

# Local Market Update for December 2024

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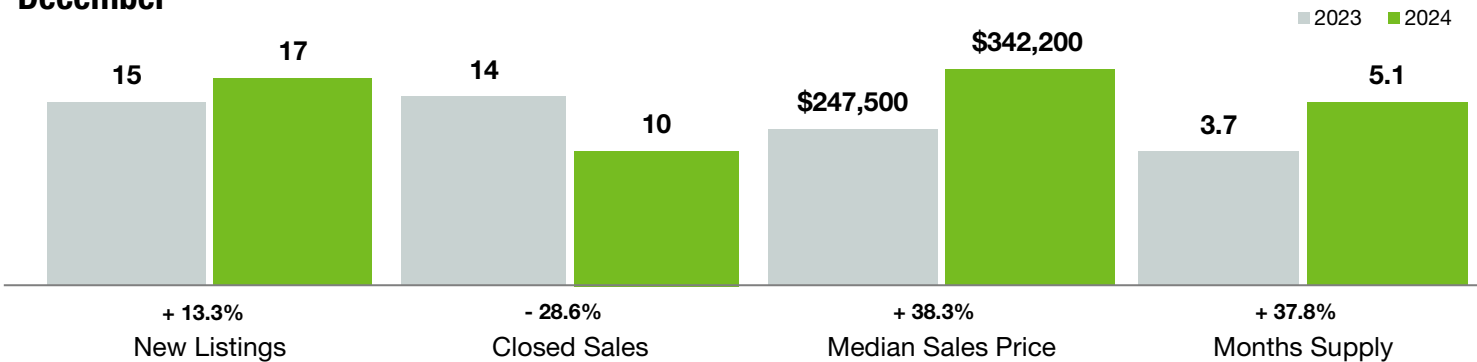
## Montgomery County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	15	17	+ 13.3%	353	423	+ 19.8%
Pending Sales	15	12	- 20.0%	276	280	+ 1.4%
Closed Sales	14	10	- 28.6%	270	274	+ 1.5%
Median Sales Price*	\$247,500	\$342,200	+ 38.3%	\$189,950	\$233,000	+ 22.7%
Average Sales Price*	\$305,564	\$345,630	+ 13.1%	\$330,377	\$362,722	+ 9.8%
Percent of Original List Price Received*	88.5%	91.6%	+ 3.5%	92.3%	91.8%	- 0.5%
List to Close	81	122	+ 50.6%	94	113	+ 20.2%
Days on Market Until Sale	47	87	+ 85.1%	58	75	+ 29.3%
Cumulative Days on Market Until Sale	54	106	+ 96.3%	64	84	+ 31.3%
Average List Price	\$348,190	\$456,409	+ 31.1%	\$371,101	\$373,945	+ 0.8%
Inventory of Homes for Sale	85	118	+ 38.8%	--	--	--
Months Supply of Inventory	3.7	5.1	+ 37.8%	--	--	--

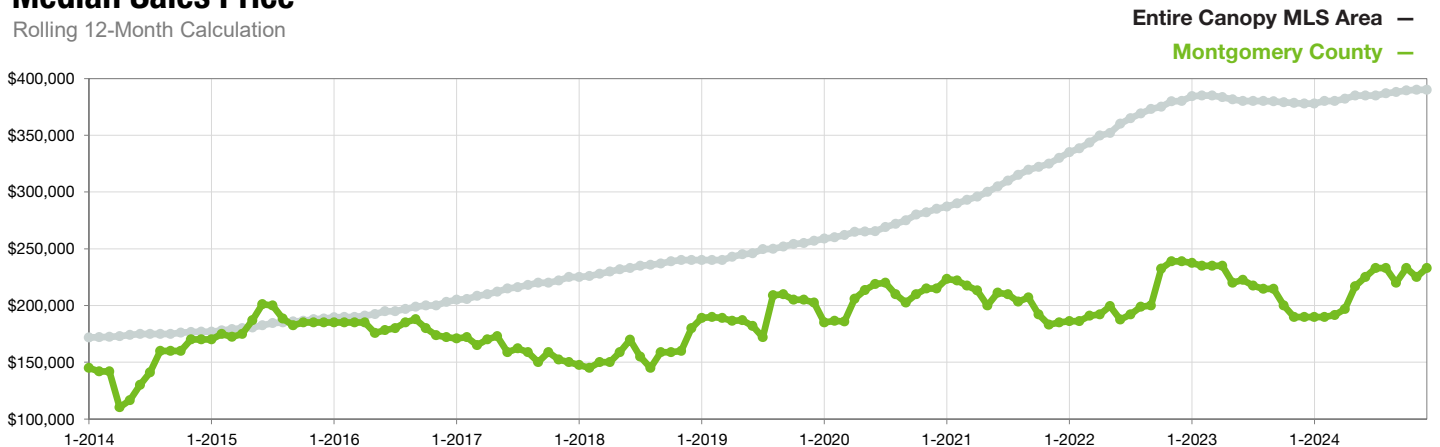
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### December



### Median Sales Price

Rolling 12-Month Calculation



Current as of January 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.