

Local Market Update – January 2026

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



Montgomery County

0.0%

Change in
New Listings

0.0%

Change in
Closed Sales

- 13.7%

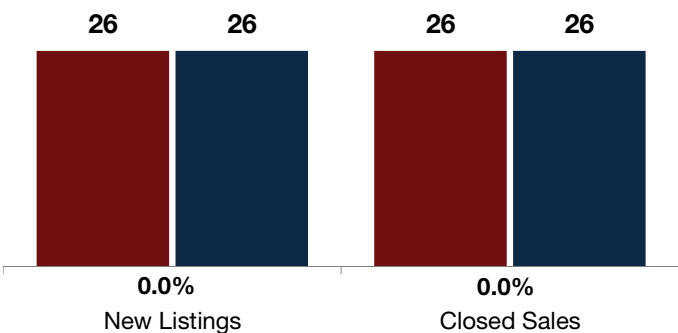
Change in
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	26	26	0.0%	26	26	0.0%
Closed Sales	26	26	0.0%	26	26	0.0%
Median Sales Price*	\$252,000	\$217,500	- 13.7%	\$252,000	\$217,500	- 13.7%
Percent of Original List Price Received*	93.6%	95.9%	+ 2.4%	93.6%	95.9%	+ 2.4%
Days on Market Until Sale	39	54	+ 38.3%	39	54	+ 38.3%
Inventory of Homes for Sale	79	58	- 26.6%	--	--	--
Months Supply of Inventory	2.8	2.0	- 27.0%	--	--	--

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

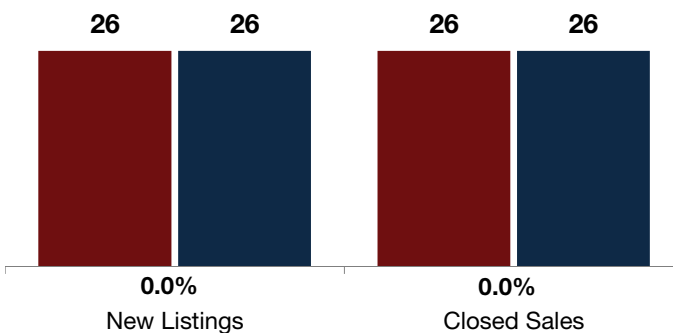
January

■ 2025 ■ 2026

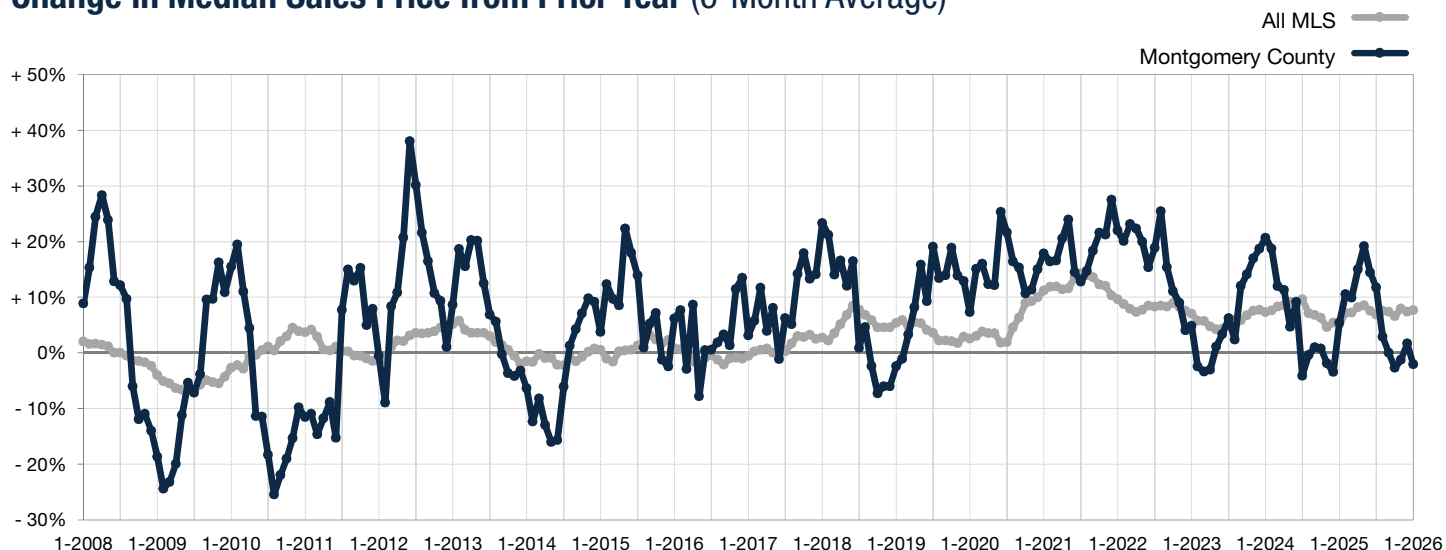


Year to Date

■ 2025 ■ 2026



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.