

Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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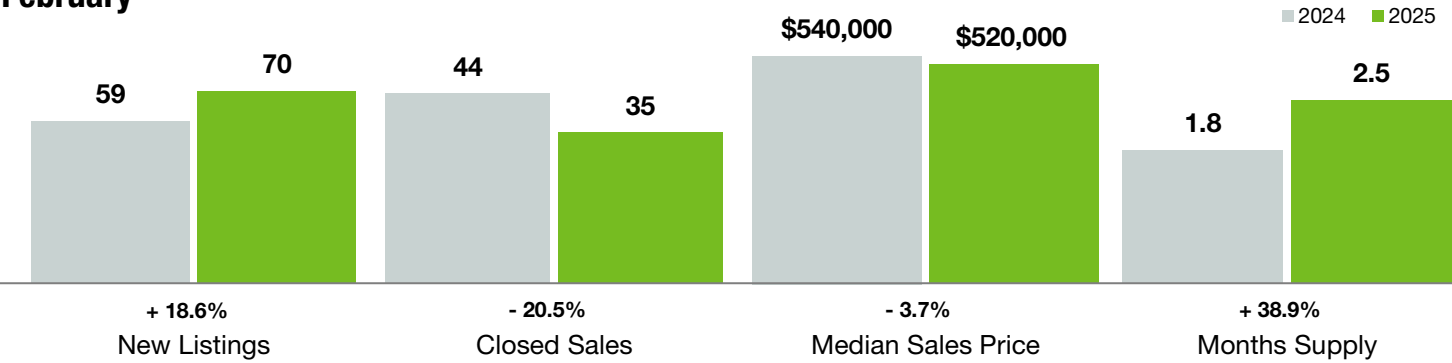
Denver

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	59	70	+ 18.6%	113	135	+ 19.5%
Pending Sales	51	56	+ 9.8%	103	96	- 6.8%
Closed Sales	44	35	- 20.5%	76	77	+ 1.3%
Median Sales Price*	\$540,000	\$520,000	- 3.7%	\$498,428	\$561,815	+ 12.7%
Average Sales Price*	\$590,454	\$543,626	- 7.9%	\$587,236	\$695,291	+ 18.4%
Percent of Original List Price Received*	97.2%	94.5%	- 2.8%	98.8%	94.4%	- 4.5%
List to Close	111	106	- 4.5%	120	116	- 3.3%
Days on Market Until Sale	64	59	- 7.8%	59	66	+ 11.9%
Cumulative Days on Market Until Sale	67	71	+ 6.0%	55	79	+ 43.6%
Average List Price	\$729,030	\$739,839	+ 1.5%	\$675,812	\$725,878	+ 7.4%
Inventory of Homes for Sale	99	138	+ 39.4%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

* 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

