

Local Market Update for January 2023

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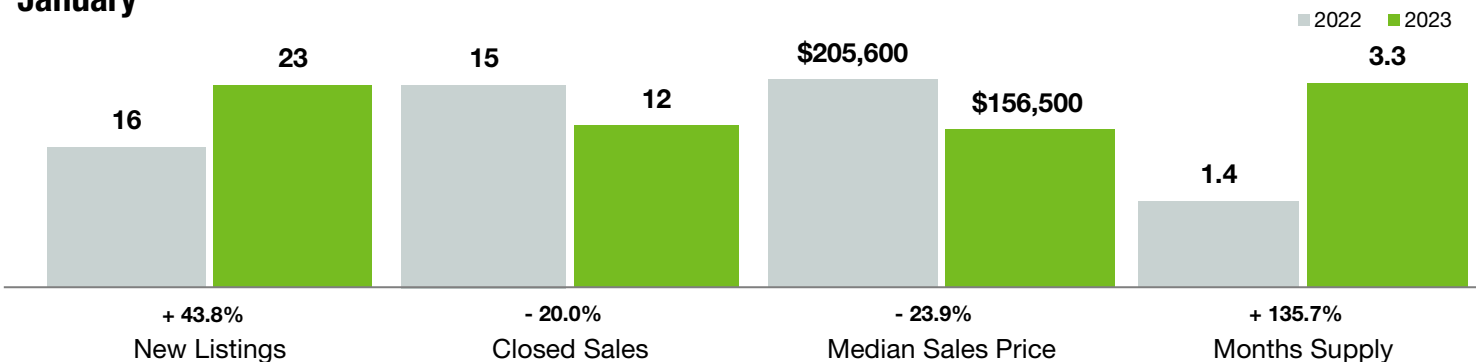
Montgomery County

North Carolina

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	16	23	+ 43.8%	16	23	+ 43.8%
Pending Sales	25	14	- 44.0%	25	14	- 44.0%
Closed Sales	15	12	- 20.0%	15	12	- 20.0%
Median Sales Price*	\$205,600	\$156,500	- 23.9%	\$205,600	\$156,500	- 23.9%
Average Sales Price*	\$313,833	\$257,625	- 17.9%	\$313,833	\$257,625	- 17.9%
Percent of Original List Price Received*	95.0%	92.9%	- 2.2%	95.0%	92.9%	- 2.2%
List to Close	120	70	- 41.7%	120	70	- 41.7%
Days on Market Until Sale	74	39	- 47.3%	74	39	- 47.3%
Cumulative Days on Market Until Sale	74	39	- 47.3%	74	39	- 47.3%
Average List Price	\$317,900	\$562,400	+ 76.9%	\$317,900	\$562,400	+ 76.9%
Inventory of Homes for Sale	47	82	+ 74.5%	--	--	--
Months Supply of Inventory	1.4	3.3	+ 135.7%	--	--	--

* 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.

January



Median Sales Price

Rolling 12-Month Calculation

