

# Local Market Update for August 2025

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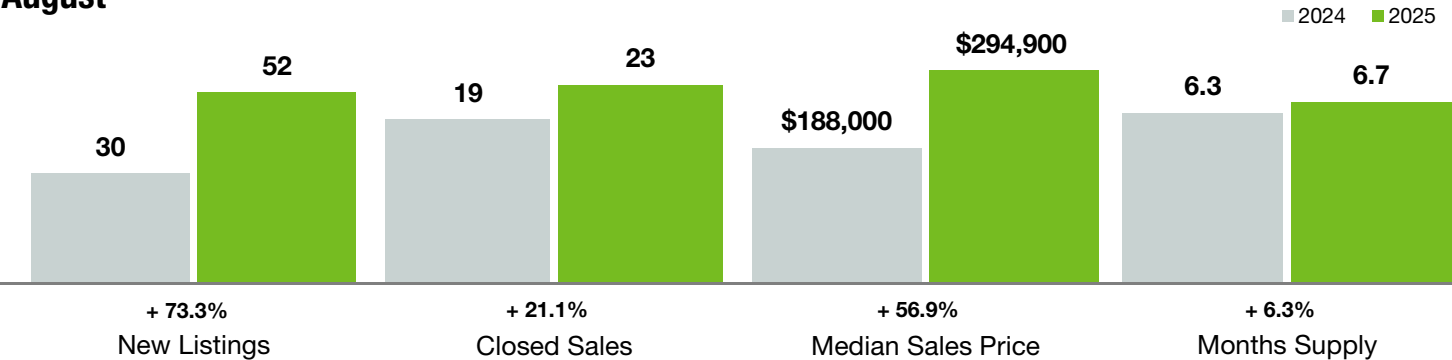
## Montgomery County

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	30	52	+ 73.3%	318	336	+ 5.7%
Pending Sales	23	40	+ 73.9%	204	220	+ 7.8%
Closed Sales	19	23	+ 21.1%	195	200	+ 2.6%
Median Sales Price*	\$188,000	\$294,900	+ 56.9%	\$235,000	\$215,500	- 8.3%
Average Sales Price*	\$344,605	\$423,339	+ 22.8%	\$374,951	\$356,157	- 5.0%
Percent of Original List Price Received*	91.4%	92.3%	+ 1.0%	92.4%	90.7%	- 1.8%
List to Close	123	126	+ 2.4%	109	124	+ 13.8%
Days on Market Until Sale	88	95	+ 8.0%	72	88	+ 22.2%
Cumulative Days on Market Until Sale	88	127	+ 44.3%	81	102	+ 25.9%
Average List Price	\$482,432	\$406,151	- 15.8%	\$381,047	\$407,057	+ 6.8%
Inventory of Homes for Sale	141	163	+ 15.6%	--	--	--
Months Supply of Inventory	6.3	6.7	+ 6.3%	--	--	--

\* 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.

### August



### Median Sales Price

Rolling 12-Month Calculation

