

# Local Market Update for July 2024

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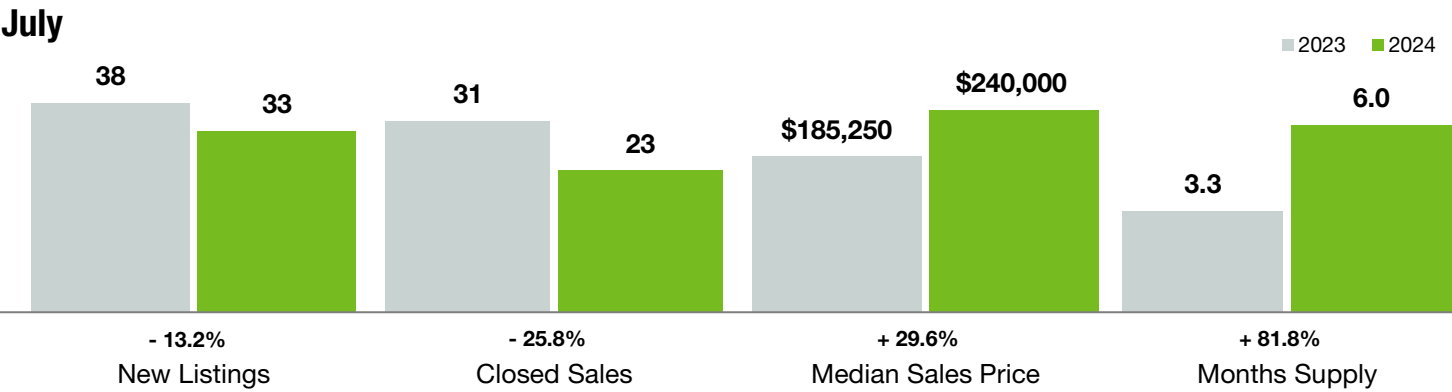


## Montgomery County

North Carolina

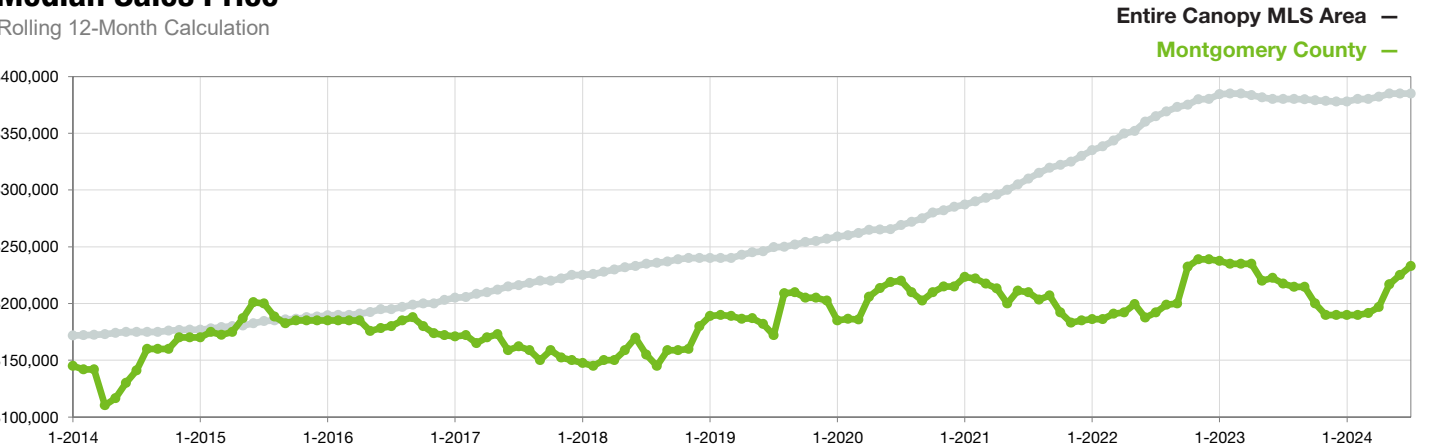
| Key Metrics                              | July      |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2023      | 2024      | Percent Change | Thru 7-2023  | Thru 7-2024 | Percent Change |
| New Listings                             | 38        | 33        | - 13.2%        | 207          | 287         | + 38.6%        |
| Pending Sales                            | 34        | 25        | - 26.5%        | 176          | 185         | + 5.1%         |
| Closed Sales                             | 31        | 23        | - 25.8%        | 158          | 176         | + 11.4%        |
| Median Sales Price*                      | \$185,250 | \$240,000 | + 29.6%        | \$180,375    | \$238,500   | + 32.2%        |
| Average Sales Price*                     | \$328,826 | \$483,687 | + 47.1%        | \$312,291    | \$378,227   | + 21.1%        |
| Percent of Original List Price Received* | 91.5%     | 95.7%     | + 4.6%         | 92.1%        | 92.5%       | + 0.4%         |
| List to Close                            | 98        | 104       | + 6.1%         | 106          | 108         | + 1.9%         |
| Days on Market Until Sale                | 63        | 65        | + 3.2%         | 71           | 70          | - 1.4%         |
| Cumulative Days on Market Until Sale     | 67        | 77        | + 14.9%        | 78           | 81          | + 3.8%         |
| Average List Price                       | \$362,729 | \$368,780 | + 1.7%         | \$370,916    | \$377,550   | + 1.8%         |
| Inventory of Homes for Sale              | 73        | 143       | + 95.9%        | --           | --          | --             |
| Months Supply of Inventory               | 3.3       | 6.0       | + 81.8%        | --           | --          | --             |

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