

# Local Market Update for August 2025

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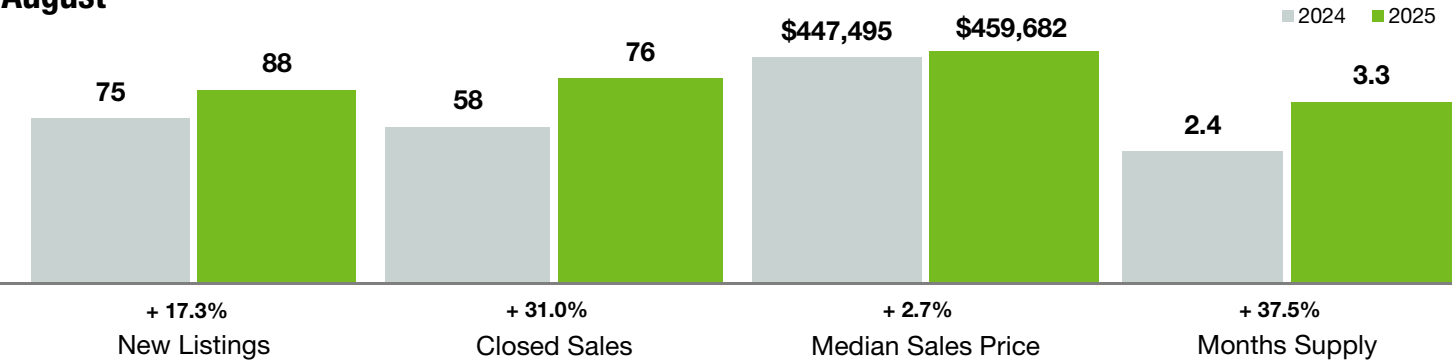
## Indian Trail

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	75	88	+ 17.3%	540	668	+ 23.7%
Pending Sales	56	66	+ 17.9%	415	494	+ 19.0%
Closed Sales	58	76	+ 31.0%	398	412	+ 3.5%
Median Sales Price*	\$447,495	\$459,682	+ 2.7%	\$443,039	\$450,000	+ 1.6%
Average Sales Price*	\$461,148	\$483,107	+ 4.8%	\$463,402	\$475,921	+ 2.7%
Percent of Original List Price Received*	97.0%	96.7%	- 0.3%	98.1%	97.4%	- 0.7%
List to Close	83	119	+ 43.4%	77	93	+ 20.8%
Days on Market Until Sale	34	65	+ 91.2%	32	46	+ 43.8%
Cumulative Days on Market Until Sale	31	58	+ 87.1%	31	44	+ 41.9%
Average List Price	\$523,321	\$512,535	- 2.1%	\$484,448	\$489,202	+ 1.0%
Inventory of Homes for Sale	116	187	+ 61.2%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--

\* 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

