

Local Market Update for May 2021

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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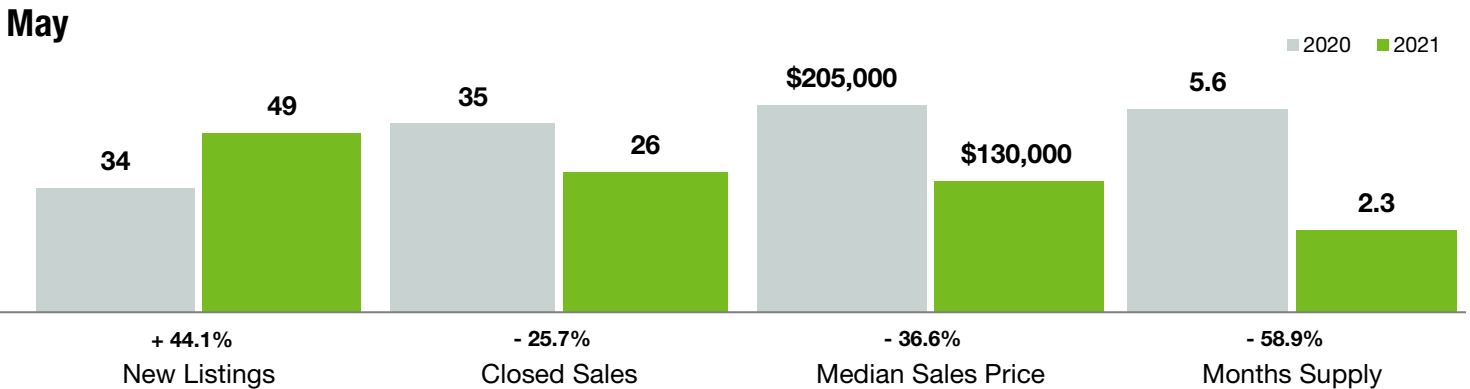


Montgomery County

North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	34	49	+ 44.1%	147	185	+ 25.9%
Pending Sales	40	46	+ 15.0%	121	168	+ 38.8%
Closed Sales	35	26	- 25.7%	101	139	+ 37.6%
Median Sales Price*	\$205,000	\$130,000	- 36.6%	\$176,500	\$152,500	- 13.6%
Average Sales Price*	\$232,254	\$224,018	- 3.5%	\$247,889	\$249,003	+ 0.4%
Percent of Original List Price Received*	89.3%	93.4%	+ 4.6%	90.0%	91.3%	+ 1.4%
List to Close	173	102	- 41.0%	175	132	- 24.6%
Days on Market Until Sale	136	61	- 55.1%	130	85	- 34.6%
Cumulative Days on Market Until Sale	161	68	- 57.8%	154	96	- 37.7%
Average List Price	\$253,132	\$433,496	+ 71.3%	\$296,888	\$357,577	+ 20.4%
Inventory of Homes for Sale	147	74	- 49.7%	--	--	--
Months Supply of Inventory	5.6	2.3	- 58.9%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

