

# Local Market Update for July 2023

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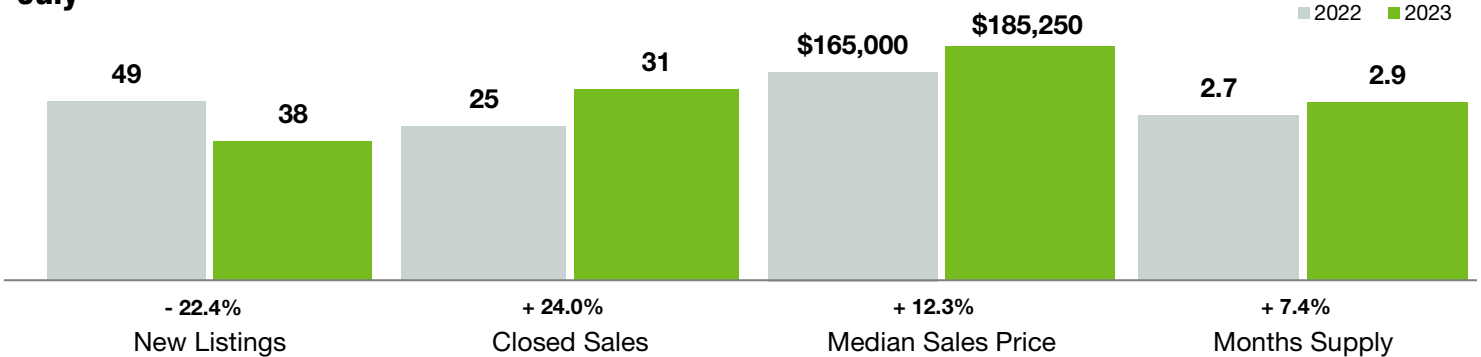
## Montgomery County

North Carolina

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	49	38	- 22.4%	215	210	- 2.3%
Pending Sales	29	36	+ 24.1%	177	185	+ 4.5%
Closed Sales	25	31	+ 24.0%	164	165	+ 0.6%
Median Sales Price*	\$165,000	\$185,250	+ 12.3%	\$200,000	\$177,000	- 11.5%
Average Sales Price*	\$298,111	\$328,826	+ 10.3%	\$343,371	\$303,439	- 11.6%
Percent of Original List Price Received*	93.0%	91.5%	- 1.6%	94.9%	92.0%	- 3.1%
List to Close	85	98	+ 15.3%	83	105	+ 26.5%
Days on Market Until Sale	41	63	+ 53.7%	41	71	+ 73.2%
Cumulative Days on Market Until Sale	41	67	+ 63.4%	44	78	+ 77.3%
Average List Price	\$353,763	\$367,442	+ 3.9%	\$402,440	\$372,577	- 7.4%
Inventory of Homes for Sale	70	68	- 2.9%	--	--	--
Months Supply of Inventory	2.7	2.9	+ 7.4%	--	--	--

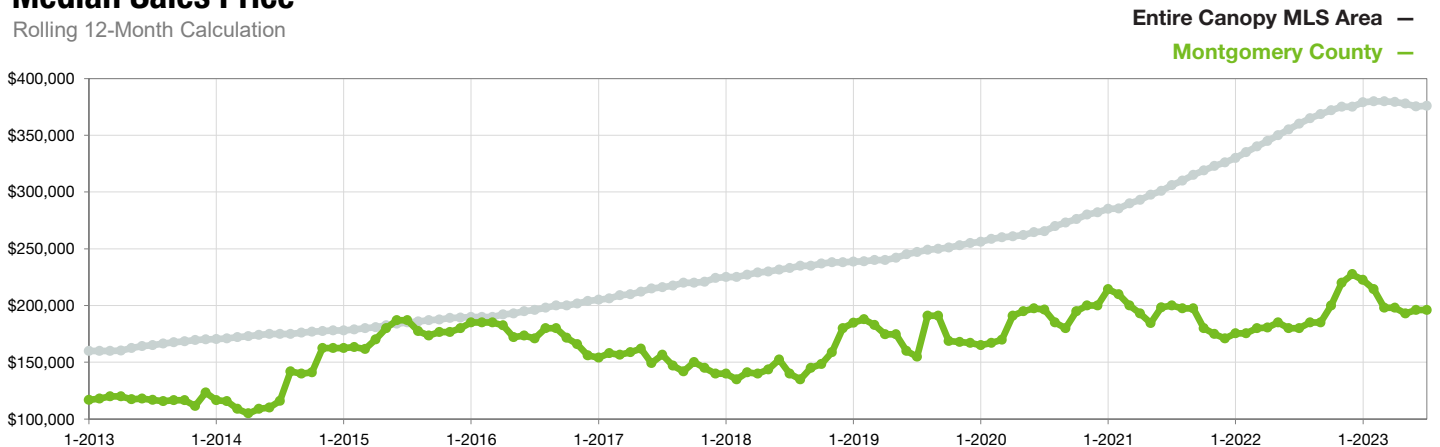
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### July



### Median Sales Price

Rolling 12-Month Calculation



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