

Local Market Update for January 2025

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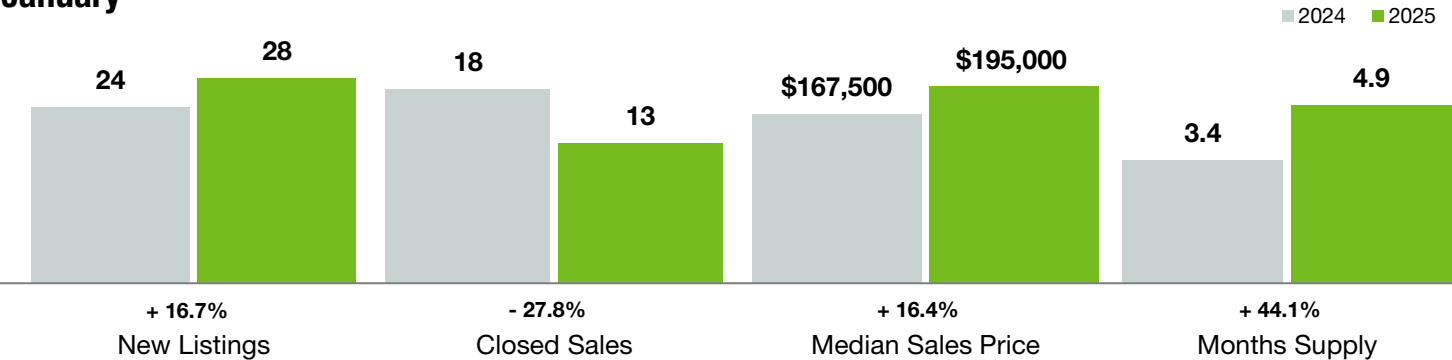
Montgomery County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	24	28	+ 16.7%	24	28	+ 16.7%
Pending Sales	22	25	+ 13.6%	22	25	+ 13.6%
Closed Sales	18	13	- 27.8%	18	13	- 27.8%
Median Sales Price*	\$167,500	\$195,000	+ 16.4%	\$167,500	\$195,000	+ 16.4%
Average Sales Price*	\$423,167	\$196,212	- 53.6%	\$423,167	\$196,212	- 53.6%
Percent of Original List Price Received*	90.6%	88.4%	- 2.4%	90.6%	88.4%	- 2.4%
List to Close	125	151	+ 20.8%	125	151	+ 20.8%
Days on Market Until Sale	85	105	+ 23.5%	85	105	+ 23.5%
Cumulative Days on Market Until Sale	86	134	+ 55.8%	86	134	+ 55.8%
Average List Price	\$307,593	\$512,554	+ 66.6%	\$307,593	\$512,554	+ 66.6%
Inventory of Homes for Sale	81	115	+ 42.0%	--	--	--
Months Supply of Inventory	3.4	4.9	+ 44.1%	--	--	--

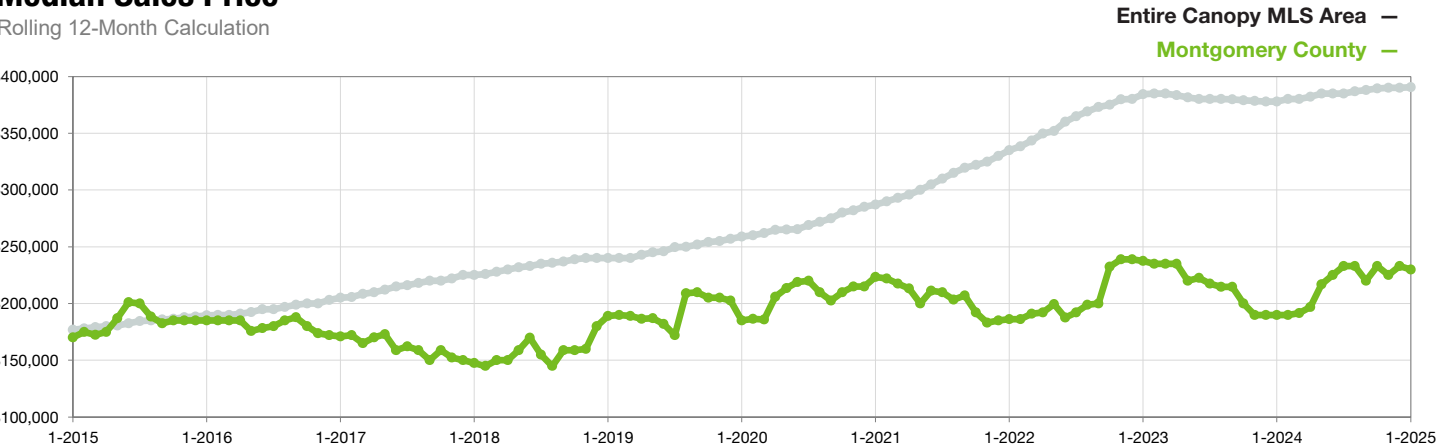
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



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