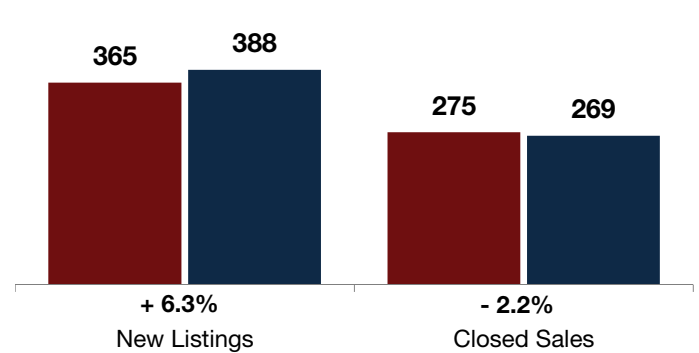
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

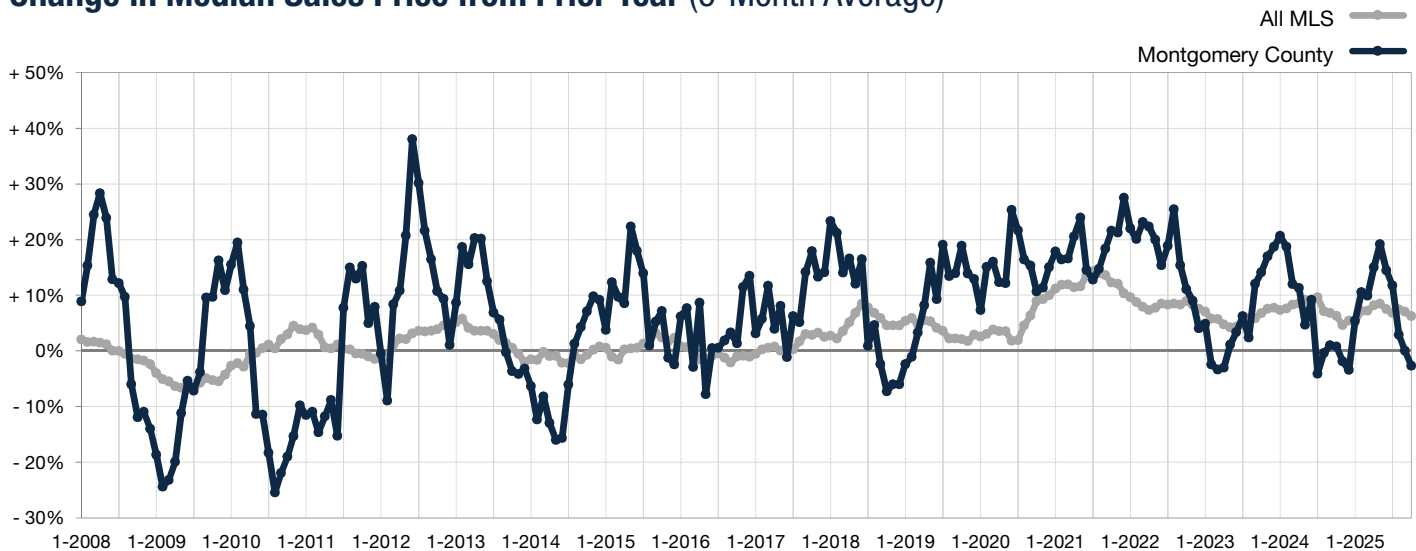
■ 2024 ■ 2025

### 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.