

Local Market Update – March 2026

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



Montgomery County

+ 11.5%

Change in
New Listings

- 30.4%

Change in
Closed Sales

+ 8.6%

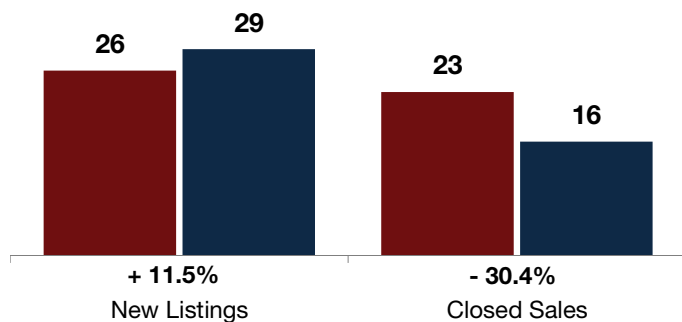
Change in
Median Sales Price

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	26	29	+ 11.5%	80	72	- 10.0%
Closed Sales	23	16	- 30.4%	63	66	+ 4.8%
Median Sales Price*	\$175,000	\$190,000	+ 8.6%	\$205,000	\$205,000	0.0%
Percent of Original List Price Received*	92.8%	95.4%	+ 2.8%	93.8%	95.2%	+ 1.5%
Days on Market Until Sale	48	51	+ 5.8%	43	48	+ 12.3%
Inventory of Homes for Sale	70	53	- 24.3%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.5%	--	--	--

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

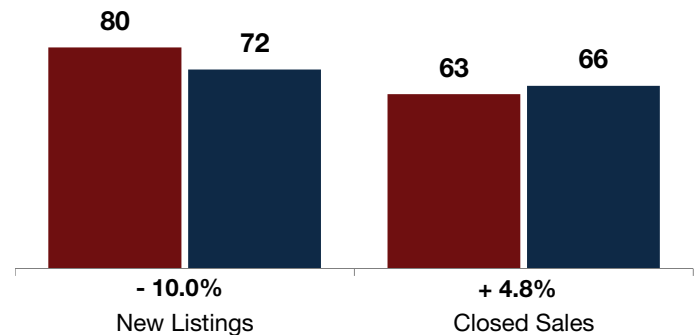
March

■ 2025 ■ 2026

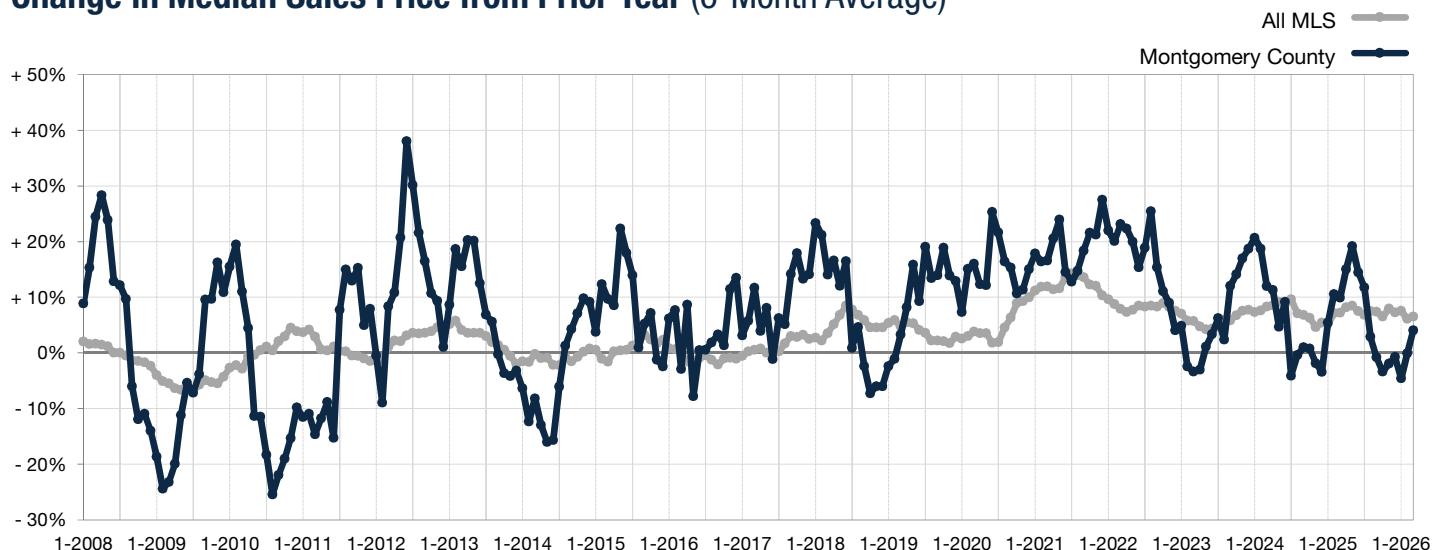


Year to Date

■ 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.