

# Local Market Update for June 2024

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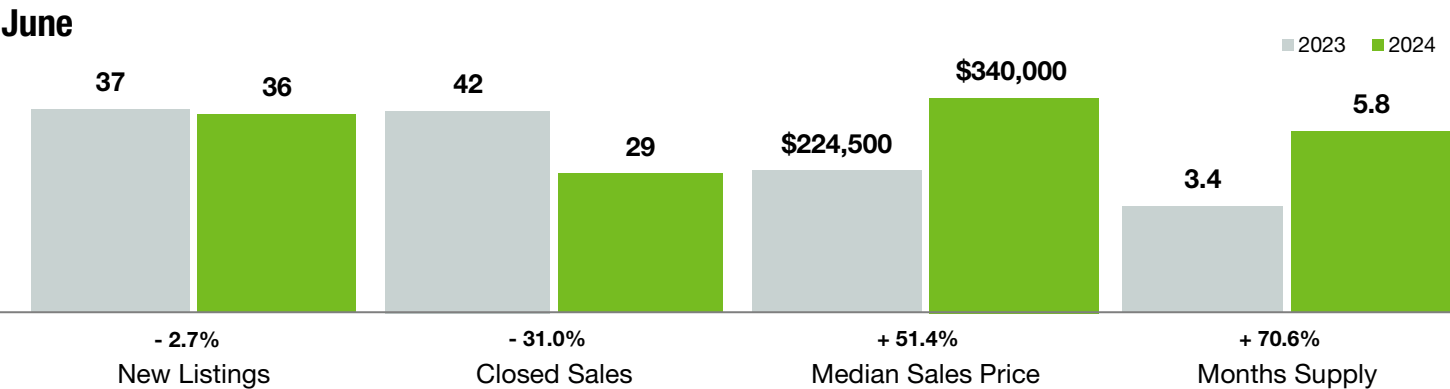


## Montgomery County

North Carolina

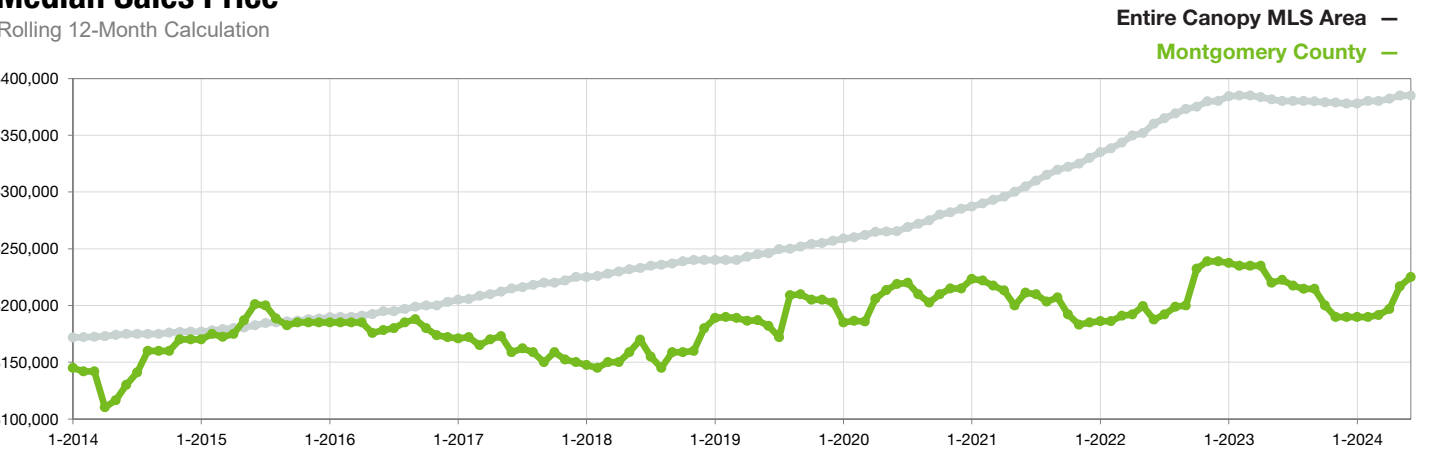
Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	37	36	- 2.7%	169	253	+ 49.7%
Pending Sales	31	23	- 25.8%	142	162	+ 14.1%
Closed Sales	42	29	- 31.0%	127	153	+ 20.5%
Median Sales Price*	\$224,500	\$340,000	+ 51.4%	\$179,500	\$238,000	+ 32.6%
Average Sales Price*	\$302,282	\$365,700	+ 21.0%	\$308,254	\$362,374	+ 17.6%
Percent of Original List Price Received*	92.4%	91.3%	- 1.2%	92.3%	92.1%	- 0.2%
List to Close	127	103	- 18.9%	108	108	0.0%
Days on Market Until Sale	91	59	- 35.2%	73	71	- 2.7%
Cumulative Days on Market Until Sale	93	57	- 38.7%	81	81	0.0%
Average List Price	\$409,937	\$428,003	+ 4.4%	\$372,790	\$381,647	+ 2.4%
Inventory of Homes for Sale	74	144	+ 94.6%	--	--	--
Months Supply of Inventory	3.4	5.8	+ 70.6%	--	--	--

\* 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 July 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.