

# Local Market Update for December 2023

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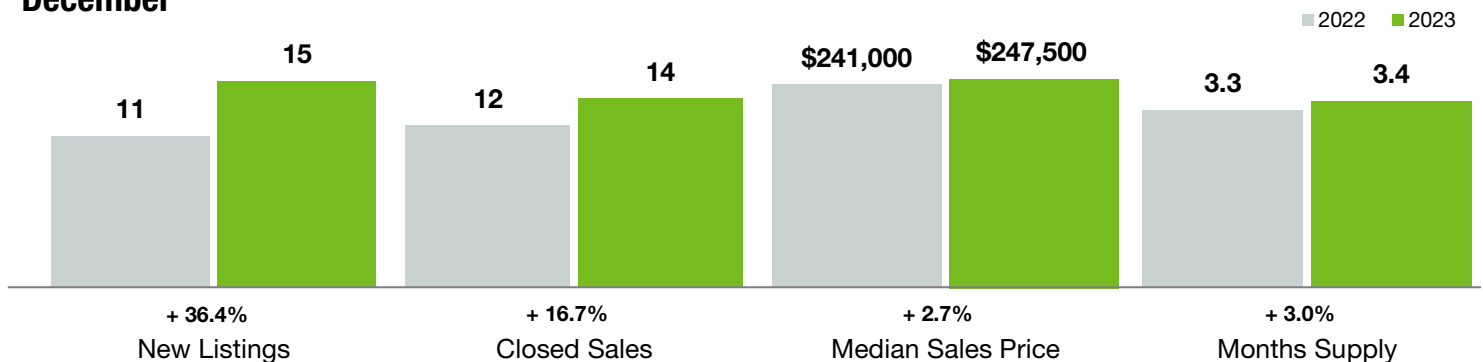
## Montgomery County

North Carolina

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	11	15	+ 36.4%	344	356	+ 3.5%
Pending Sales	12	17	+ 41.7%	276	284	+ 2.9%
Closed Sales	12	14	+ 16.7%	284	277	- 2.5%
Median Sales Price*	\$241,000	\$247,500	+ 2.7%	\$227,500	\$185,250	- 18.6%
Average Sales Price*	\$859,358	\$305,564	- 64.4%	\$359,888	\$324,648	- 9.8%
Percent of Original List Price Received*	90.0%	88.5%	- 1.7%	93.7%	92.2%	- 1.6%
List to Close	120	81	- 32.5%	84	94	+ 11.9%
Days on Market Until Sale	63	47	- 25.4%	40	58	+ 45.0%
Cumulative Days on Market Until Sale	63	54	- 14.3%	43	65	+ 51.2%
Average List Price	\$281,591	\$360,856	+ 28.1%	\$365,457	\$372,361	+ 1.9%
Inventory of Homes for Sale	75	81	+ 8.0%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

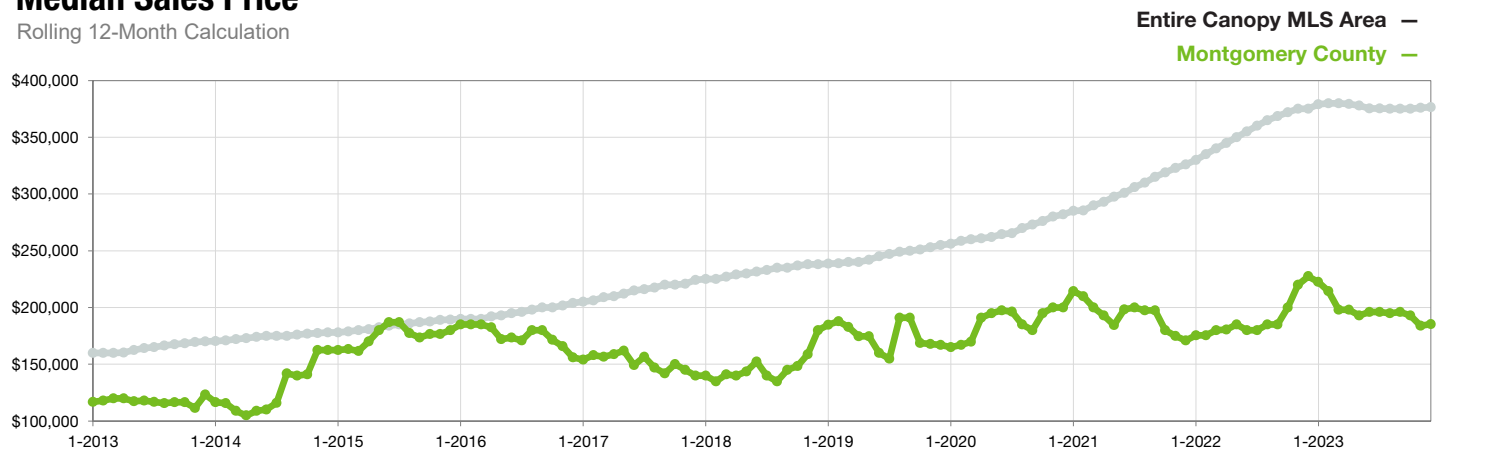
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### December



### Median Sales Price

Rolling 12-Month Calculation



Current as of January 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime.