

Local Market Update for July 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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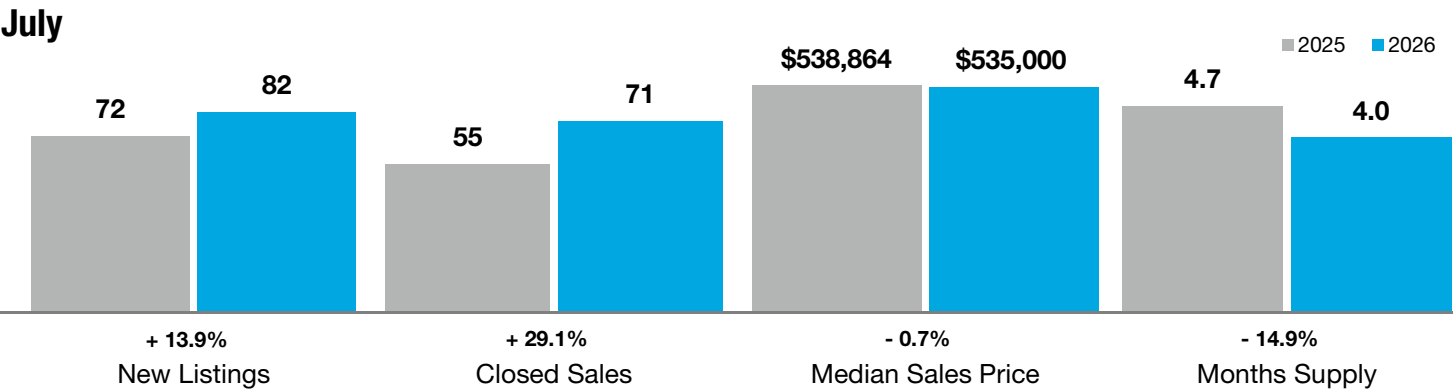


Denver

North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	72	82	+ 13.9%	636	572	- 10.1%
Pending Sales	54	74	+ 37.0%	378	395	+ 4.5%
Closed Sales	55	71	+ 29.1%	350	349	- 0.3%
Median Sales Price*	\$538,864	\$535,000	- 0.7%	\$550,000	\$558,415	+ 1.5%
Average Sales Price*	\$742,539	\$744,684	+ 0.3%	\$687,470	\$720,128	+ 4.8%
Percent of Original List Price Received*	94.3%	95.3%	+ 1.1%	95.3%	95.3%	0.0%
List to Close	97	97	0.0%	97	110	+ 13.4%
Days on Market Until Sale	52	51	- 1.9%	52	64	+ 23.1%
Cumulative Days on Market Until Sale	53	52	- 1.9%	60	77	+ 28.3%
Average List Price	\$665,166	\$790,368	+ 18.8%	\$770,541	\$804,356	+ 4.4%
Inventory of Homes for Sale	253	216	- 14.6%	--	--	--
Months Supply of Inventory	4.7	4.0	- 14.9%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

