

# Local Market Update for May 2023

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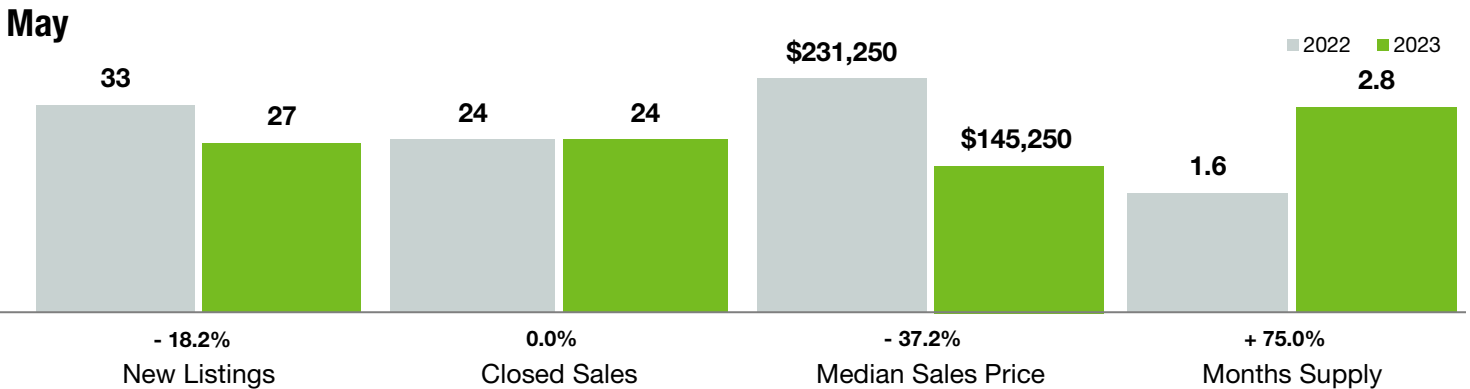


## Montgomery County

North Carolina

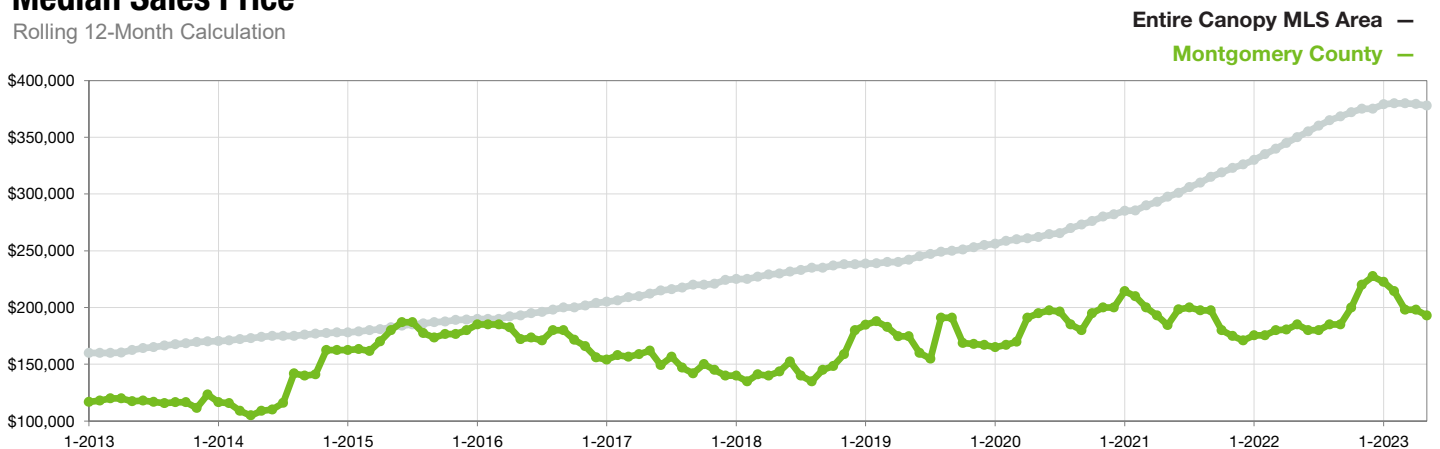
Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	33	27	- 18.2%	134	135	+ 0.7%
Pending Sales	29	33	+ 13.8%	124	119	- 4.0%
Closed Sales	24	24	0.0%	113	92	- 18.6%
Median Sales Price*	\$231,250	\$145,250	- 37.2%	\$205,000	\$156,500	- 23.7%
Average Sales Price*	\$340,138	\$259,971	- 23.6%	\$359,766	\$295,413	- 17.9%
Percent of Original List Price Received*	97.9%	90.1%	- 8.0%	95.3%	91.9%	- 3.6%
List to Close	67	84	+ 25.4%	86	98	+ 14.0%
Days on Market Until Sale	31	48	+ 54.8%	44	64	+ 45.5%
Cumulative Days on Market Until Sale	38	65	+ 71.1%	48	75	+ 56.3%
Average List Price	\$403,291	\$283,522	- 29.7%	\$393,756	\$366,559	- 6.9%
Inventory of Homes for Sale	46	64	+ 39.1%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--

\* 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



Current as of June 5, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.