

# Local Market Update for August 2020

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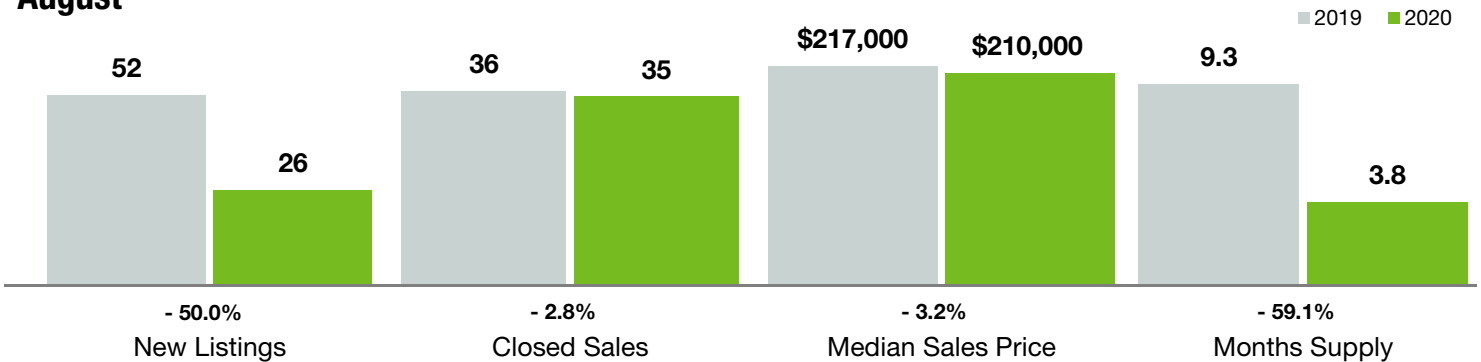
## Montgomery County

North Carolina

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	52	26	- 50.0%	347	261	- 24.8%
Pending Sales	30	29	- 3.3%	213	244	+ 14.6%
Closed Sales	36	35	- 2.8%	193	219	+ 13.5%
Median Sales Price*	\$217,000	\$210,000	- 3.2%	\$126,250	\$170,000	+ 34.7%
Average Sales Price*	\$321,660	\$295,249	- 8.2%	\$237,124	\$252,149	+ 6.3%
Percent of Original List Price Received*	91.7%	92.2%	+ 0.5%	90.0%	90.4%	+ 0.4%
List to Close	112	148	+ 32.1%	135	155	+ 14.8%
Days on Market Until Sale	78	111	+ 42.3%	98	114	+ 16.3%
Cumulative Days on Market Until Sale	92	116	+ 26.1%	112	137	+ 22.3%
Average List Price	\$185,437	\$258,738	+ 39.5%	\$289,263	\$294,348	+ 1.8%
Inventory of Homes for Sale	207	105	- 49.3%	--	--	--
Months Supply of Inventory	9.3	3.8	- 59.1%	--	--	--

\* 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.

### August



### Median Sales Price

Rolling 12-Month Calculation

