

Local Market Update for November 2024

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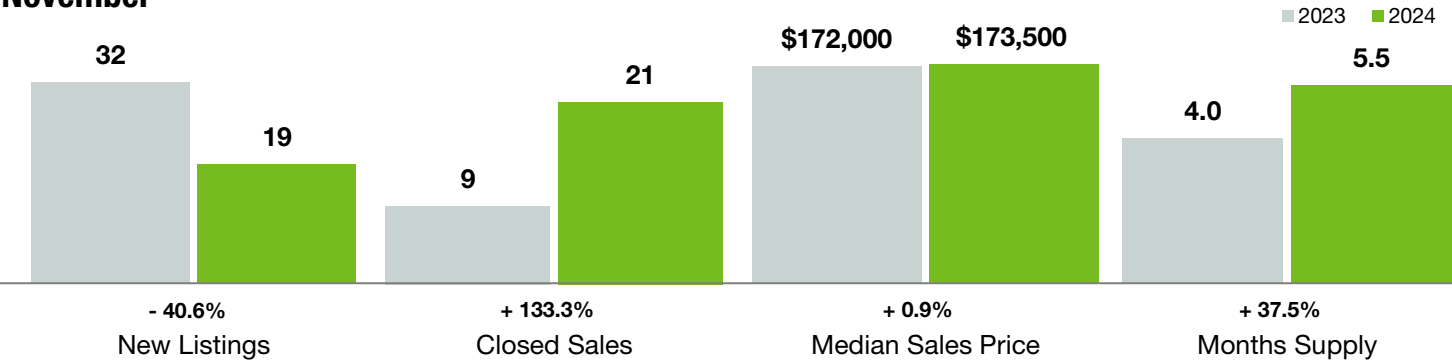
Montgomery County

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	32	19	- 40.6%	338	406	+ 20.1%
Pending Sales	16	15	- 6.3%	261	268	+ 2.7%
Closed Sales	9	21	+ 133.3%	256	264	+ 3.1%
Median Sales Price*	\$172,000	\$173,500	+ 0.9%	\$187,575	\$219,900	+ 17.2%
Average Sales Price*	\$214,711	\$296,025	+ 37.9%	\$331,734	\$363,372	+ 9.5%
Percent of Original List Price Received*	94.1%	89.4%	- 5.0%	92.5%	91.8%	- 0.8%
List to Close	69	101	+ 46.4%	95	113	+ 18.9%
Days on Market Until Sale	33	55	+ 66.7%	59	75	+ 27.1%
Cumulative Days on Market Until Sale	36	73	+ 102.8%	65	83	+ 27.7%
Average List Price	\$264,937	\$232,172	- 12.4%	\$372,127	\$370,911	- 0.3%
Inventory of Homes for Sale	90	129	+ 43.3%	--	--	--
Months Supply of Inventory	4.0	5.5	+ 37.5%	--	--	--

* 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.

November



Median Sales Price

Rolling 12-Month Calculation

