

Local Market Update – February 2026

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



Montgomery County

- 39.3%

Change in
New Listings

+ 50.0%

Change in
Closed Sales

+ 11.4%

Change in
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	28	17	- 39.3%	54	43	- 20.4%
Closed Sales	14	21	+ 50.0%	40	48	+ 20.0%
Median Sales Price*	\$188,500	\$210,000	+ 11.4%	\$213,425	\$210,000	- 1.6%
Percent of Original List Price Received*	96.0%	94.5%	- 1.6%	94.4%	95.2%	+ 0.8%
Days on Market Until Sale	42	41	- 2.5%	40	48	+ 19.3%
Inventory of Homes for Sale	83	54	- 34.9%	--	--	--
Months Supply of Inventory	3.0	1.9	- 36.3%	--	--	--

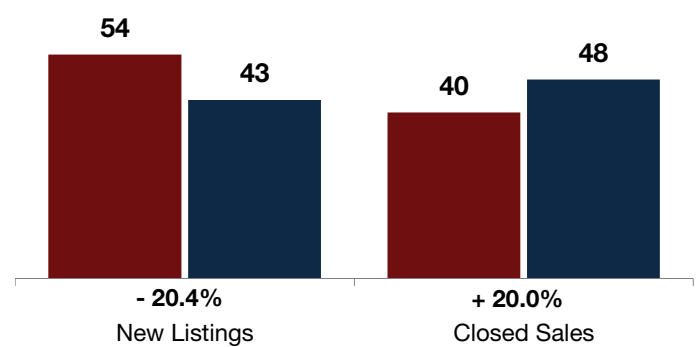
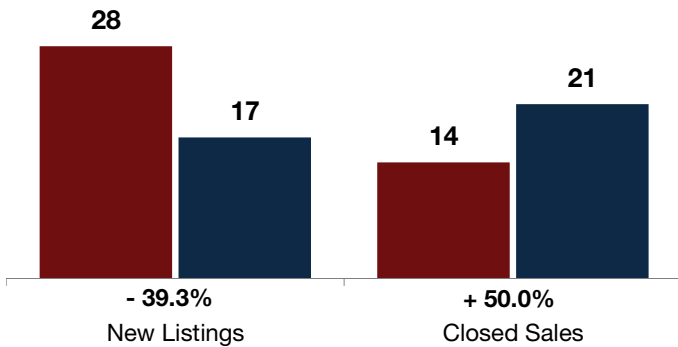
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

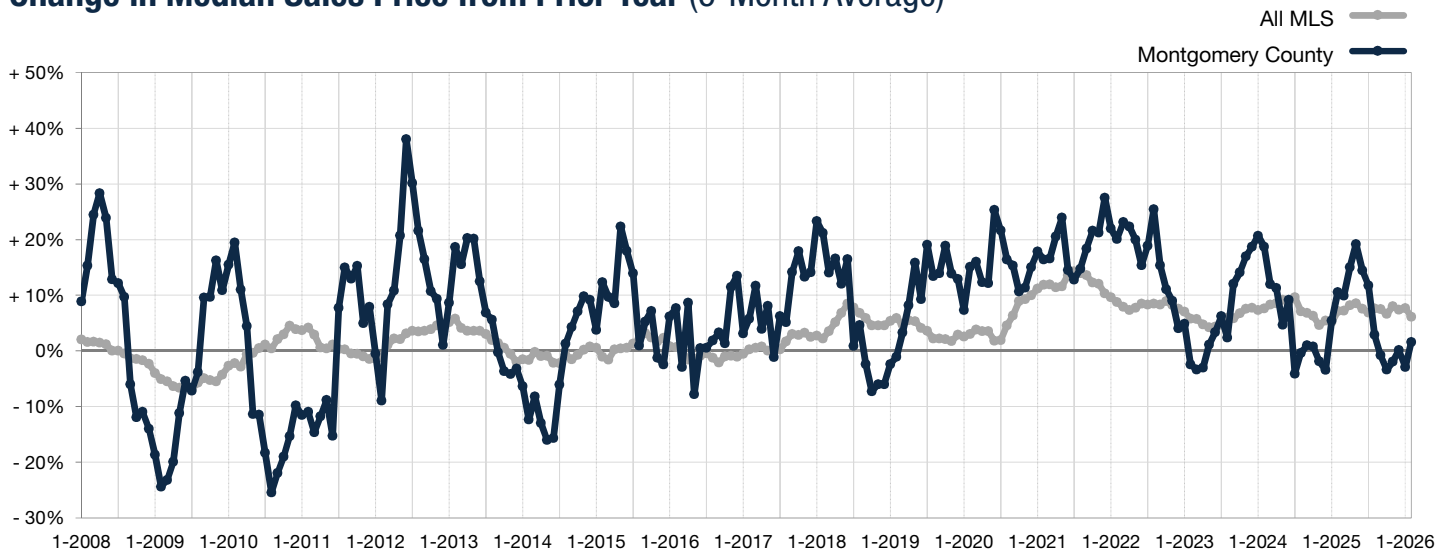
■ 2025 ■ 2026

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.