

Local Market Update for August 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®



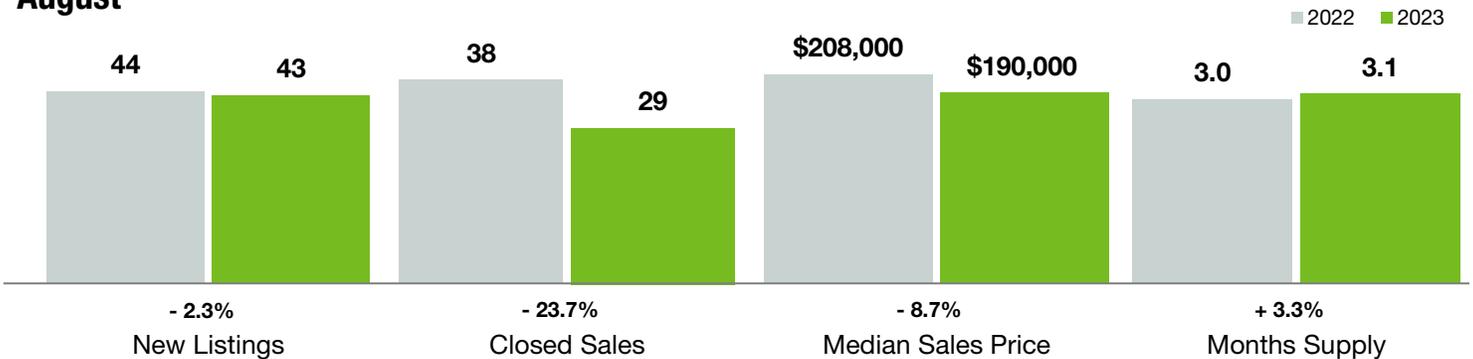
Montgomery County

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	44	43	- 2.3%	259	253	- 2.3%
Pending Sales	32	36	+ 12.5%	209	218	+ 4.3%
Closed Sales	38	29	- 23.7%	202	194	- 4.0%
Median Sales Price*	\$208,000	\$190,000	- 8.7%	\$200,000	\$178,250	- 10.9%
Average Sales Price*	\$322,785	\$316,423	- 2.0%	\$339,499	\$305,380	- 10.0%
Percent of Original List Price Received*	92.4%	91.7%	- 0.8%	94.5%	91.9%	- 2.8%
List to Close	74	90	+ 21.6%	82	103	+ 25.6%
Days on Market Until Sale	31	42	+ 35.5%	39	67	+ 71.8%
Cumulative Days on Market Until Sale	31	42	+ 35.5%	42	73	+ 73.8%
Average List Price	\$263,577	\$457,580	+ 73.6%	\$378,666	\$386,016	+ 1.9%
Inventory of Homes for Sale	79	73	- 7.6%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--

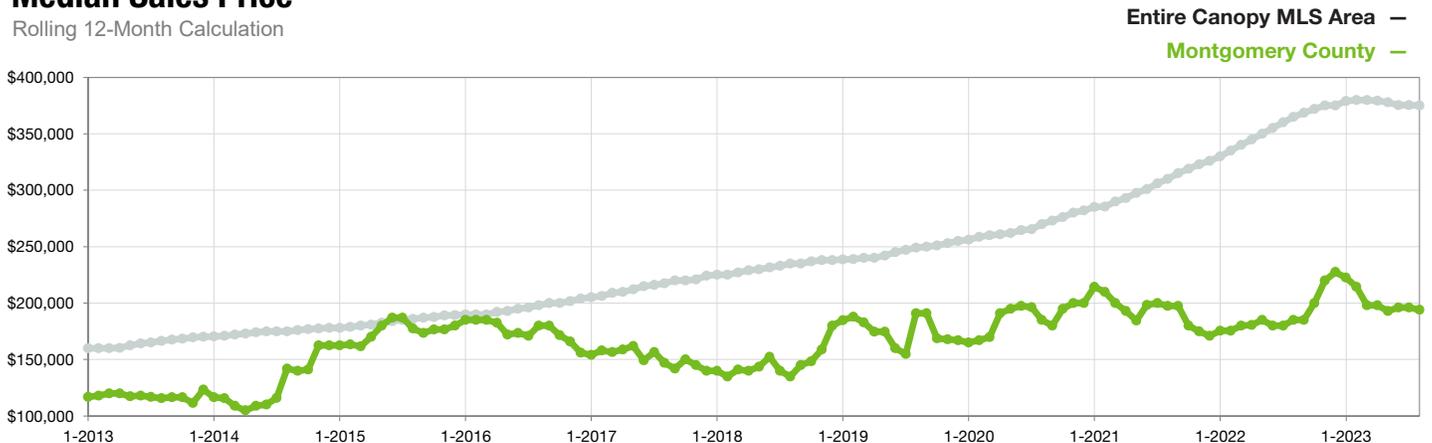
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



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