

Local Market Update – November 2025

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



Montgomery County

- 13.5%

Change in
New Listings

- 46.3%

Change in
Closed Sales

+ 15.0%

Change in
Median Sales Price

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	37	32	- 13.5%	402	420	+ 4.5%
Closed Sales	41	22	- 46.3%	316	291	- 7.9%
Median Sales Price*	\$195,000	\$224,250	+ 15.0%	\$191,500	\$210,000	+ 9.7%
Percent of Original List Price Received*	98.6%	98.4%	- 0.2%	95.5%	96.0%	+ 0.5%
Days on Market Until Sale	32	41	+ 29.2%	41	42	+ 2.1%
Inventory of Homes for Sale	83	84	+ 1.2%	--	--	--
Months Supply of Inventory	3.0	2.9	- 1.7%	--	--	--

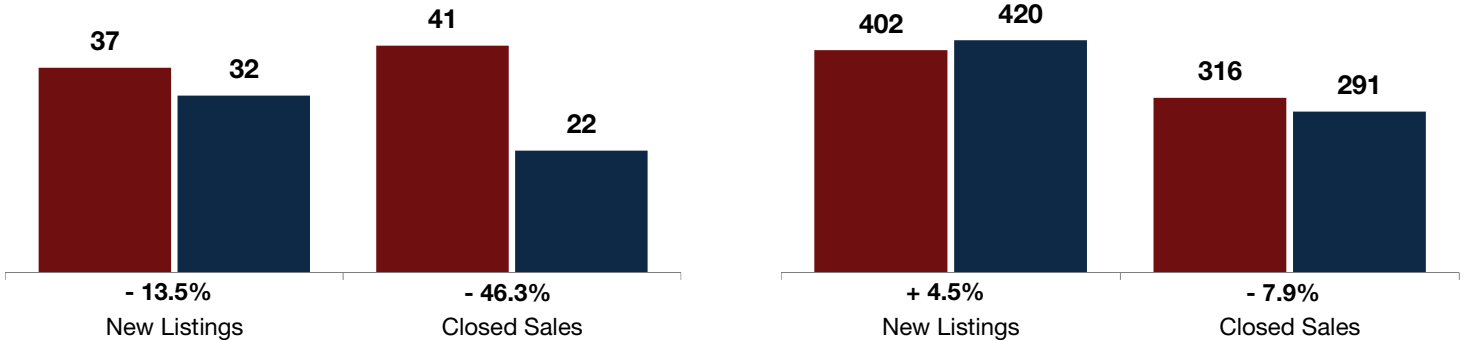
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

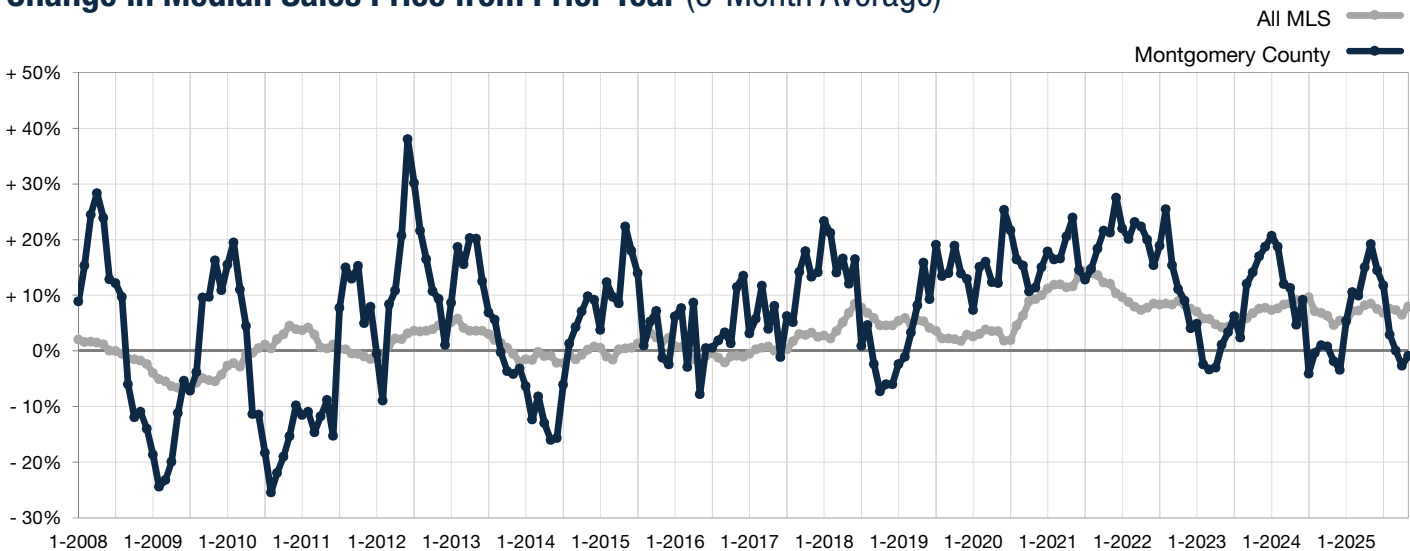
■ 2024 ■ 2025

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.