

Local Market Update for September 2024

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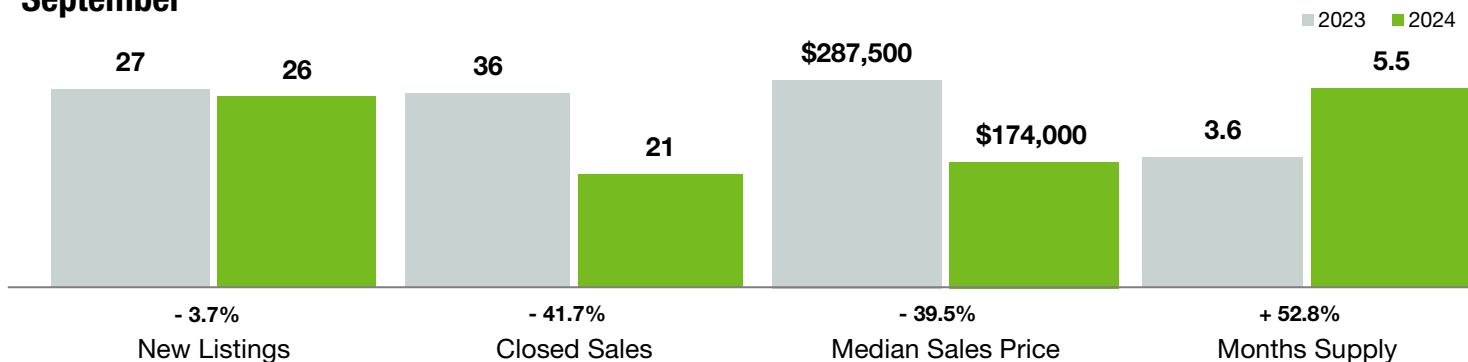
Montgomery County

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	27	26	- 3.7%	279	343	+ 22.9%
Pending Sales	22	30	+ 36.4%	232	235	+ 1.3%
Closed Sales	36	21	- 41.7%	224	216	- 3.6%
Median Sales Price*	\$287,500	\$174,000	- 39.5%	\$189,950	\$222,450	+ 17.1%
Average Sales Price*	\$414,205	\$307,548	- 25.7%	\$329,592	\$368,398	+ 11.8%
Percent of Original List Price Received*	95.2%	87.3%	- 8.3%	92.6%	91.9%	- 0.8%
List to Close	75	135	+ 80.0%	99	112	+ 13.1%
Days on Market Until Sale	39	101	+ 159.0%	62	75	+ 21.0%
Cumulative Days on Market Until Sale	40	101	+ 152.5%	67	83	+ 23.9%
Average List Price	\$375,326	\$361,648	- 3.6%	\$382,070	\$384,114	+ 0.5%
Inventory of Homes for Sale	80	128	+ 60.0%	--	--	--
Months Supply of Inventory	3.6	5.5	+ 52.8%	--	--	--

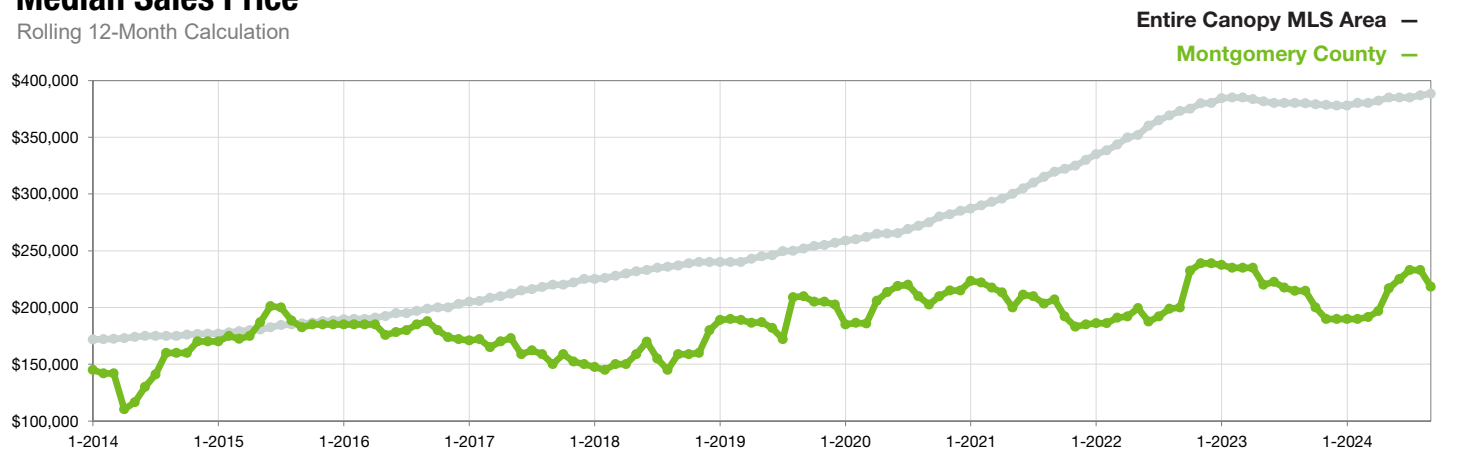
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

September



Median Sales Price

Rolling 12-Month Calculation



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