

Local Market Update for October 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®



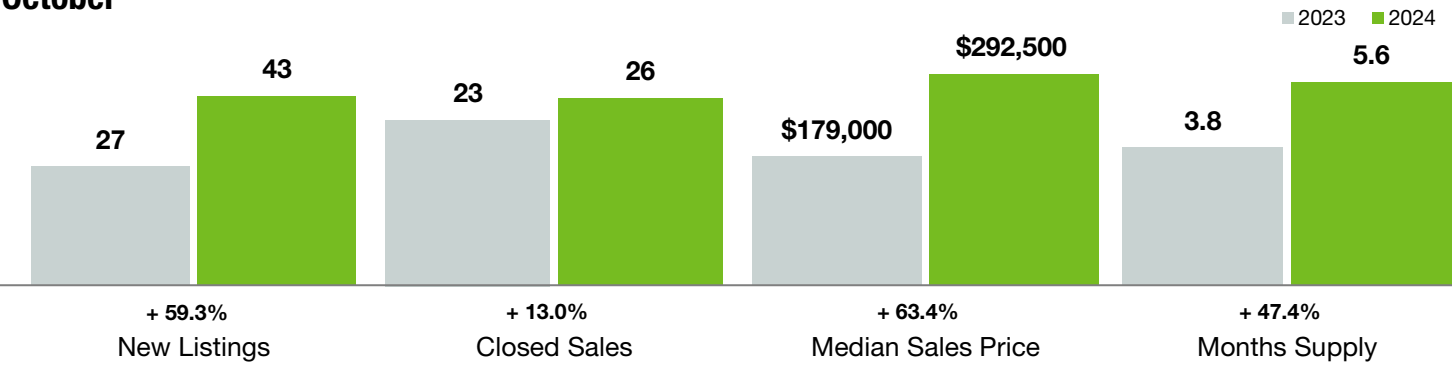
Montgomery County

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	27	43	+ 59.3%	306	387	+ 26.5%
Pending Sales	13	22	+ 69.2%	245	258	+ 5.3%
Closed Sales	23	26	+ 13.0%	247	243	- 1.6%
Median Sales Price*	\$179,000	\$292,500	+ 63.4%	\$189,900	\$233,000	+ 22.7%
Average Sales Price*	\$398,391	\$374,551	- 6.0%	\$335,998	\$368,915	+ 9.8%
Percent of Original List Price Received*	91.2%	92.6%	+ 1.5%	92.5%	92.0%	- 0.5%
List to Close	71	131	+ 84.5%	96	114	+ 18.8%
Days on Market Until Sale	38	92	+ 142.1%	60	77	+ 28.3%
Cumulative Days on Market Until Sale	55	91	+ 65.5%	66	84	+ 27.3%
Average List Price	\$397,526	\$351,915	- 11.5%	\$383,447	\$378,122	- 1.4%
Inventory of Homes for Sale	84	135	+ 60.7%	--	--	--
Months Supply of Inventory	3.8	5.6	+ 47.4%	--	--	--

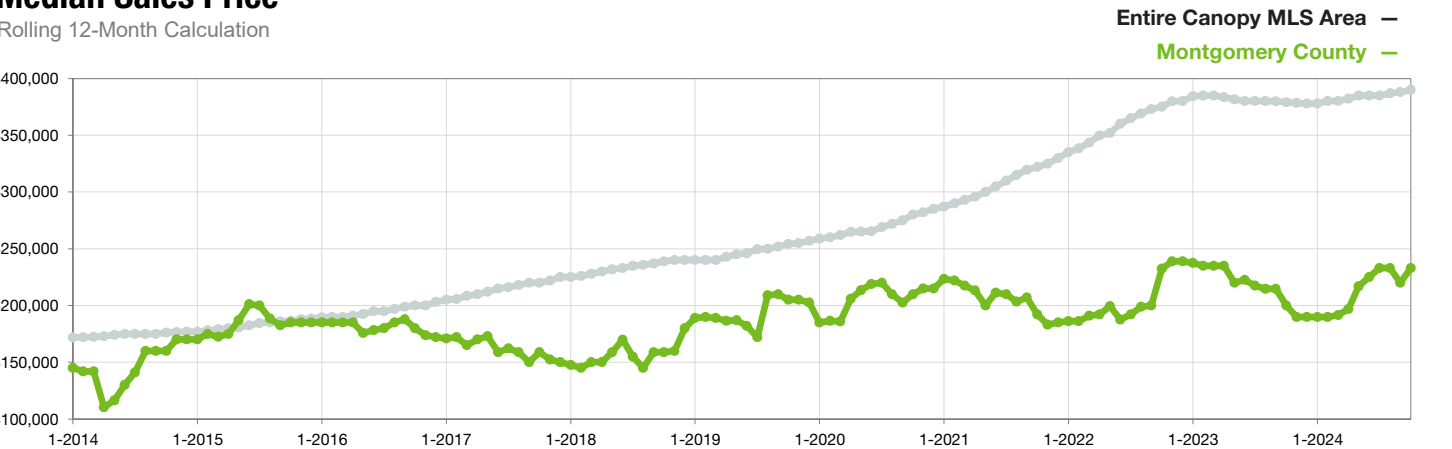
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



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