

Local Market Update for February 2025

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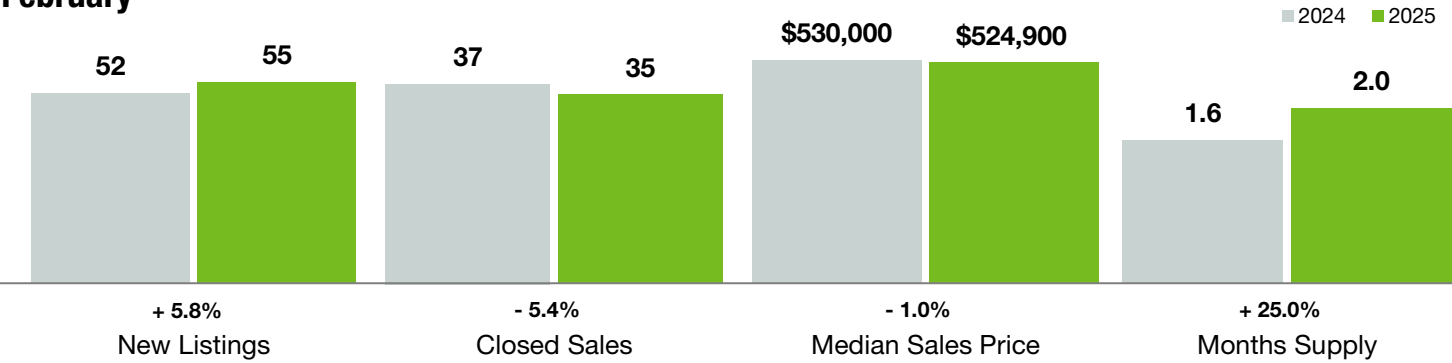
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North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	52	55	+ 5.8%	107	104	- 2.8%
Pending Sales	40	57	+ 42.5%	90	92	+ 2.2%
Closed Sales	37	35	- 5.4%	78	69	- 11.5%
Median Sales Price*	\$530,000	\$524,900	- 1.0%	\$547,500	\$565,000	+ 3.2%
Average Sales Price*	\$558,994	\$829,645	+ 48.4%	\$696,808	\$1,006,818	+ 44.5%
Percent of Original List Price Received*	97.7%	95.6%	- 2.1%	95.7%	96.1%	+ 0.4%
List to Close	89	85	- 4.5%	89	93	+ 4.5%
Days on Market Until Sale	54	48	- 11.1%	48	45	- 6.3%
Cumulative Days on Market Until Sale	34	60	+ 76.5%	44	57	+ 29.5%
Average List Price	\$1,120,372	\$1,122,391	+ 0.2%	\$939,808	\$966,826	+ 2.9%
Inventory of Homes for Sale	73	96	+ 31.5%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

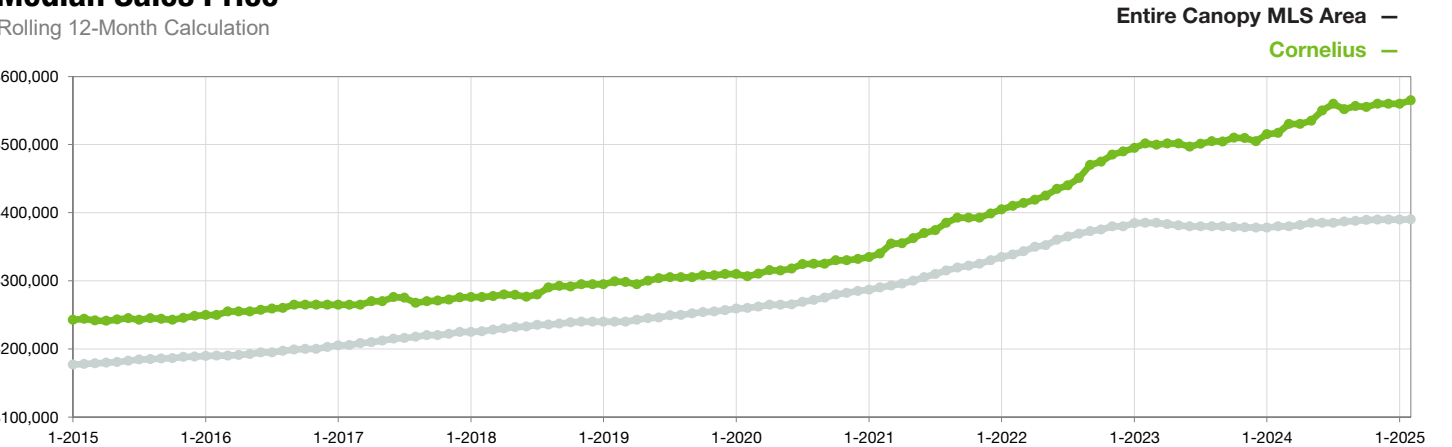
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.