

Local Market Update for April 2025

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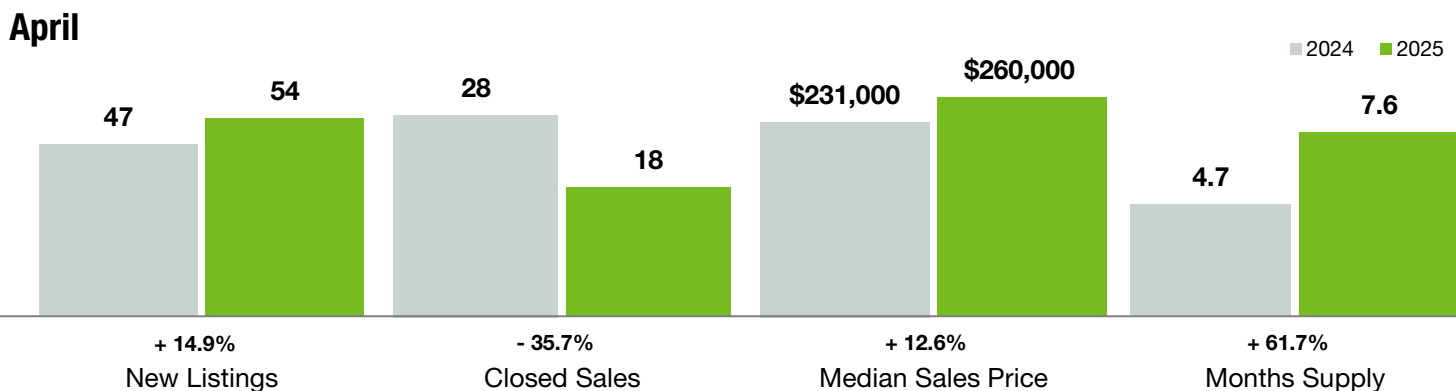


Montgomery County

North Carolina

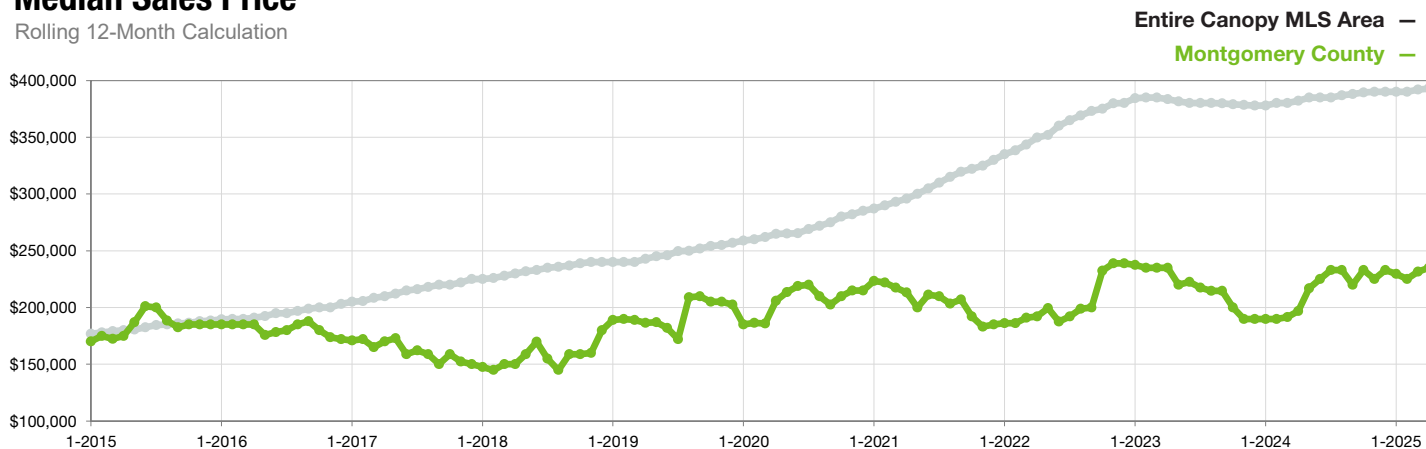
Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	47	54	+ 14.9%	164	162	- 1.2%
Pending Sales	33	24	- 27.3%	110	92	- 16.4%
Closed Sales	28	18	- 35.7%	88	80	- 9.1%
Median Sales Price*	\$231,000	\$260,000	+ 12.6%	\$197,500	\$213,000	+ 7.8%
Average Sales Price*	\$359,396	\$353,307	- 1.7%	\$345,104	\$283,636	- 17.8%
Percent of Original List Price Received*	94.2%	93.1%	- 1.2%	91.2%	90.8%	- 0.4%
List to Close	122	96	- 21.3%	120	127	+ 5.8%
Days on Market Until Sale	87	48	- 44.8%	84	85	+ 1.2%
Cumulative Days on Market Until Sale	90	56	- 37.8%	103	98	- 4.9%
Average List Price	\$488,780	\$523,274	+ 7.1%	\$351,687	\$410,104	+ 16.6%
Inventory of Homes for Sale	119	165	+ 38.7%	--	--	--
Months Supply of Inventory	4.7	7.6	+ 61.7%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation



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