

Local Market Update for April 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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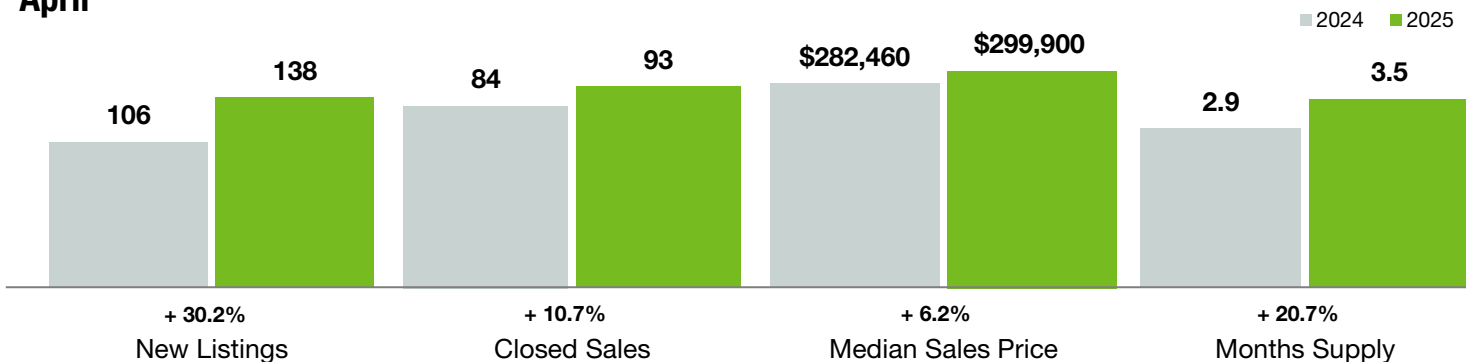
Salisbury

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	106	138	+ 30.2%	368	457	+ 24.2%
Pending Sales	73	108	+ 47.9%	274	350	+ 27.7%
Closed Sales	84	93	+ 10.7%	242	293	+ 21.1%
Median Sales Price*	\$282,460	\$299,900	+ 6.2%	\$276,250	\$280,000	+ 1.4%
Average Sales Price*	\$296,545	\$342,083	+ 15.4%	\$300,141	\$319,956	+ 6.6%
Percent of Original List Price Received*	96.2%	95.9%	- 0.3%	95.4%	93.9%	- 1.6%
List to Close	96	90	- 6.3%	91	106	+ 16.5%
Days on Market Until Sale	52	50	- 3.8%	48	62	+ 29.2%
Cumulative Days on Market Until Sale	58	55	- 5.2%	54	71	+ 31.5%
Average List Price	\$393,063	\$369,683	- 5.9%	\$342,802	\$351,159	+ 2.4%
Inventory of Homes for Sale	208	281	+ 35.1%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

* 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.

April



Median Sales Price

Rolling 12-Month Calculation

