

Local Market Update for February 2024

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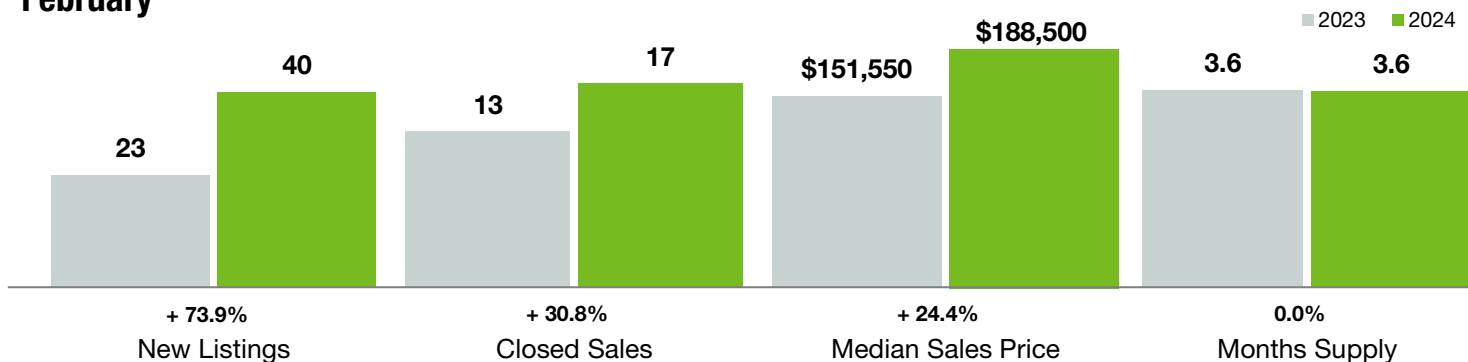
Montgomery County

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	23	40	+ 73.9%	47	62	+ 31.9%
Pending Sales	17	26	+ 52.9%	30	48	+ 60.0%
Closed Sales	13	17	+ 30.8%	26	35	+ 34.6%
Median Sales Price*	\$151,550	\$188,500	+ 24.4%	\$156,500	\$180,000	+ 15.0%
Average Sales Price*	\$203,850	\$247,736	+ 21.5%	\$228,444	\$337,958	+ 47.9%
Percent of Original List Price Received*	92.3%	89.5%	- 3.0%	92.6%	90.0%	- 2.8%
List to Close	118	106	- 10.2%	96	116	+ 20.8%
Days on Market Until Sale	79	70	- 11.4%	60	77	+ 28.3%
Cumulative Days on Market Until Sale	80	131	+ 63.8%	61	108	+ 77.0%
Average List Price	\$314,882	\$258,710	- 17.8%	\$412,653	\$283,353	- 31.3%
Inventory of Homes for Sale	80	90	+ 12.5%	--	--	--
Months Supply of Inventory	3.6	3.6	0.0%	--	--	--

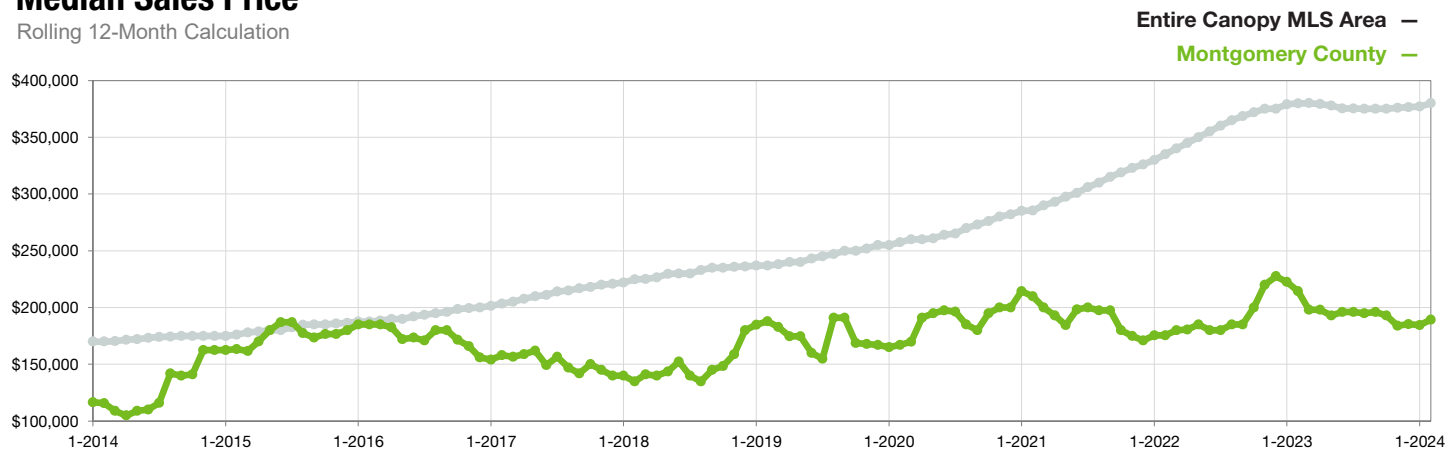
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



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