

Local Market Update for May 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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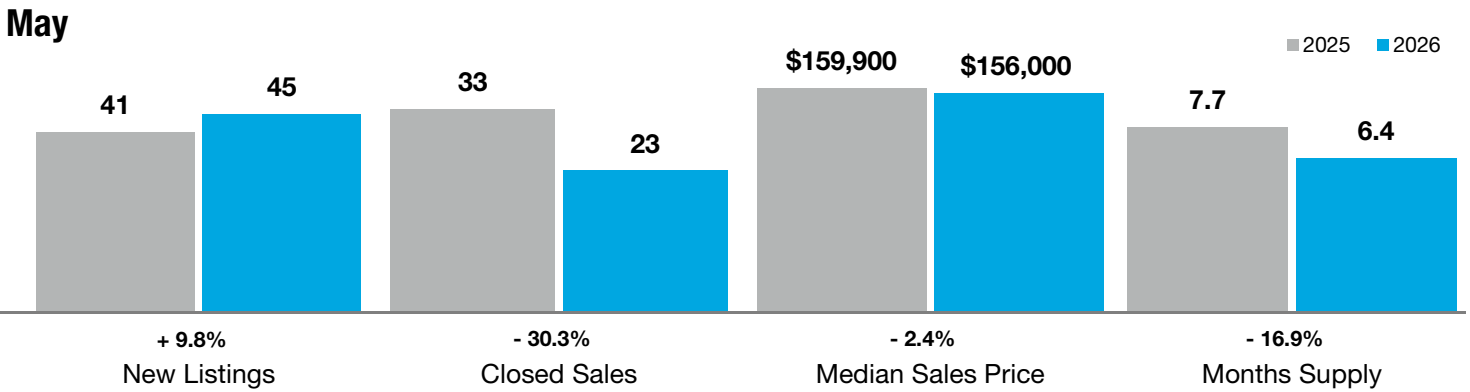


Montgomery County

North Carolina

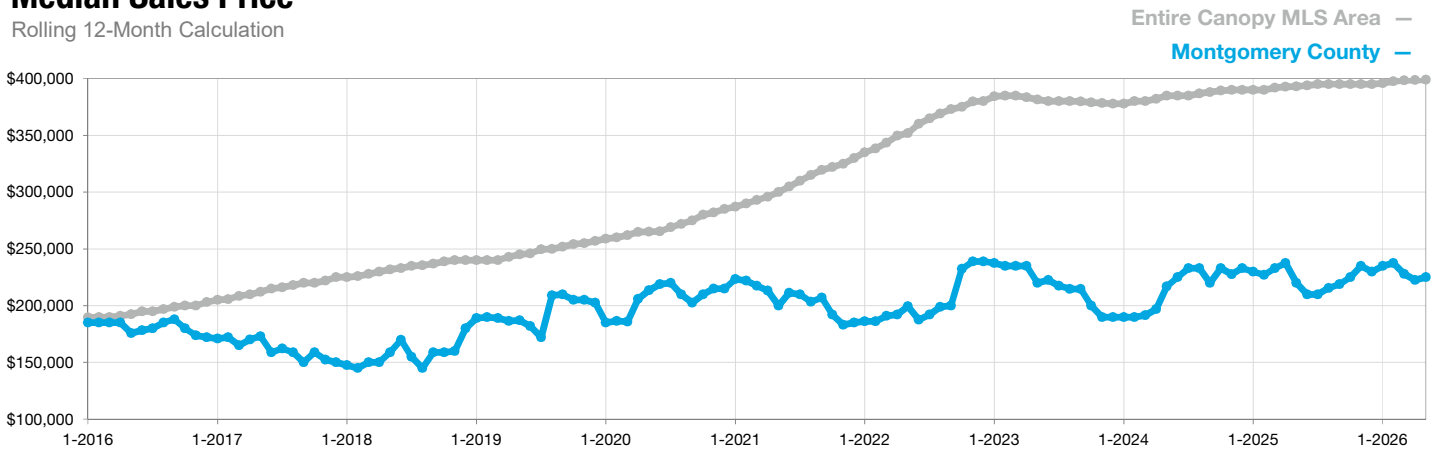
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	41	45	+ 9.8%	203	189	- 6.9%
Pending Sales	38	29	- 23.7%	122	117	- 4.1%
Closed Sales	33	23	- 30.3%	114	109	- 4.4%
Median Sales Price*	\$159,900	\$156,000	- 2.4%	\$199,900	\$190,000	- 5.0%
Average Sales Price*	\$306,029	\$383,039	+ 25.2%	\$290,393	\$340,579	+ 17.3%
Percent of Original List Price Received*	90.2%	90.1%	- 0.1%	90.6%	88.7%	- 2.1%
List to Close	130	103	- 20.8%	128	159	+ 24.2%
Days on Market Until Sale	94	69	- 26.6%	88	117	+ 33.0%
Cumulative Days on Market Until Sale	115	76	- 33.9%	103	132	+ 28.2%
Average List Price	\$394,463	\$301,756	- 23.5%	\$394,163	\$387,656	- 1.7%
Inventory of Homes for Sale	166	154	- 7.2%	--	--	--
Months Supply of Inventory	7.7	6.4	- 16.9%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation



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