

Local Market Update for August 2021

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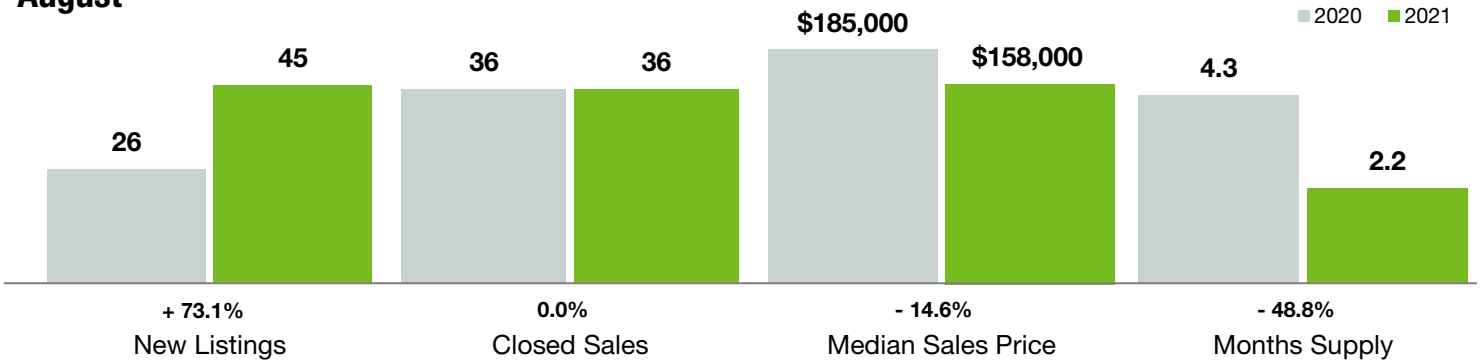
Montgomery County

North Carolina

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	26	45	+ 73.1%	261	306	+ 17.2%
Pending Sales	27	34	+ 25.9%	241	284	+ 17.8%
Closed Sales	36	36	0.0%	220	260	+ 18.2%
Median Sales Price*	\$185,000	\$158,000	- 14.6%	\$168,450	\$165,000	- 2.0%
Average Sales Price*	\$288,658	\$264,372	- 8.4%	\$251,266	\$272,962	+ 8.6%
Percent of Original List Price Received*	92.1%	97.0%	+ 5.3%	90.4%	93.0%	+ 2.9%
List to Close	147	102	- 30.6%	155	115	- 25.8%
Days on Market Until Sale	111	55	- 50.5%	114	72	- 36.8%
Cumulative Days on Market Until Sale	116	56	- 51.7%	137	78	- 43.1%
Average List Price	\$257,912	\$272,830	+ 5.8%	\$293,517	\$325,818	+ 11.0%
Inventory of Homes for Sale	117	71	- 39.3%	--	--	--
Months Supply of Inventory	4.3	2.2	- 48.8%	--	--	--

* 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

