

Local Market Update for March 2024

A research tool provided by the Canopy Realtor® Association
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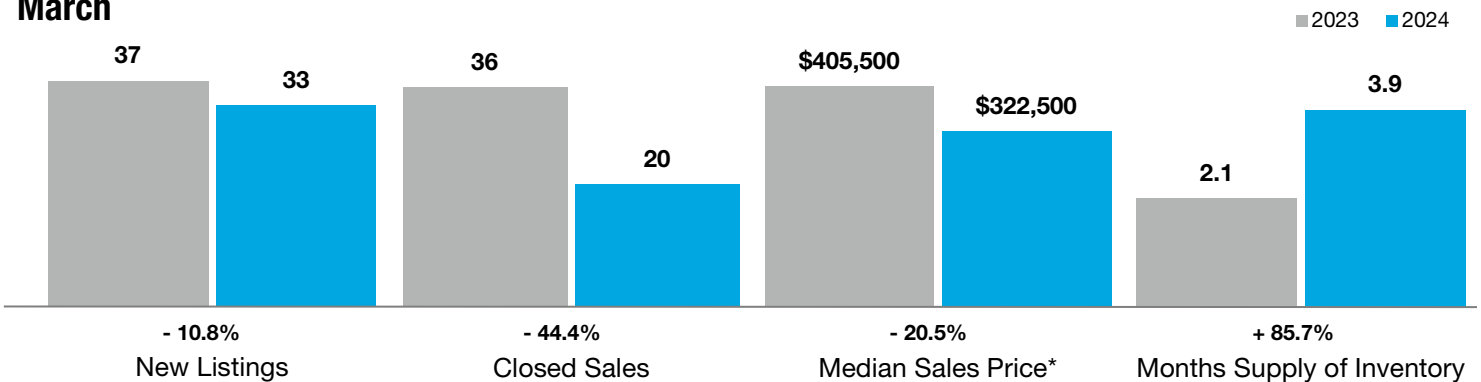
Polk County

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	37	33	- 10.8%	91	70	- 23.1%
Pending Sales	35	28	- 20.0%	84	63	- 25.0%
Closed Sales	36	20	- 44.4%	69	61	- 11.6%
Median Sales Price*	\$405,500	\$322,500	- 20.5%	\$375,000	\$420,000	+ 12.0%
Average Sales Price*	\$498,181	\$372,910	- 25.1%	\$469,362	\$466,835	- 0.5%
Percent of Original List Price Received*	97.0%	92.7%	- 4.4%	94.6%	92.5%	- 2.2%
List to Close	90	132	+ 46.7%	100	111	+ 11.0%
Days on Market Until Sale	49	90	+ 83.7%	50	66	+ 32.0%
Cumulative Days on Market Until Sale	61	91	+ 49.2%	61	78	+ 27.9%
Average List Price	\$702,982	\$653,864	- 7.0%	\$560,609	\$738,416	+ 31.7%
Inventory of Homes for Sale	59	89	+ 50.8%	--	--	--
Months Supply of Inventory	2.1	3.9	+ 85.7%	--	--	--

* 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.

March



Historical Median Sales Price Rolling 12-Month Calculation

