

Local Market Update for August 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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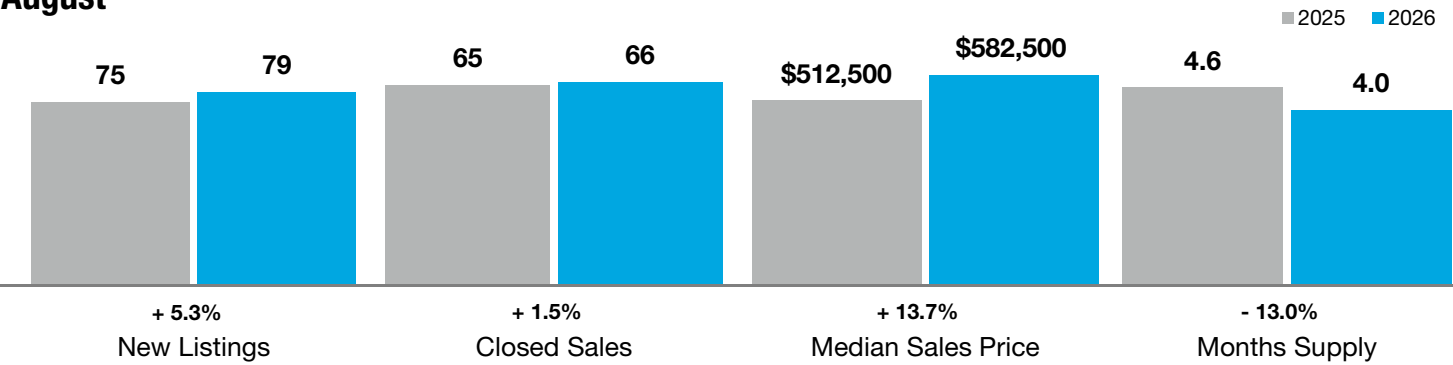
Denver

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	75	79	+ 5.3%	711	653	- 8.2%
Pending Sales	61	58	- 4.9%	439	448	+ 2.1%
Closed Sales	65	66	+ 1.5%	415	418	+ 0.7%
Median Sales Price*	\$512,500	\$582,500	+ 13.7%	\$541,261	\$558,708	+ 3.2%
Average Sales Price*	\$702,391	\$855,637	+ 21.8%	\$689,807	\$739,236	+ 7.2%
Percent of Original List Price Received*	94.6%	96.0%	+ 1.5%	95.2%	95.4%	+ 0.2%
List to Close	123	74	- 39.8%	101	104	+ 3.0%
Days on Market Until Sale	78	34	- 56.4%	56	60	+ 7.1%
Cumulative Days on Market Until Sale	54	47	- 13.0%	59	72	+ 22.0%
Average List Price	\$707,935	\$849,975	+ 20.1%	\$764,012	\$806,325	+ 5.5%
Inventory of Homes for Sale	244	213	- 12.7%	--	--	--
Months Supply of Inventory	4.6	4.0	- 13.0%	--	--	--

* 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

