

# Local Market Update for August 2025

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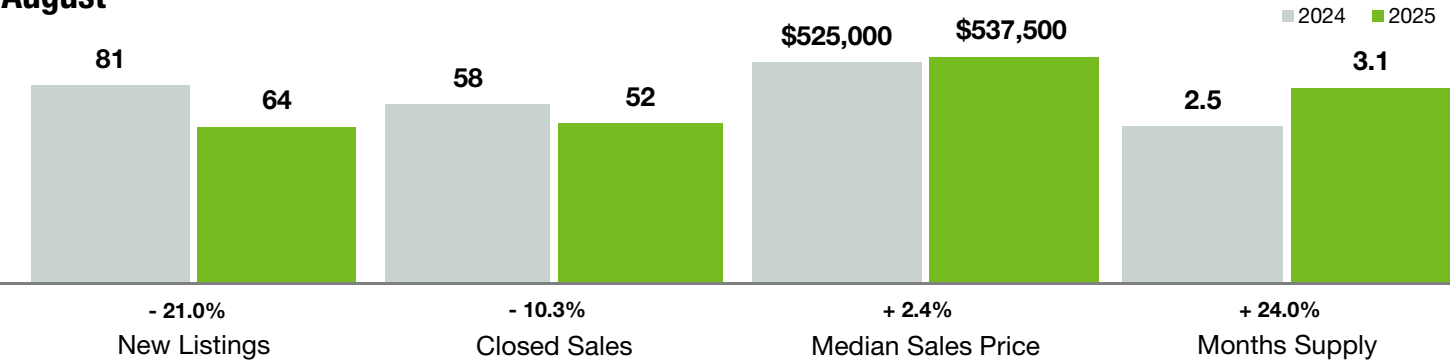
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North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	81	64	- 21.0%	521	539	+ 3.5%
Pending Sales	57	59	+ 3.5%	408	406	- 0.5%
Closed Sales	58	52	- 10.3%	397	381	- 4.0%
Median Sales Price*	\$525,000	\$537,500	+ 2.4%	\$575,000	\$540,000	- 6.1%
Average Sales Price*	\$857,864	\$726,037	- 15.4%	\$863,557	\$815,431	- 5.6%
Percent of Original List Price Received*	95.9%	96.5%	+ 0.6%	96.7%	96.3%	- 0.4%
List to Close	72	82	+ 13.9%	80	87	+ 8.7%
Days on Market Until Sale	37	38	+ 2.7%	41	43	+ 4.9%
Cumulative Days on Market Until Sale	34	39	+ 14.7%	38	50	+ 31.6%
Average List Price	\$810,260	\$1,111,214	+ 37.1%	\$929,109	\$1,019,237	+ 9.7%
Inventory of Homes for Sale	117	148	+ 26.5%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

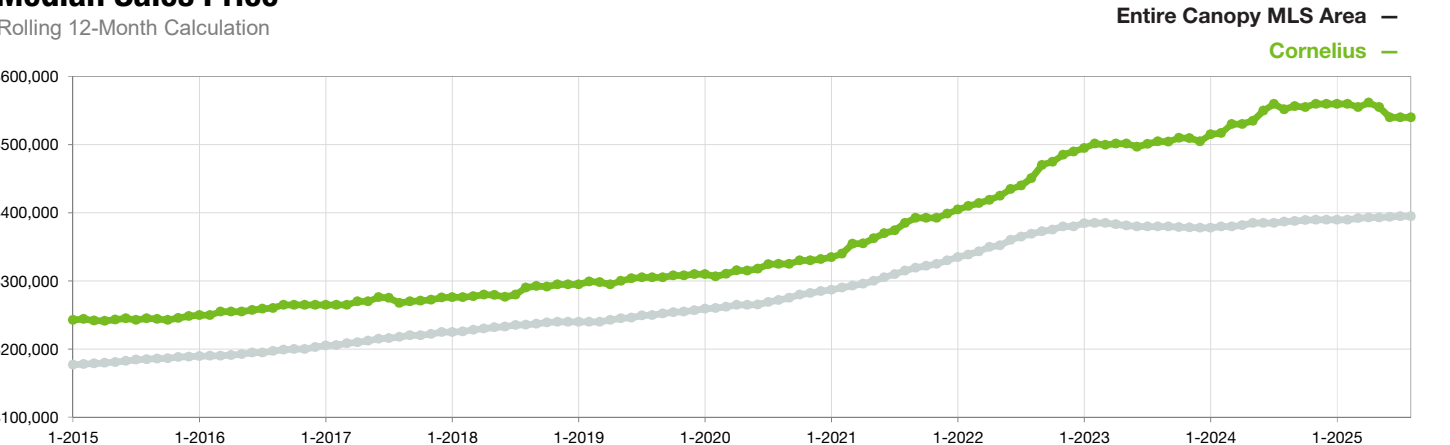
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### August



### Median Sales Price

Rolling 12-Month Calculation



Current as of September 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.