

Local Market Update for July 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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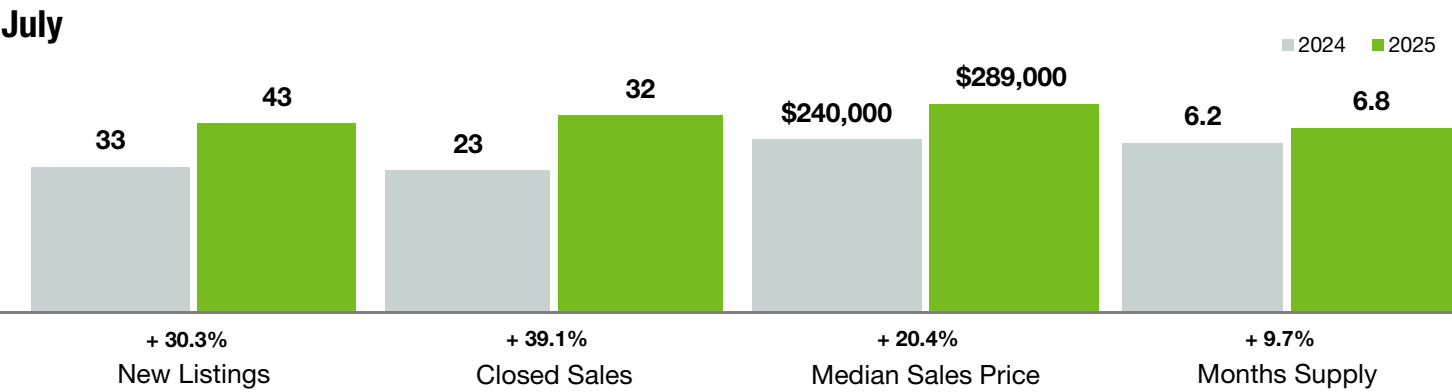


Montgomery County

North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	33	43	+ 30.3%	288	284	- 1.4%
Pending Sales	20	26	+ 30.0%	181	185	+ 2.2%
Closed Sales	23	32	+ 39.1%	176	177	+ 0.6%
Median Sales Price*	\$240,000	\$289,000	+ 20.4%	\$238,500	\$210,000	- 11.9%
Average Sales Price*	\$483,687	\$551,856	+ 14.1%	\$378,227	\$347,427	- 8.1%
Percent of Original List Price Received*	95.7%	88.7%	- 7.3%	92.5%	90.5%	- 2.2%
List to Close	104	105	+ 1.0%	108	124	+ 14.8%
Days on Market Until Sale	65	78	+ 20.0%	70	87	+ 24.3%
Cumulative Days on Market Until Sale	77	80	+ 3.9%	81	99	+ 22.2%
Average List Price	\$357,871	\$454,955	+ 27.1%	\$370,745	\$410,641	+ 10.8%
Inventory of Homes for Sale	146	159	+ 8.9%	--	--	--
Months Supply of Inventory	6.2	6.8	+ 9.7%	--	--	--

* 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

