

# Local Market Update for February 2026

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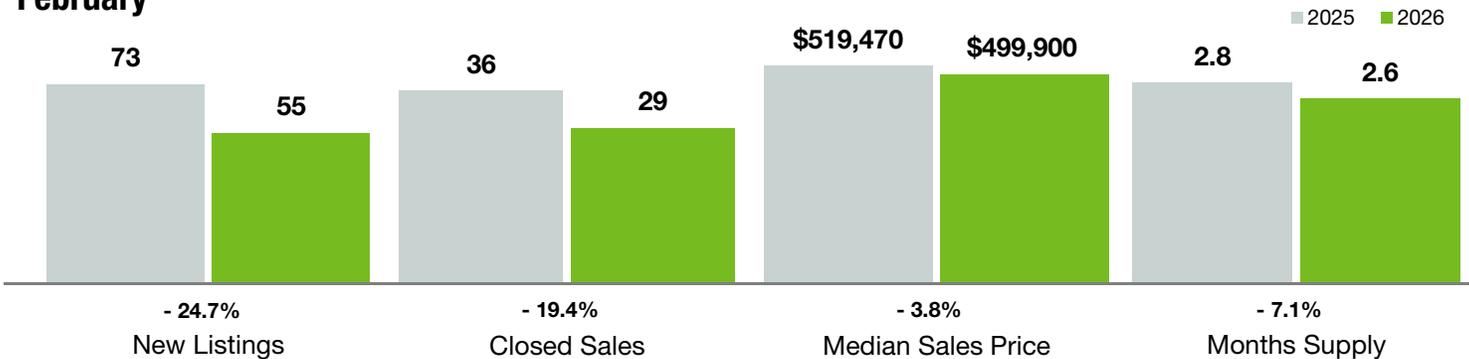
## Denver

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	73	55	- 24.7%	140	101	- 27.9%
Pending Sales	53	57	+ 7.5%	94	95	+ 1.1%
Closed Sales	36	29	- 19.4%	79	59	- 25.3%
Median Sales Price*	\$519,470	\$499,900	- 3.8%	\$559,000	\$494,600	- 11.5%
Average Sales Price*	\$540,053	\$601,226	+ 11.3%	\$686,487	\$629,926	- 8.2%
Percent of Original List Price Received*	94.5%	95.0%	+ 0.5%	94.4%	94.0%	- 0.4%
List to Close	106	122	+ 15.1%	115	125	+ 8.7%
Days on Market Until Sale	59	79	+ 33.9%	66	73	+ 10.6%
Cumulative Days on Market Until Sale	70	117	+ 67.1%	78	99	+ 26.9%
Average List Price	\$701,562	\$775,929	+ 10.6%	\$695,272	\$734,566	+ 5.7%
Inventory of Homes for Sale	154	134	- 13.0%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--

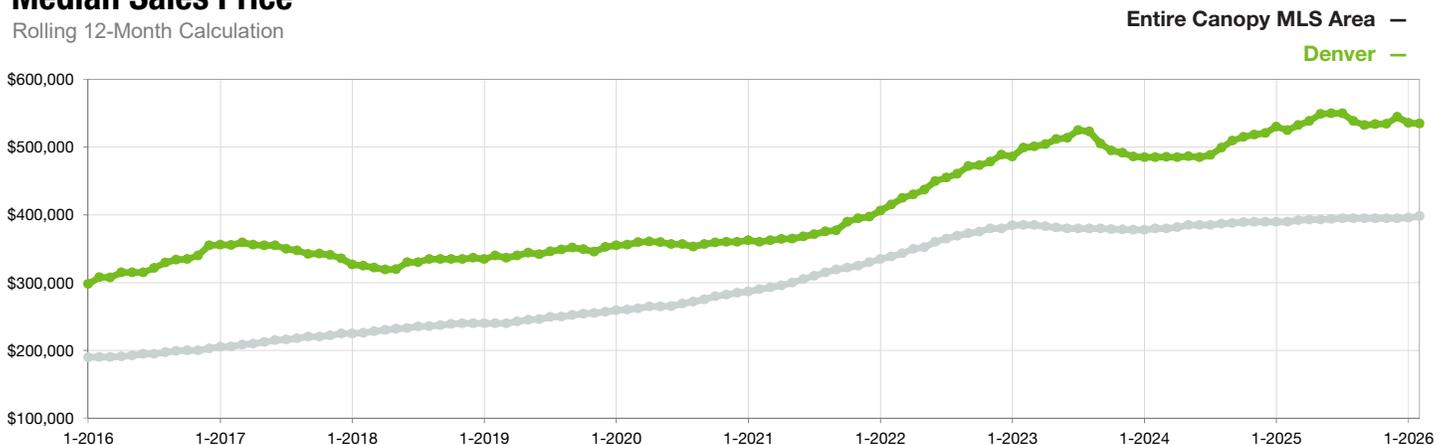
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### 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.