

Local Market Update for August 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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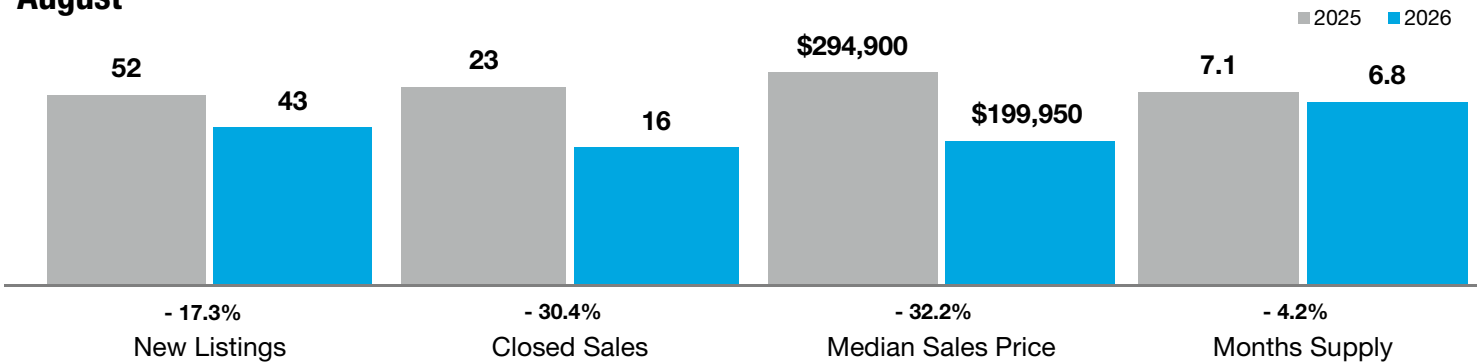
Montgomery County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	52	43	- 17.3%	337	296	- 12.2%
Pending Sales	36	17	- 52.8%	214	191	- 10.7%
Closed Sales	23	16	- 30.4%	200	185	- 7.5%
Median Sales Price*	\$294,900	\$199,950	- 32.2%	\$215,500	\$198,000	- 8.1%
Average Sales Price*	\$423,339	\$551,400	+ 30.3%	\$356,157	\$354,958	- 0.3%
Percent of Original List Price Received*	92.3%	94.5%	+ 2.4%	90.7%	90.1%	- 0.7%
List to Close	126	105	- 16.7%	124	143	+ 15.3%
Days on Market Until Sale	95	75	- 21.1%	88	105	+ 19.3%
Cumulative Days on Market Until Sale	127	85	- 33.1%	102	121	+ 18.6%
Average List Price	\$397,225	\$680,757	+ 71.4%	\$401,224	\$486,798	+ 21.3%
Inventory of Homes for Sale	170	153	- 10.0%	--	--	--
Months Supply of Inventory	7.1	6.8	- 4.2%	--	--	--

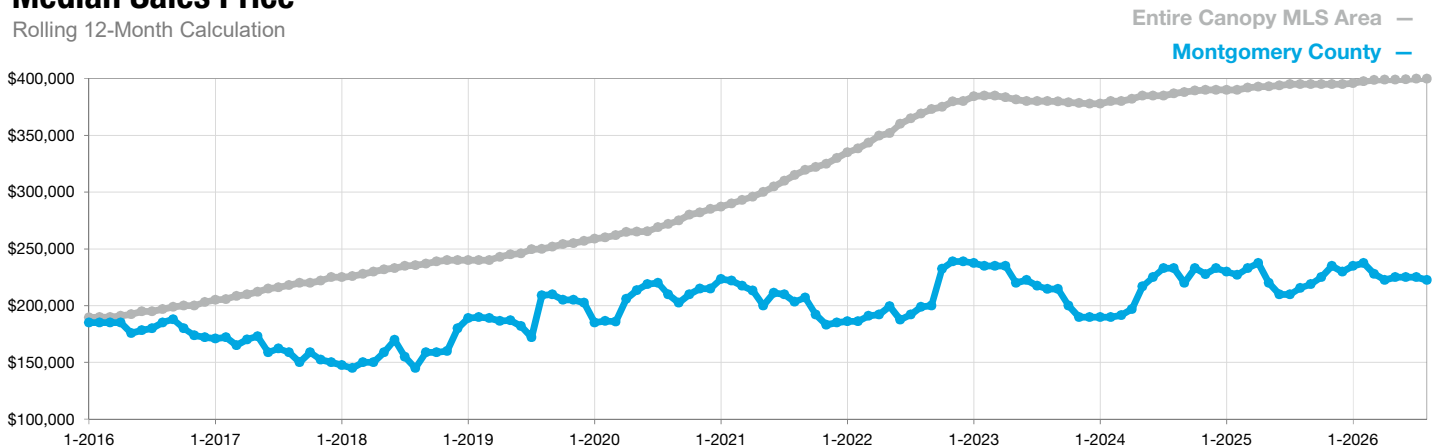
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



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