

Local Market Update for March 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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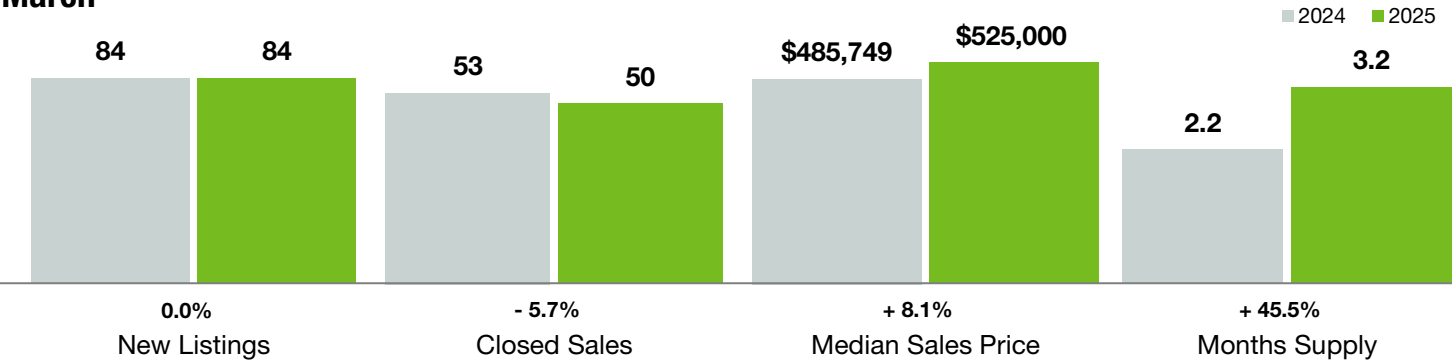
Denver

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	84	84	0.0%	197	220	+ 11.7%
Pending Sales	63	48	- 23.8%	166	141	- 15.1%
Closed Sales	53	50	- 5.7%	129	128	- 0.8%
Median Sales Price*	\$485,749	\$525,000	+ 8.1%	\$488,422	\$534,000	+ 9.3%
Average Sales Price*	\$556,721	\$675,630	+ 21.4%	\$574,698	\$685,421	+ 19.3%
Percent of Original List Price Received*	98.1%	95.4%	- 2.8%	98.5%	94.8%	- 3.8%
List to Close	127	85	- 33.1%	123	104	- 15.4%
Days on Market Until Sale	50	48	- 4.0%	55	59	+ 7.3%
Cumulative Days on Market Until Sale	55	63	+ 14.5%	55	72	+ 30.9%
Average List Price	\$758,431	\$1,002,585	+ 32.2%	\$710,667	\$823,813	+ 15.9%
Inventory of Homes for Sale	117	167	+ 42.7%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

* 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.

March



Median Sales Price

Rolling 12-Month Calculation

