

Local Market Update for August 2023

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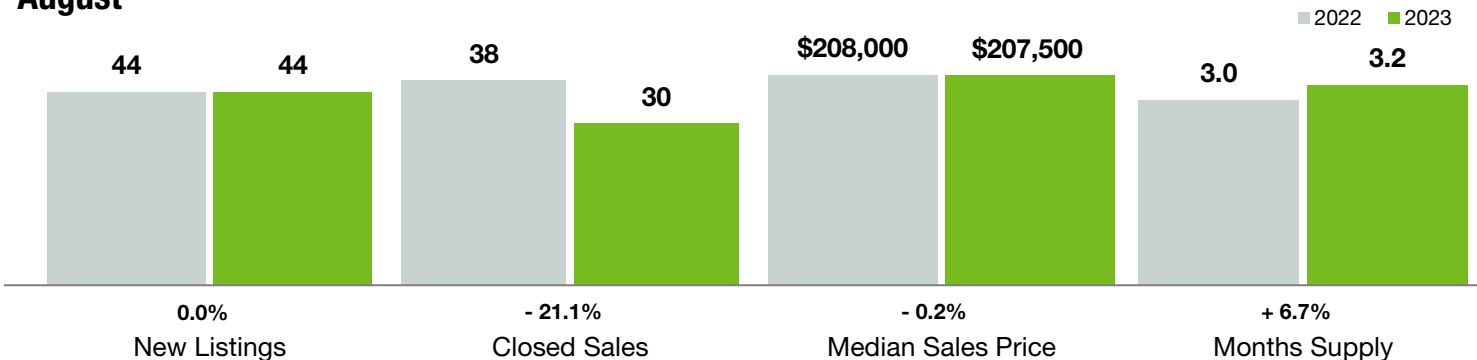
Montgomery County

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	44	44	0.0%	259	254	- 1.9%
Pending Sales	32	34	+ 6.3%	209	216	+ 3.3%
Closed Sales	38	30	- 21.1%	202	195	- 3.5%
Median Sales Price*	\$208,000	\$207,500	- 0.2%	\$200,000	\$179,500	- 10.3%
Average Sales Price*	\$322,785	\$319,176	- 1.1%	\$339,499	\$305,860	- 9.9%
Percent of Original List Price Received*	92.4%	91.7%	- 0.8%	94.5%	91.9%	- 2.8%
List to Close	74	89	+ 20.3%	82	103	+ 25.6%
Days on Market Until Sale	31	41	+ 32.3%	39	66	+ 69.2%
Cumulative Days on Market Until Sale	31	41	+ 32.3%	42	73	+ 73.8%
Average List Price	\$263,577	\$449,985	+ 70.7%	\$378,666	\$384,086	+ 1.4%
Inventory of Homes for Sale	79	76	- 3.8%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--

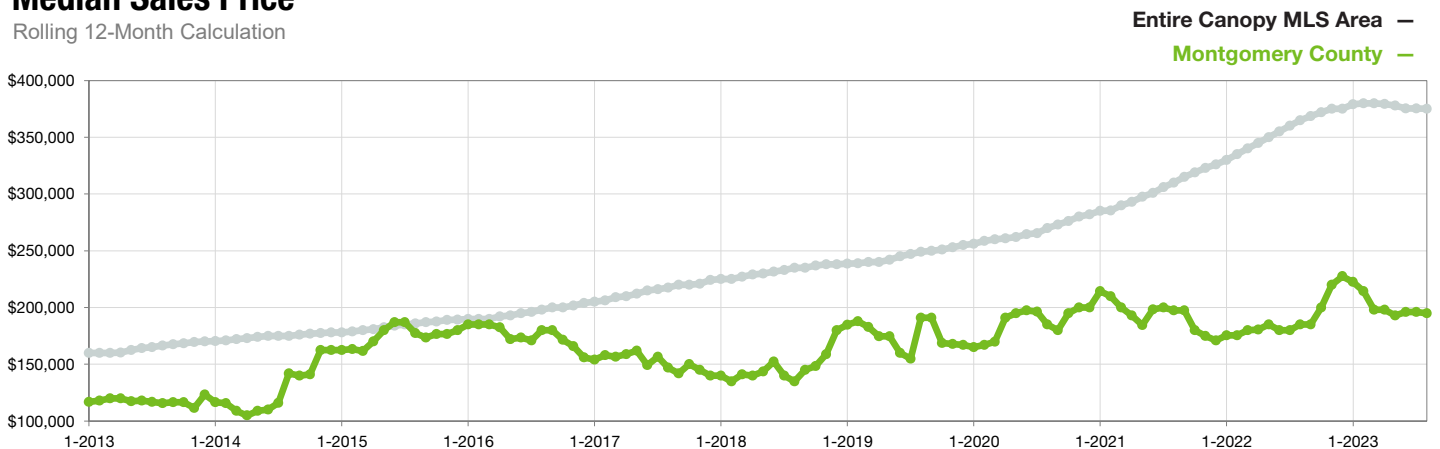
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



Current as of September 28, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.