

Local Market Update for February 2024

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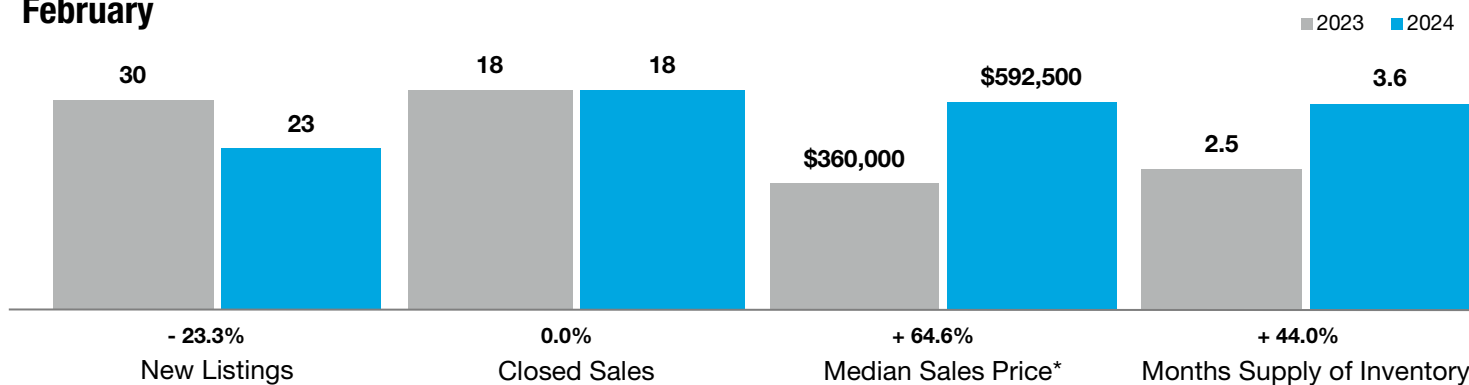
Polk County

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	30	23	- 23.3%	54	36	- 33.3%
Pending Sales	25	22	- 12.0%	49	39	- 20.4%
Closed Sales	18	18	0.0%	33	40	+ 21.2%
Median Sales Price*	\$360,000	\$592,500	+ 64.6%	\$358,000	\$449,500	+ 25.6%
Average Sales Price*	\$401,500	\$616,694	+ 53.6%	\$437,924	\$516,844	+ 18.0%
Percent of Original List Price Received*	90.8%	93.2%	+ 2.6%	92.1%	92.3%	+ 0.2%
List to Close	114	91	- 20.2%	111	101	- 9.0%
Days on Market Until Sale	58	46	- 20.7%	51	56	+ 9.8%
Cumulative Days on Market Until Sale	74	81	+ 9.5%	60	73	+ 21.7%
Average List Price	\$516,901	\$842,582	+ 63.0%	\$461,329	\$821,230	+ 78.0%
Inventory of Homes for Sale	67	86	+ 28.4%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

