

# Local Market Update for January 2024

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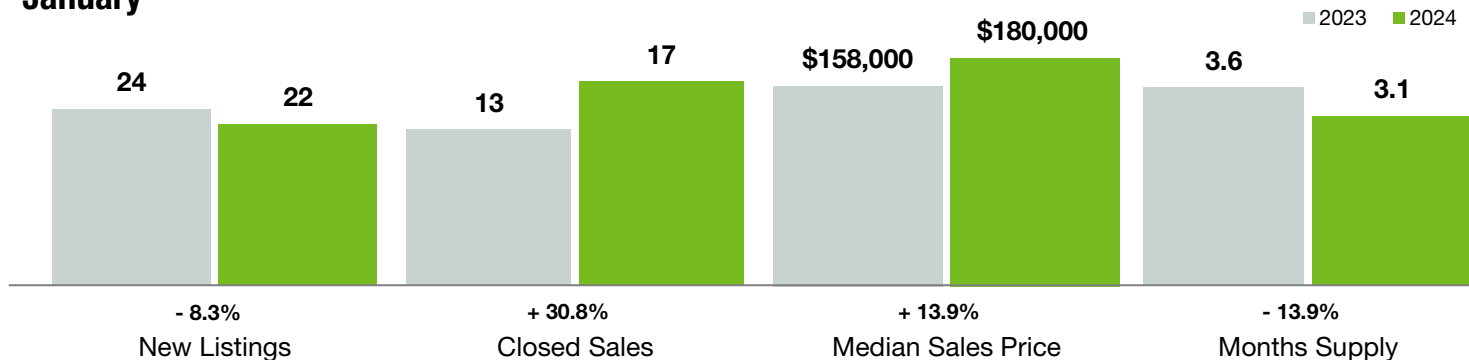
## Montgomery County

North Carolina

| Key Metrics                              | January   |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2023      | 2024      | Percent Change | Thru 1-2023  | Thru 1-2024 | Percent Change |
| New Listings                             | 24        | 22        | - 8.3%         | 24           | 22          | - 8.3%         |
| Pending Sales                            | 13        | 24        | + 84.6%        | 13           | 24          | + 84.6%        |
| Closed Sales                             | 13        | 17        | + 30.8%        | 13           | 17          | + 30.8%        |
| Median Sales Price*                      | \$158,000 | \$180,000 | + 13.9%        | \$158,000    | \$180,000   | + 13.9%        |
| Average Sales Price*                     | \$253,038 | \$438,941 | + 73.5%        | \$253,038    | \$438,941   | + 73.5%        |
| Percent of Original List Price Received* | 92.8%     | 90.0%     | - 3.0%         | 92.8%        | 90.0%       | - 3.0%         |
| List to Close                            | 73        | 126       | + 72.6%        | 73           | 126         | + 72.6%        |
| Days on Market Until Sale                | 42        | 86        | + 104.8%       | 42           | 86          | + 104.8%       |
| Cumulative Days on Market Until Sale     | 42        | 88        | + 109.5%       | 42           | 88          | + 109.5%       |
| Average List Price                       | \$506,174 | \$328,613 | - 35.1%        | \$506,174    | \$328,613   | - 35.1%        |
| Inventory of Homes for Sale              | 81        | 76        | - 6.2%         | --           | --          | --             |
| Months Supply of Inventory               | 3.6       | 3.1       | - 13.9%        | --           | --          | --             |

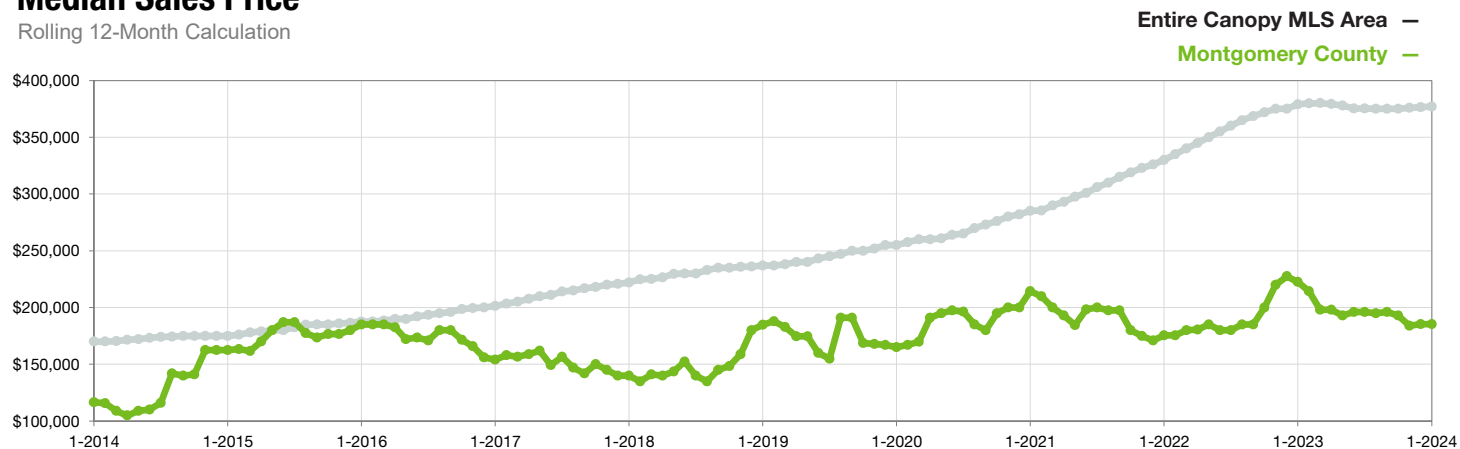
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### January



### Median Sales Price

Rolling 12-Month Calculation



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