

Local Market Update for February 2026

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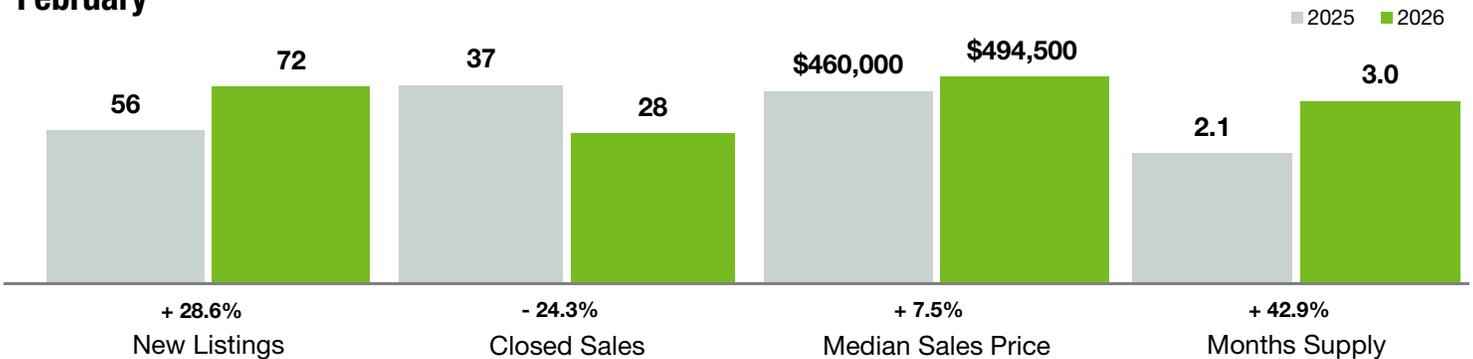
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North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	56	72	+ 28.6%	106	115	+ 8.5%
Pending Sales	57	39	- 31.6%	92	69	- 25.0%
Closed Sales	37	28	- 24.3%	71	64	- 9.9%
Median Sales Price*	\$460,000	\$494,500	+ 7.5%	\$540,000	\$529,450	- 2.0%
Average Sales Price*	\$803,204	\$912,286	+ 13.6%	\$988,049	\$895,252	- 9.4%
Percent of Original List Price Received*	95.7%	95.4%	- 0.3%	96.1%	94.1%	- 2.1%
List to Close	83	99	+ 19.3%	92	105	+ 14.1%
Days on Market Until Sale	47	57	+ 21.3%	44	66	+ 50.0%
Cumulative Days on Market Until Sale	58	61	+ 5.2%	56	80	+ 42.9%
Average List Price	\$1,064,953	\$960,386	- 9.8%	\$936,731	\$895,007	- 4.5%
Inventory of Homes for Sale	100	131	+ 31.0%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

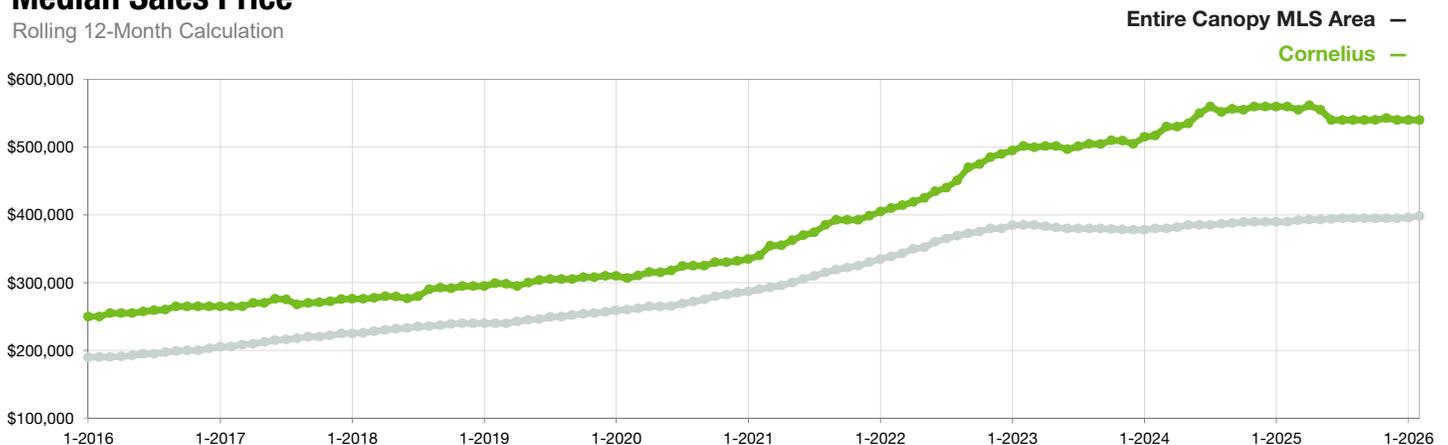
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.