

Local Market Update – April 2026

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



Montgomery County

- 27.4%

Change in
New Listings

+ 9.1%

Change in
Closed Sales

- 23.6%

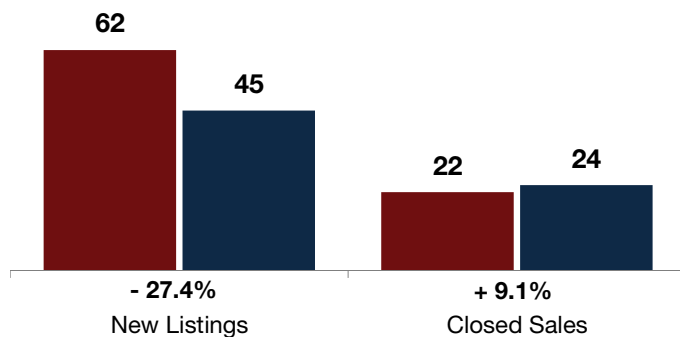
Change in
Median Sales Price

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	62	45	- 27.4%	142	117	- 17.6%
Closed Sales	22	24	+ 9.1%	85	91	+ 7.1%
Median Sales Price*	\$245,800	\$187,775	- 23.6%	\$206,000	\$201,400	- 2.2%
Percent of Original List Price Received*	94.5%	96.2%	+ 1.8%	94.0%	95.5%	+ 1.6%
Days on Market Until Sale	71	43	- 38.6%	50	46	- 7.3%
Inventory of Homes for Sale	97	64	- 34.0%	--	--	--
Months Supply of Inventory	3.4	2.3	- 32.6%	--	--	--

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

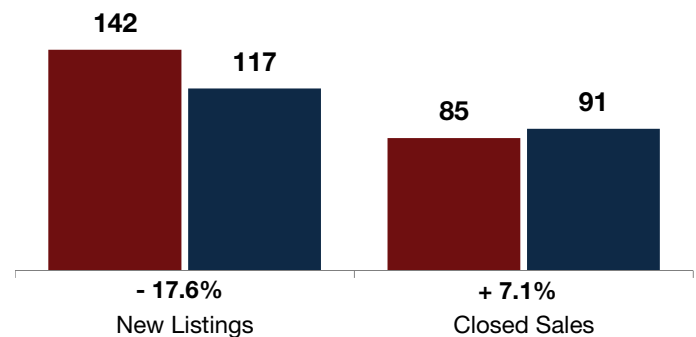
April

■ 2025 ■ 2026

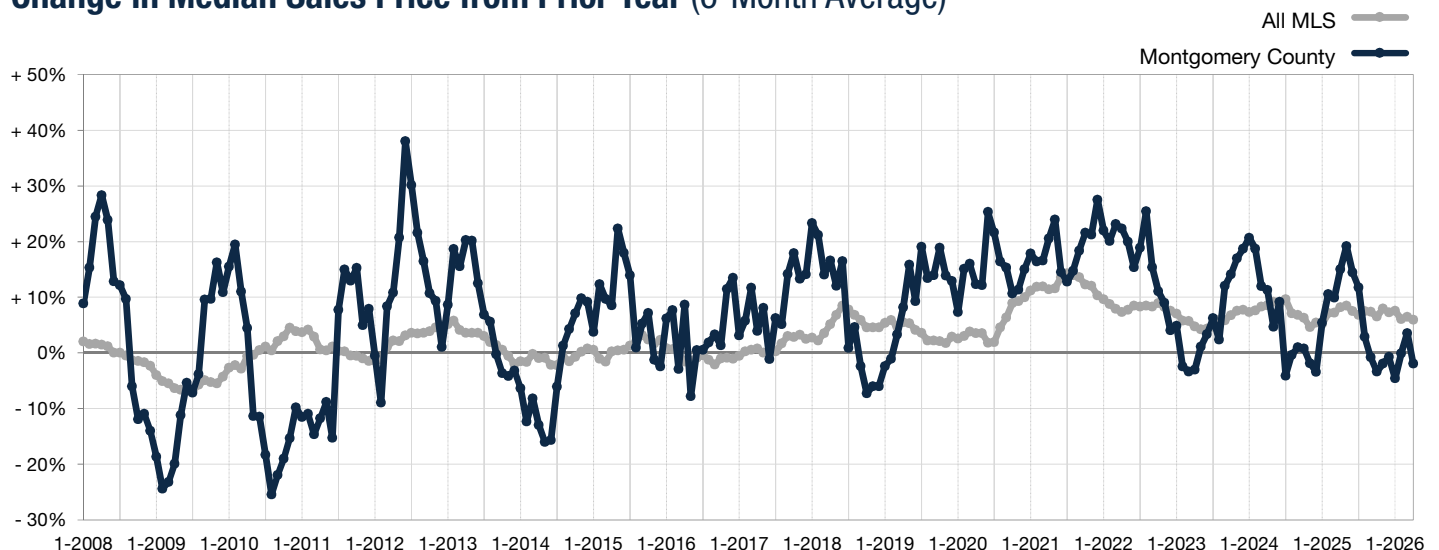


Year to Date

■ 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.