

# Local Market Update for February 2026

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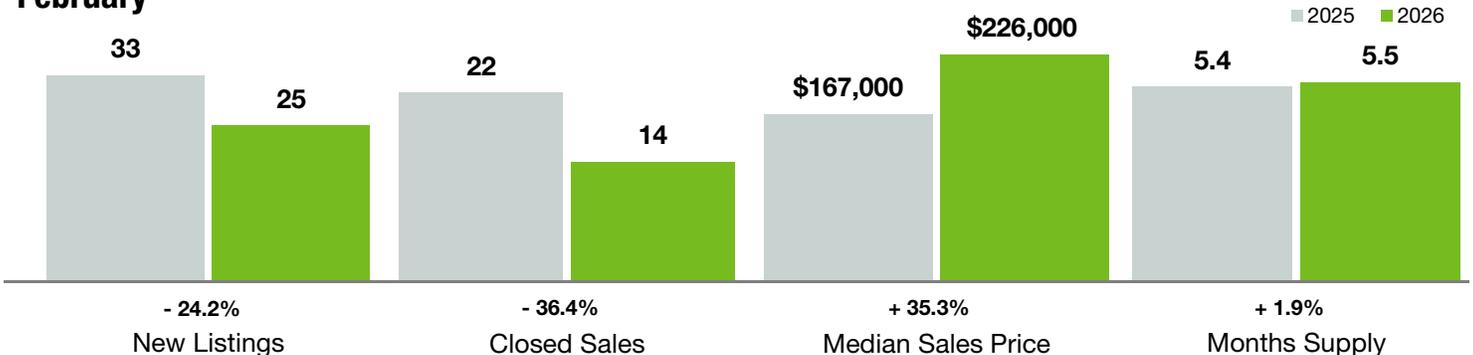
## Montgomery County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	33	25	- 24.2%	61	53	- 13.1%
Pending Sales	20	14	- 30.0%	44	30	- 31.8%
Closed Sales	22	14	- 36.4%	36	31	- 13.9%
Median Sales Price*	\$167,000	\$226,000	+ 35.3%	\$179,476	\$227,000	+ 26.5%
Average Sales Price*	\$250,568	\$322,714	+ 28.8%	\$226,979	\$362,652	+ 59.8%
Percent of Original List Price Received*	90.3%	90.8%	+ 0.6%	89.3%	89.8%	+ 0.6%
List to Close	124	157	+ 26.6%	133	157	+ 18.0%
Days on Market Until Sale	85	110	+ 29.4%	91	102	+ 12.1%
Cumulative Days on Market Until Sale	107	143	+ 33.6%	116	133	+ 14.7%
Average List Price	\$293,358	\$334,372	+ 14.0%	\$371,764	\$319,697	- 14.0%
Inventory of Homes for Sale	124	129	+ 4.0%	--	--	--
Months Supply of Inventory	5.4	5.5	+ 1.9%	--	--	--

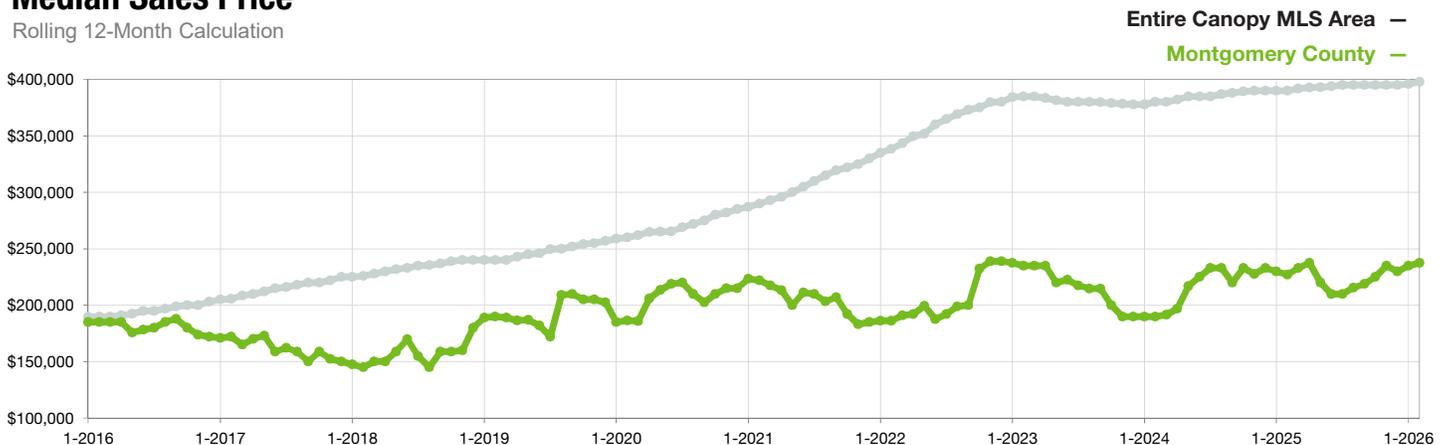
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### February



### Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.