

# Local Market Update – December 2025

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



## Montgomery County

**- 58.6%**

**+ 20.0%**

**+ 16.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	29	12	- 58.6%	431	434	+ 0.7%
Closed Sales	25	30	+ 20.0%	341	326	- 4.4%
Median Sales Price*	\$199,000	\$232,500	+ 16.8%	\$193,000	\$210,000	+ 8.8%
Percent of Original List Price Received*	97.3%	97.3%	+ 0.0%	95.6%	96.2%	+ 0.6%
Days on Market Until Sale	27	26	- 1.7%	40	40	+ 0.1%
Inventory of Homes for Sale	81	64	- 21.0%	--	--	--
Months Supply of Inventory	2.8	2.2	- 20.5%	--	--	--

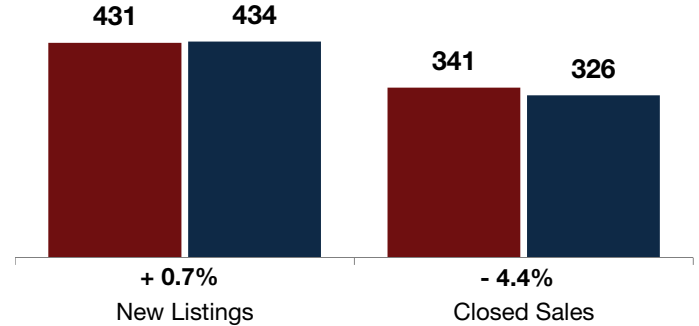
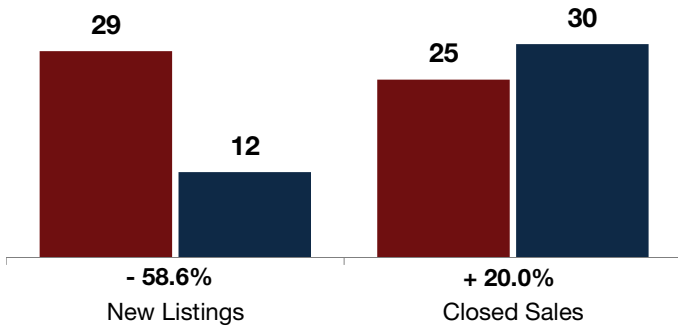
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

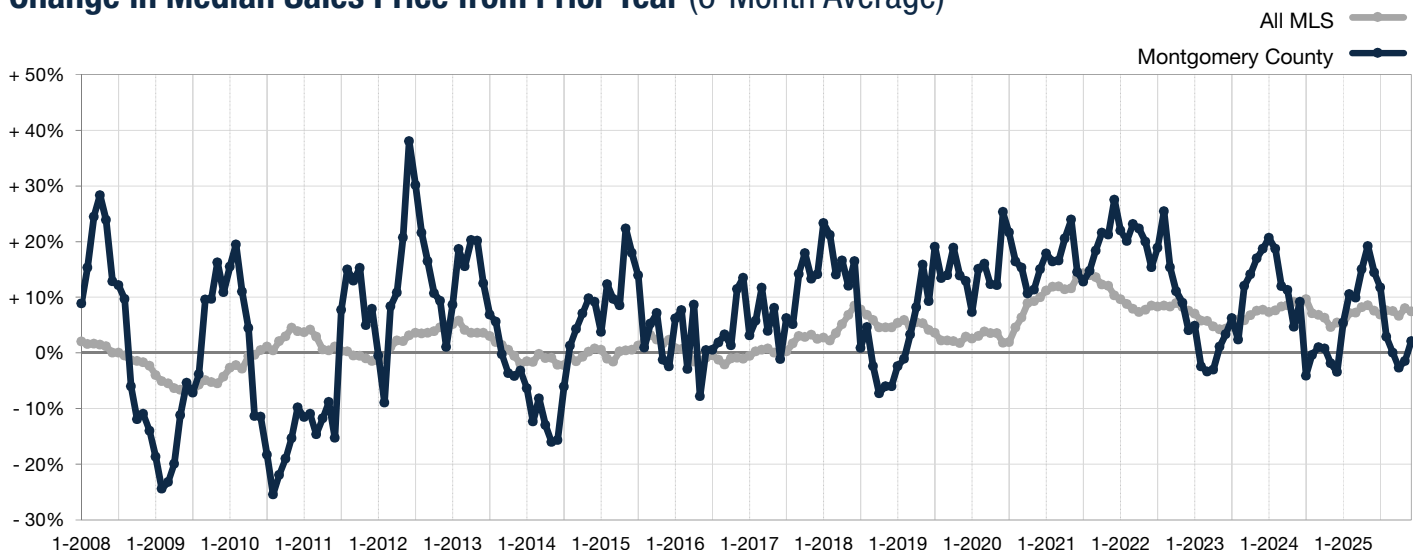
■ 2024 ■ 2025

### 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.