

Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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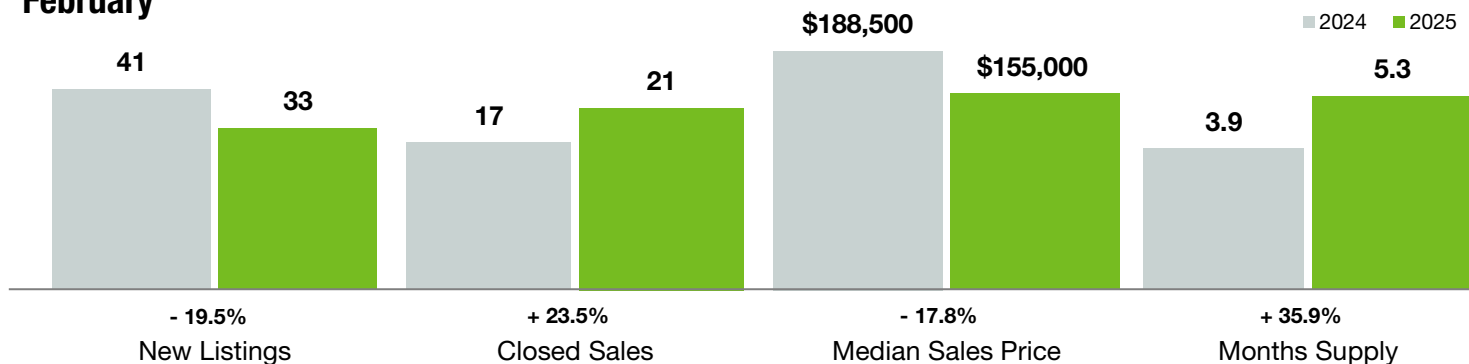
Montgomery County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	41	33	- 19.5%	65	61	- 6.2%
Pending Sales	24	20	- 16.7%	46	45	- 2.2%
Closed Sales	17	21	+ 23.5%	35	35	0.0%
Median Sales Price*	\$188,500	\$155,000	- 17.8%	\$180,000	\$179,000	- 0.6%
Average Sales Price*	\$247,736	\$253,214	+ 2.2%	\$337,958	\$227,893	- 32.6%
Percent of Original List Price Received*	89.5%	90.7%	+ 1.3%	90.0%	89.5%	- 0.6%
List to Close	106	120	+ 13.2%	116	131	+ 12.9%
Days on Market Until Sale	70	82	+ 17.1%	77	90	+ 16.9%
Cumulative Days on Market Until Sale	131	106	- 19.1%	108	115	+ 6.5%
Average List Price	\$242,150	\$308,579	+ 27.4%	\$265,372	\$401,862	+ 51.4%
Inventory of Homes for Sale	96	123	+ 28.1%	--	--	--
Months Supply of Inventory	3.9	5.3	+ 35.9%	--	--	--

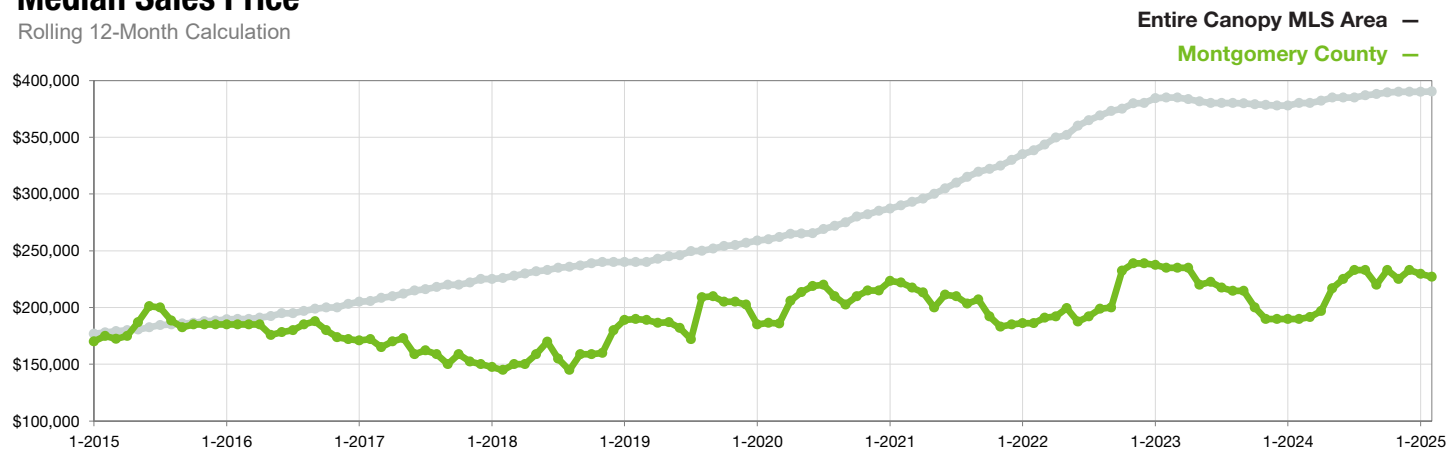
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



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