

# Local Market Update for August 2024

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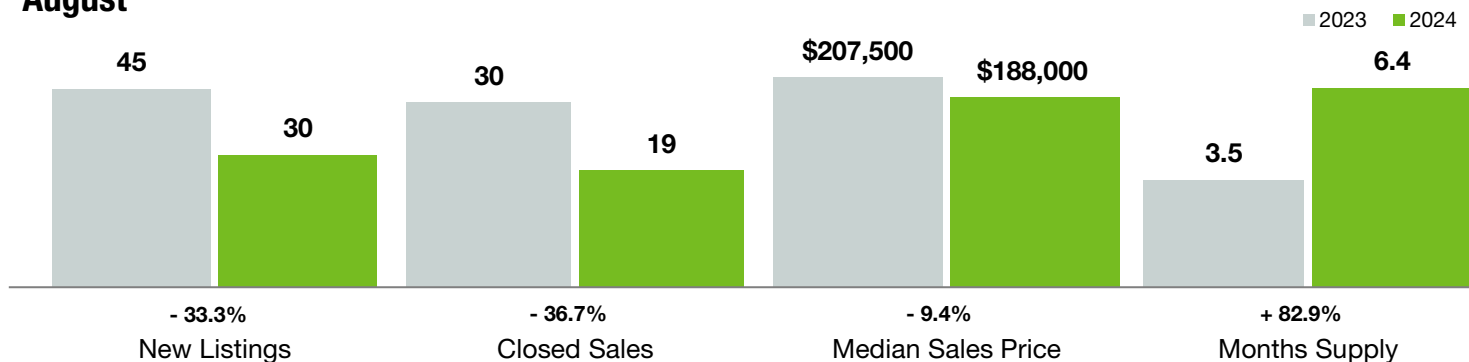
## Montgomery County

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	45	30	- 33.3%	252	317	+ 25.8%
Pending Sales	34	24	- 29.4%	210	205	- 2.4%
Closed Sales	30	19	- 36.7%	188	195	+ 3.7%
Median Sales Price*	\$207,500	\$188,000	- 9.4%	\$182,375	\$235,000	+ 28.9%
Average Sales Price*	\$319,176	\$344,605	+ 8.0%	\$313,389	\$374,951	+ 19.6%
Percent of Original List Price Received*	91.7%	91.4%	- 0.3%	92.1%	92.4%	+ 0.3%
List to Close	89	123	+ 38.2%	103	109	+ 5.8%
Days on Market Until Sale	41	88	+ 114.6%	66	72	+ 9.1%
Cumulative Days on Market Until Sale	41	88	+ 114.6%	72	81	+ 12.5%
Average List Price	\$436,680	\$497,067	+ 13.8%	\$382,801	\$387,516	+ 1.2%
Inventory of Homes for Sale	78	145	+ 85.9%	--	--	--
Months Supply of Inventory	3.5	6.4	+ 82.9%	--	--	--

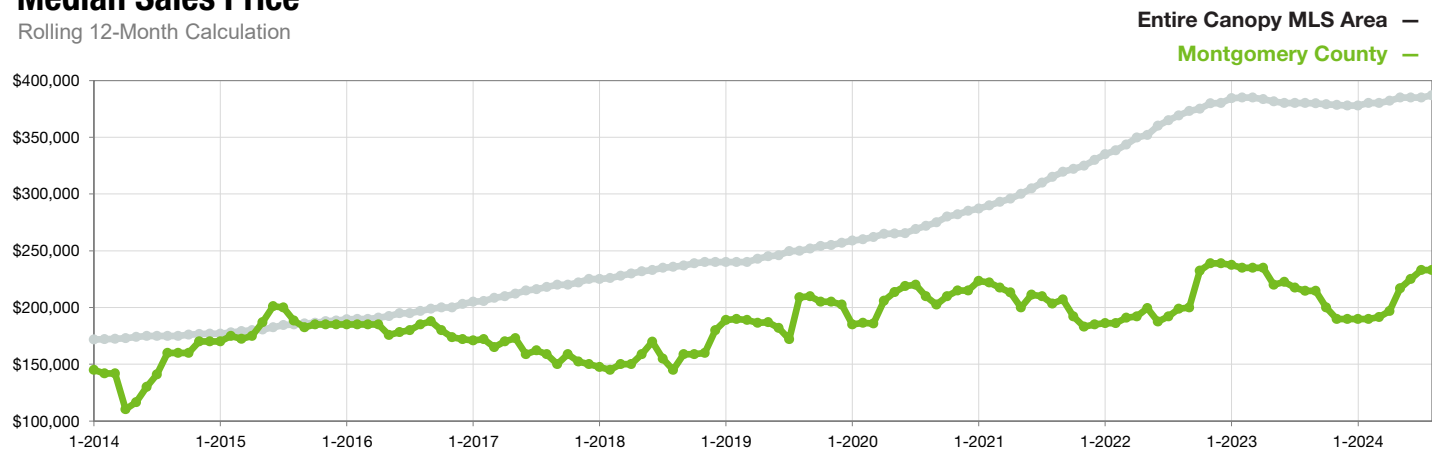
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### August



### Median Sales Price

Rolling 12-Month Calculation



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