Local Market Update for March 2020

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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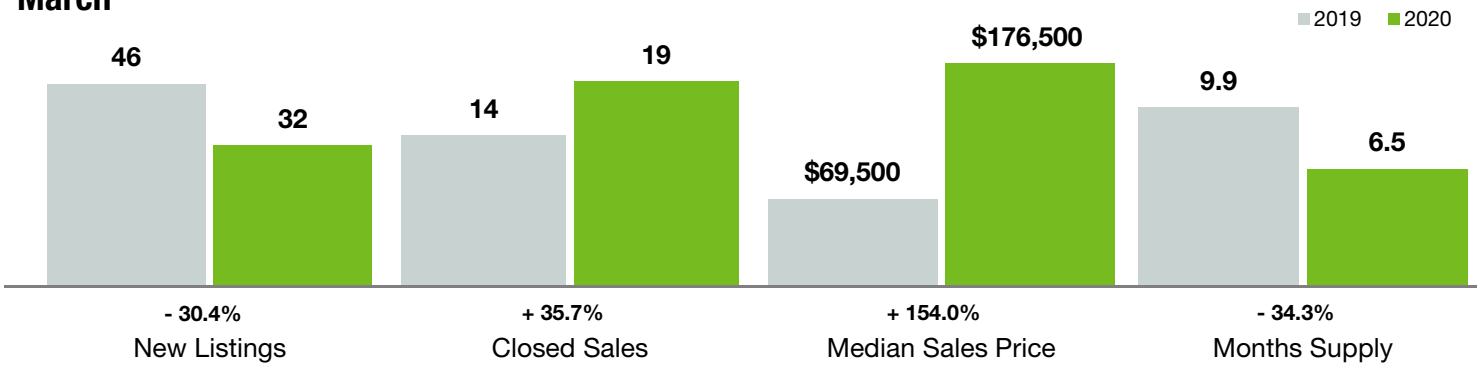
Montgomery County

North Carolina

	March			Year to Date		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 3-2019**	**Thru 3-2020**	Percent Change
New Listings	46	**32**	- 30.4%	109	**95**	- 12.8%
Pending Sales	20	**24**	+ 20.0%	47	**56**	+ 19.1%
Closed Sales	14	**19**	+ 35.7%	39	**47**	+ 20.5%
Median Sales Price*	$69,500	**$176,500**	+ 154.0%	$127,000	**$170,000**	+ 33.9%
Average Sales Price*	$266,254	**$312,895**	+ 17.5%	$230,983	**$244,817**	+ 6.0%
Percent of Original List Price Received*	85.6%	**87.0%**	+ 1.6%	89.2%	**89.5%**	+ 0.3%
List to Close	177	**190**	+ 7.3%	151	**167**	+ 10.6%
Days on Market Until Sale	140	**134**	- 4.3%	111	**120**	+ 8.1%
Cumulative Days on Market Until Sale	151	**165**	+ 9.3%	125	**143**	+ 14.4%
Average List Price	$319,263	**$313,284**	- 1.9%	$291,248	**$289,127**	- 0.7%
Inventory of Homes for Sale	180	**165**	- 8.3%	--	**--**	--
Months Supply of Inventory	9.9	**6.5**	- 34.3%	--	**--**	--

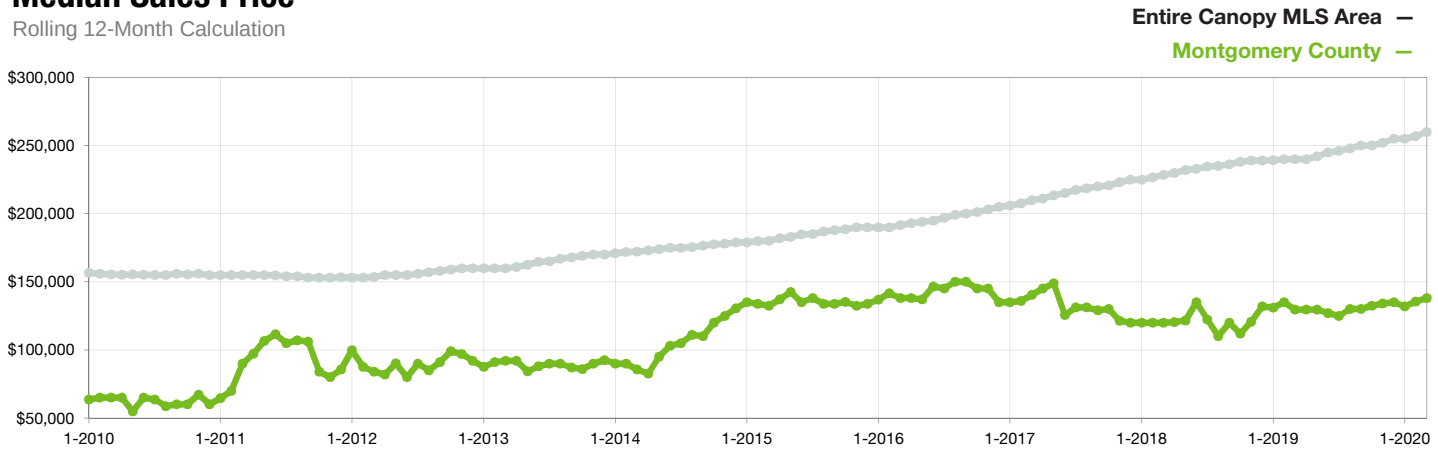
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

March



Median Sales Price

Rolling 12-Month Calculation



Current as of April 5, 2020. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2020 ShowingTime.