Local Market Update for October 2026

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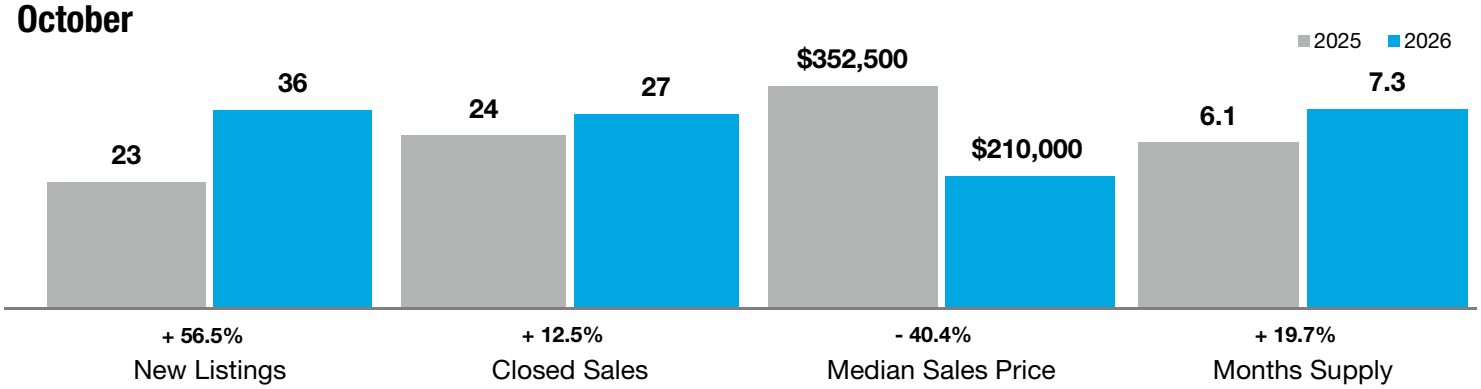
Montgomery County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	23	**36**	+ 56.5%	393	**375**	- 4.6%
Pending Sales	15	**12**	- 20.0%	263	**235**	- 10.6%
Closed Sales	24	**27**	+ 12.5%	256	**237**	- 7.4%
Median Sales Price*	$352,500	**$210,000**	- 40.4%	$225,000	**$198,000**	- 12.0%
Average Sales Price*	$502,475	**$390,596**	- 22.3%	$372,461	**$354,886**	- 4.7%
Percent of Original List Price Received*	89.7%	**91.4%**	+ 1.9%	90.3%	**90.1%**	- 0.2%
List to Close	126	**114**	- 9.5%	123	**140**	+ 13.8%
Days on Market Until Sale	80	**78**	- 2.5%	85	**102**	+ 20.0%
Cumulative Days on Market Until Sale	105	**82**	- 21.9%	100	**116**	+ 16.0%
Average List Price	$290,509	**$515,097**	+ 77.3%	$384,884	**$489,581**	+ 27.2%
Inventory of Homes for Sale	148	**163**	+ 10.1%	--	**--**	--
Months Supply of Inventory	6.1	**7.3**	+ 19.7%	--	**--**	--

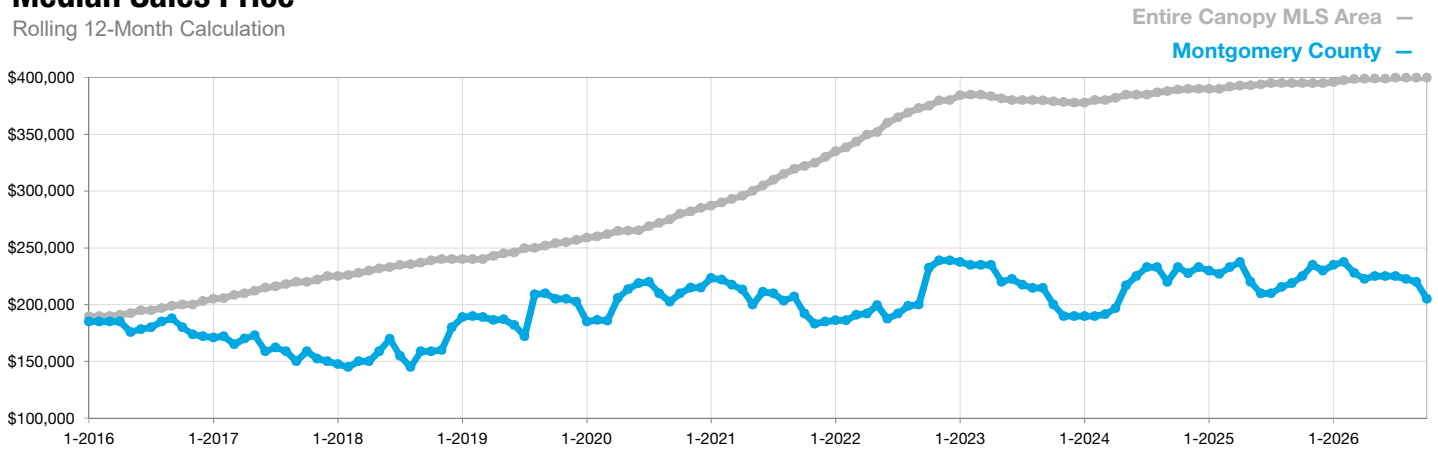
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



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