

Local Market Update for May 2024

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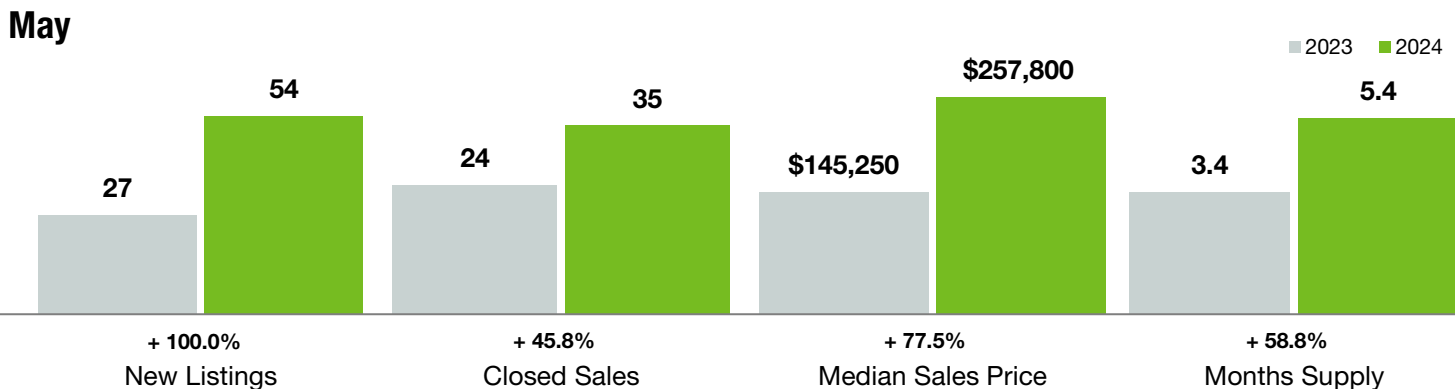


Montgomery County

North Carolina

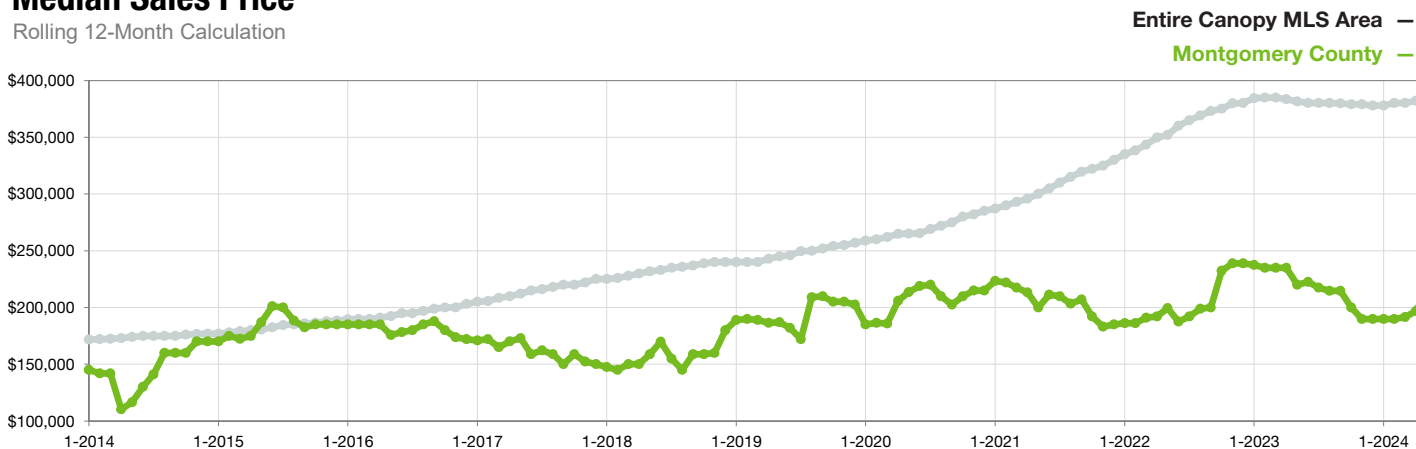
Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	27	54	+ 100.0%	132	216	+ 63.6%
Pending Sales	31	29	- 6.5%	111	139	+ 25.2%
Closed Sales	24	35	+ 45.8%	85	123	+ 44.7%
Median Sales Price*	\$145,250	\$257,800	+ 77.5%	\$165,000	\$217,000	+ 31.5%
Average Sales Price*	\$259,971	\$392,822	+ 51.1%	\$311,205	\$358,682	+ 15.3%
Percent of Original List Price Received*	90.1%	94.5%	+ 4.9%	92.3%	92.2%	- 0.1%
List to Close	84	85	+ 1.2%	98	110	+ 12.2%
Days on Market Until Sale	48	50	+ 4.2%	63	74	+ 17.5%
Cumulative Days on Market Until Sale	65	51	- 21.5%	74	88	+ 18.9%
Average List Price	\$270,689	\$420,587	+ 55.4%	\$362,136	\$376,291	+ 3.9%
Inventory of Homes for Sale	70	137	+ 95.7%	--	--	--
Months Supply of Inventory	3.4	5.4	+ 58.8%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation



Current as of June 7, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.