

Local Market Update for August 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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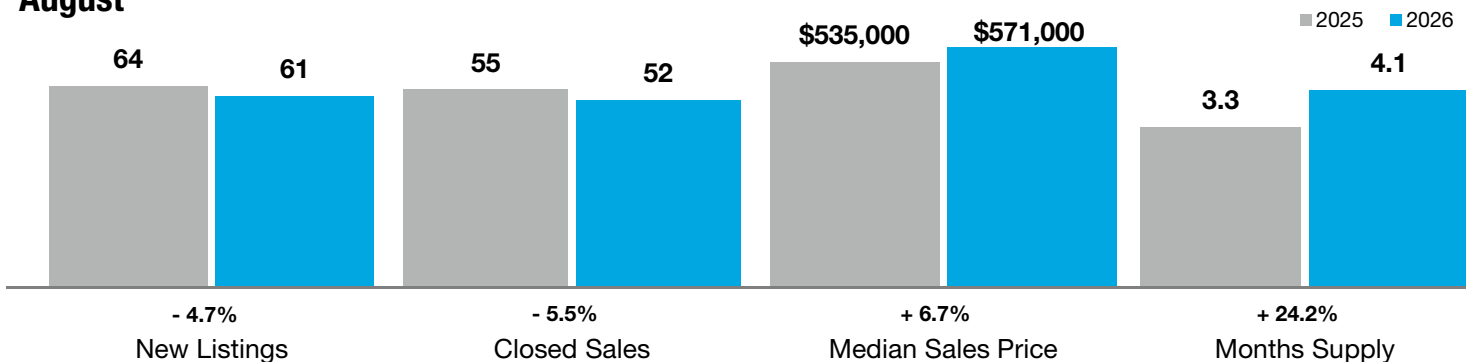
Cornelius

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	64	61	- 4.7%	539	631	+ 17.1%
Pending Sales	57	51	- 10.5%	402	409	+ 1.7%
Closed Sales	55	52	- 5.5%	384	386	+ 0.5%
Median Sales Price*	\$535,000	\$571,000	+ 6.7%	\$540,000	\$602,500	+ 11.6%
Average Sales Price*	\$711,344	\$996,331	+ 40.1%	\$812,628	\$1,012,576	+ 24.6%
Percent of Original List Price Received*	96.3%	95.5%	- 0.8%	96.3%	95.4%	- 0.9%
List to Close	81	78	- 3.7%	87	84	- 3.4%
Days on Market Until Sale	38	39	+ 2.6%	43	45	+ 4.7%
Cumulative Days on Market Until Sale	39	48	+ 23.1%	50	55	+ 10.0%
Average List Price	\$1,080,703	\$1,084,923	+ 0.4%	\$1,004,906	\$1,069,151	+ 6.4%
Inventory of Homes for Sale	155	191	+ 23.2%	--	--	--
Months Supply of Inventory	3.3	4.1	+ 24.2%	--	--	--

* 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

