

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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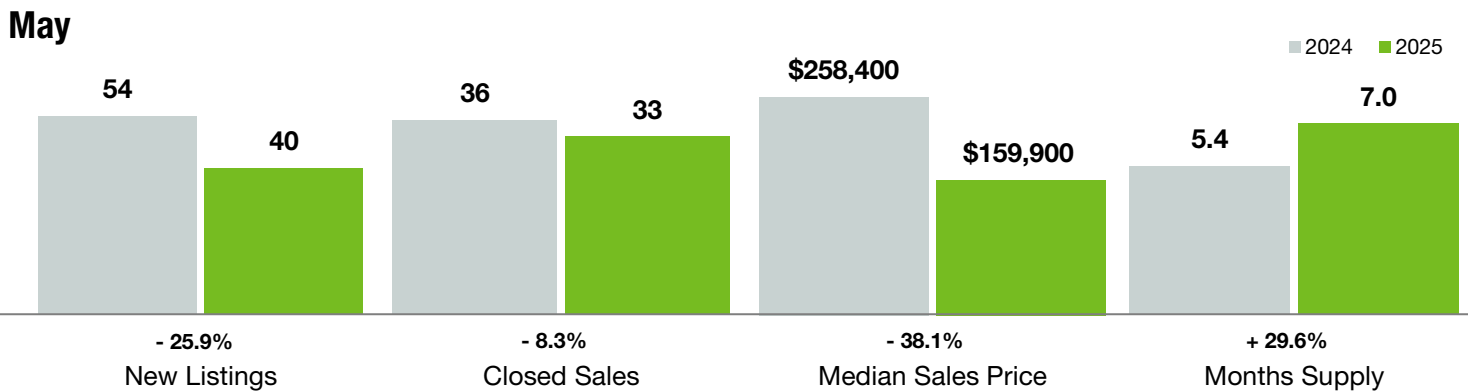


Montgomery County

North Carolina

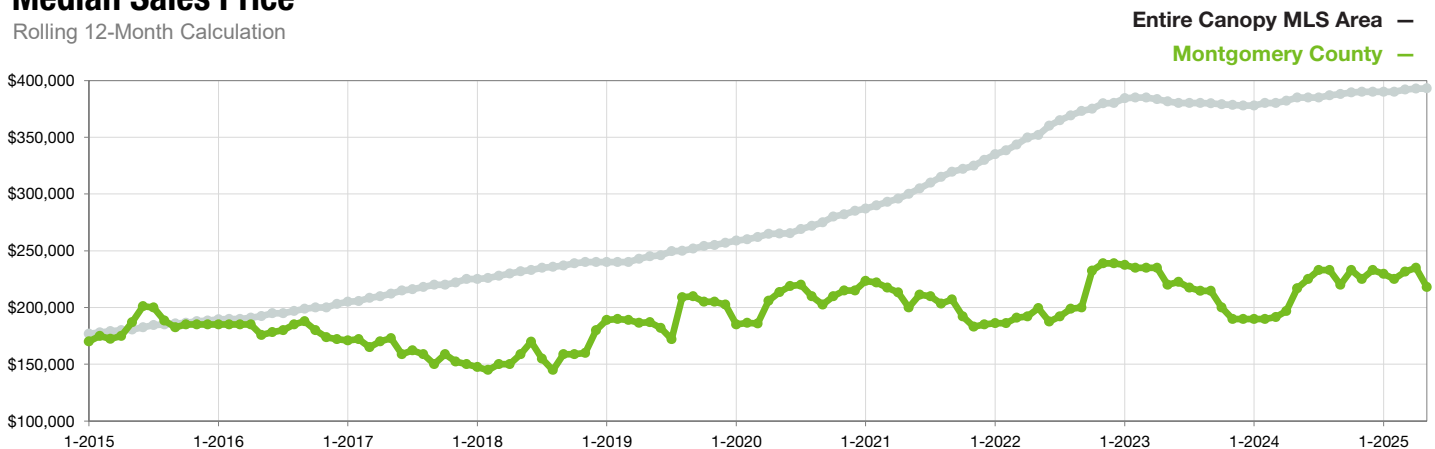
| Key Metrics | May | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 5-2024 | Thru 5-2025 | Percent Change |
| New Listings | 54 | 40 | - 25.9% | 218 | 202 | - 7.3% |
| Pending Sales | 29 | 39 | + 34.5% | 139 | 127 | - 8.6% |
| Closed Sales | 36 | 33 | - 8.3% | 124 | 114 | - 8.1% |
| Median Sales Price* | \$258,400 | \$159,900 | - 38.1% | \$223,500 | \$199,900 | - 10.6% |
| Average Sales Price* | \$401,910 | \$306,029 | - 23.9% | \$361,596 | \$290,393 | - 19.7% |
| Percent of Original List Price Received* | 94.6% | 90.2% | - 4.7% | 92.2% | 90.6% | - 1.7% |
| List to Close | 84 | 130 | + 54.8% | 109 | 128 | + 17.4% |
| Days on Market Until Sale | 49 | 94 | + 91.8% | 74 | 88 | + 18.9% |
| Cumulative Days on Market Until Sale | 50 | 115 | + 130.0% | 87 | 103 | + 18.4% |
| Average List Price | \$409,317 | \$410,037 | + 0.2% | \$366,226 | \$406,235 | + 10.9% |
| Inventory of Homes for Sale | 138 | 155 | + 12.3% | -- | -- | -- |
| Months Supply of Inventory | 5.4 | 7.0 | + 29.6% | -- | -- | -- |

* 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 June 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.