

Local Market Update for July 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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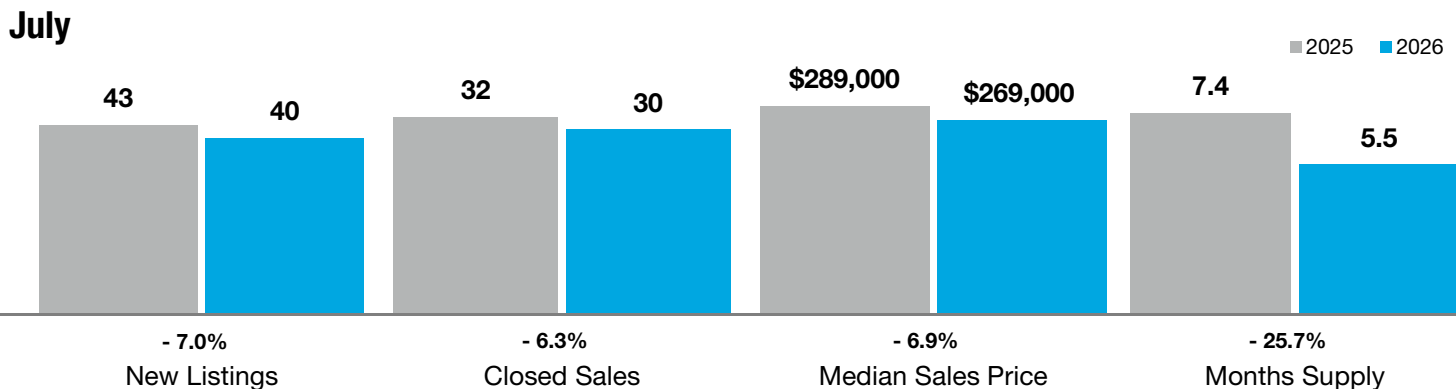


Montgomery County

North Carolina

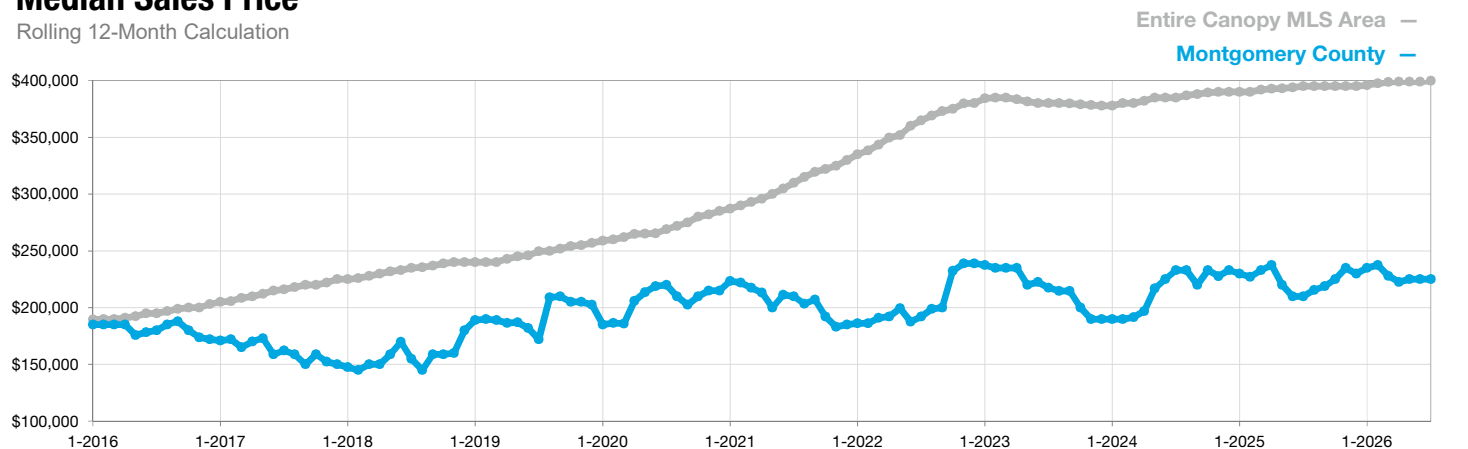
Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	43	40	- 7.0%	285	253	- 11.2%
Pending Sales	22	30	+ 36.4%	178	177	- 0.6%
Closed Sales	32	30	- 6.3%	177	168	- 5.1%
Median Sales Price*	\$289,000	\$269,000	- 6.9%	\$210,000	\$195,000	- 7.1%
Average Sales Price*	\$551,856	\$361,827	- 34.4%	\$347,427	\$333,987	- 3.9%
Percent of Original List Price Received*	88.7%	92.0%	+ 3.7%	90.5%	89.6%	- 1.0%
List to Close	105	118	+ 12.4%	124	148	+ 19.4%
Days on Market Until Sale	78	80	+ 2.6%	87	109	+ 25.3%
Cumulative Days on Market Until Sale	80	90	+ 12.5%	99	125	+ 26.3%
Average List Price	\$436,093	\$648,021	+ 48.6%	\$402,003	\$452,228	+ 12.5%
Inventory of Homes for Sale	169	135	- 20.1%	--	--	--
Months Supply of Inventory	7.4	5.5	- 25.7%	--	--	--

* 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



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