

Local Market Update for August 2025

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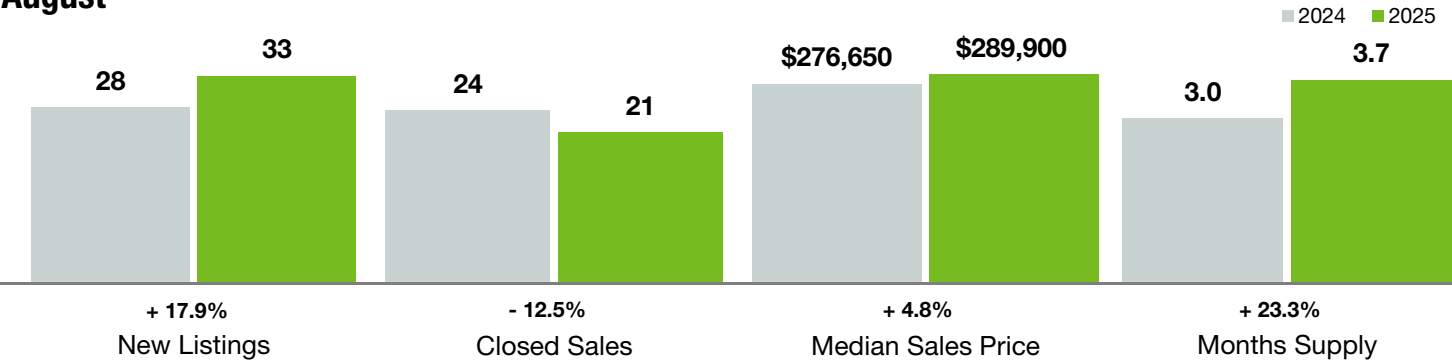
Alexander County

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	28	33	+ 17.9%	242	248	+ 2.5%
Pending Sales	26	28	+ 7.7%	183	197	+ 7.7%
Closed Sales	24	21	- 12.5%	171	182	+ 6.4%
Median Sales Price*	\$276,650	\$289,900	+ 4.8%	\$295,000	\$282,750	- 4.2%
Average Sales Price*	\$339,341	\$391,299	+ 15.3%	\$367,840	\$363,887	- 1.1%
Percent of Original List Price Received*	94.5%	92.8%	- 1.8%	96.6%	95.4%	- 1.2%
List to Close	80	133	+ 66.3%	83	99	+ 19.3%
Days on Market Until Sale	37	94	+ 154.1%	40	55	+ 37.5%
Cumulative Days on Market Until Sale	43	96	+ 123.3%	45	65	+ 44.4%
Average List Price	\$381,930	\$488,536	+ 27.9%	\$384,167	\$388,890	+ 1.2%
Inventory of Homes for Sale	65	84	+ 29.2%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 23.3%	--	--	--

* 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.

August



Median Sales Price

Rolling 12-Month Calculation

