

Local Market Update for October 2023

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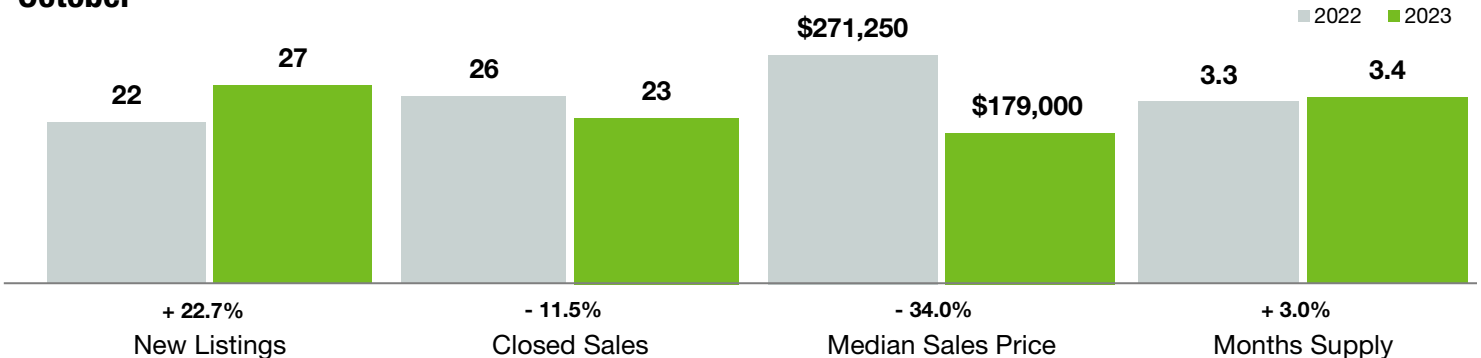
Montgomery County

North Carolina

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	22	27	+ 22.7%	317	308	- 2.8%
Pending Sales	15	15	0.0%	253	253	0.0%
Closed Sales	26	23	- 11.5%	251	254	+ 1.2%
Median Sales Price*	\$271,250	\$179,000	- 34.0%	\$220,000	\$182,375	- 17.1%
Average Sales Price*	\$275,265	\$398,391	+ 44.7%	\$333,502	\$329,595	- 1.2%
Percent of Original List Price Received*	89.7%	91.2%	+ 1.7%	94.2%	92.3%	- 2.0%
List to Close	104	71	- 31.7%	81	96	+ 18.5%
Days on Market Until Sale	61	38	- 37.7%	39	60	+ 53.8%
Cumulative Days on Market Until Sale	61	55	- 9.8%	41	66	+ 61.0%
Average List Price	\$297,527	\$409,107	+ 37.5%	\$369,463	\$385,656	+ 4.4%
Inventory of Homes for Sale	84	79	- 6.0%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

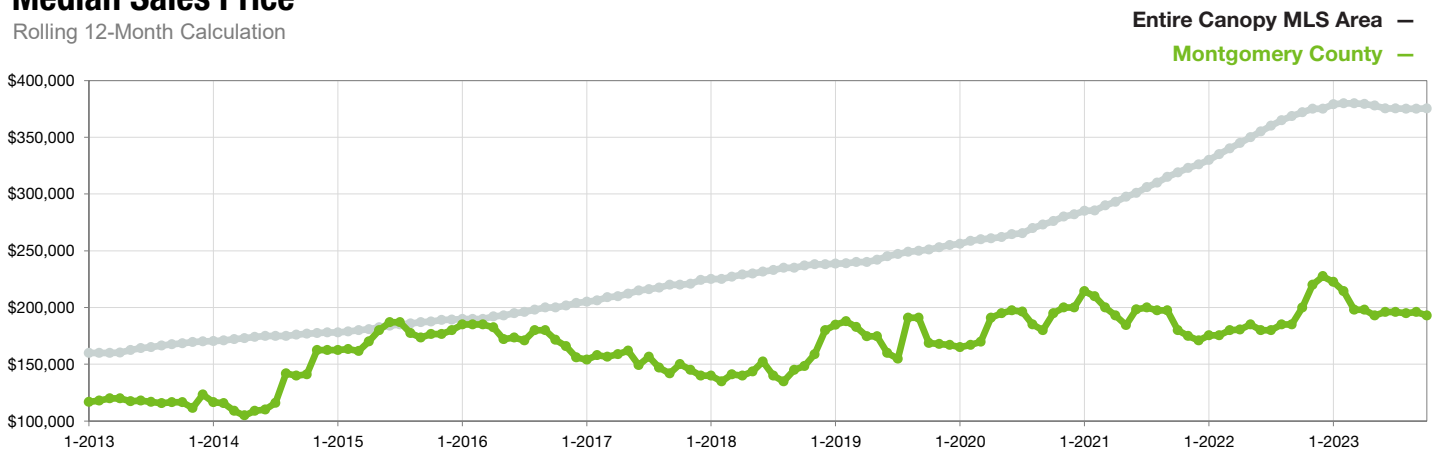
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



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