

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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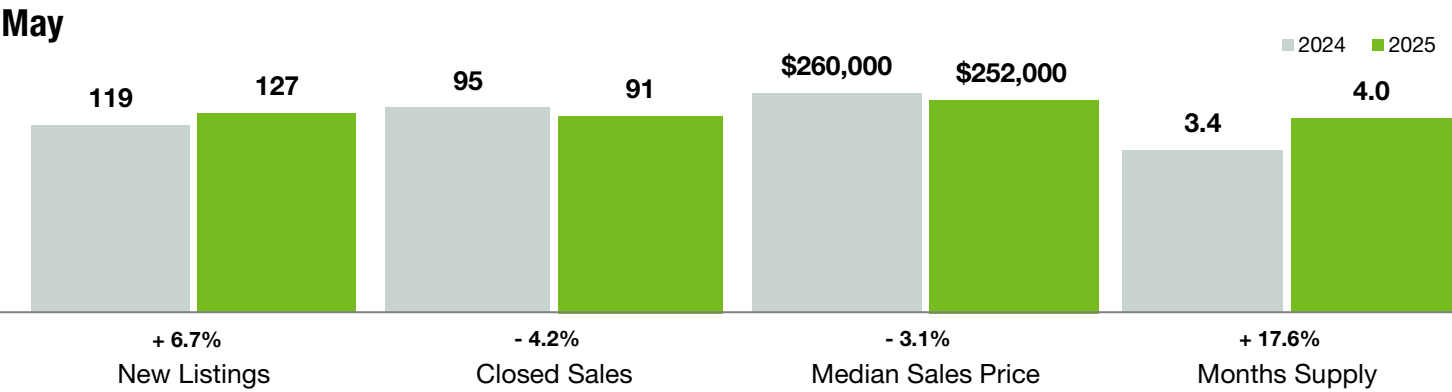


Cleveland County

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	119	127	+ 6.7%	581	624	+ 7.4%
Pending Sales	87	127	+ 46.0%	417	482	+ 15.6%
Closed Sales	95	91	- 4.2%	383	386	+ 0.8%
Median Sales Price*	\$260,000	\$252,000	- 3.1%	\$250,000	\$246,000	- 1.6%
Average Sales Price*	\$359,400	\$280,559	- 21.9%	\$288,010	\$268,147	- 6.9%
Percent of Original List Price Received*	95.5%	93.6%	- 2.0%	95.7%	93.8%	- 2.0%
List to Close	87	97	+ 11.5%	93	109	+ 17.2%
Days on Market Until Sale	53	58	+ 9.4%	51	66	+ 29.4%
Cumulative Days on Market Until Sale	67	72	+ 7.5%	66	81	+ 22.7%
Average List Price	\$307,667	\$322,292	+ 4.8%	\$294,200	\$314,593	+ 6.9%
Inventory of Homes for Sale	269	328	+ 21.9%	--	--	--
Months Supply of Inventory	3.4	4.0	+ 17.6%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

