

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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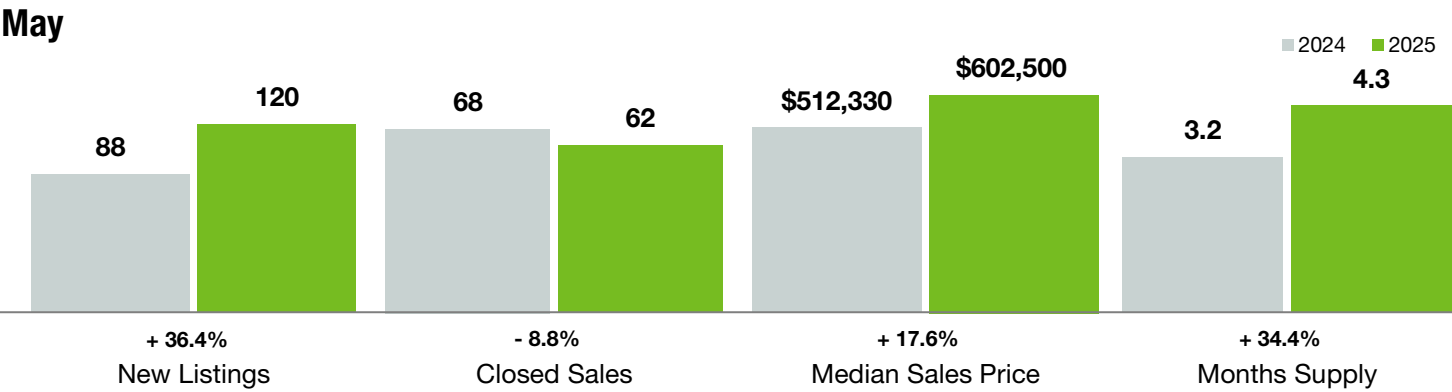


Denver

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	88	120	+ 36.4%	377	447	+ 18.6%
Pending Sales	56	53	- 5.4%	275	261	- 5.1%
Closed Sales	68	62	- 8.8%	253	233	- 7.9%
Median Sales Price*	\$512,330	\$602,500	+ 17.6%	\$495,000	\$561,815	+ 13.5%
Average Sales Price*	\$564,851	\$663,731	+ 17.5%	\$563,313	\$694,822	+ 23.3%
Percent of Original List Price Received*	97.3%	95.9%	- 1.4%	98.2%	95.4%	- 2.9%
List to Close	100	99	- 1.0%	110	99	- 10.0%
Days on Market Until Sale	40	52	+ 30.0%	47	54	+ 14.9%
Cumulative Days on Market Until Sale	43	57	+ 32.6%	48	64	+ 33.3%
Average List Price	\$859,489	\$803,598	- 6.5%	\$744,901	\$800,865	+ 7.5%
Inventory of Homes for Sale	165	230	+ 39.4%	--	--	--
Months Supply of Inventory	3.2	4.3	+ 34.4%	--	--	--

* 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

