

Local Market Update for July 2024

A research tool provided by the Canopy Realtor® Association
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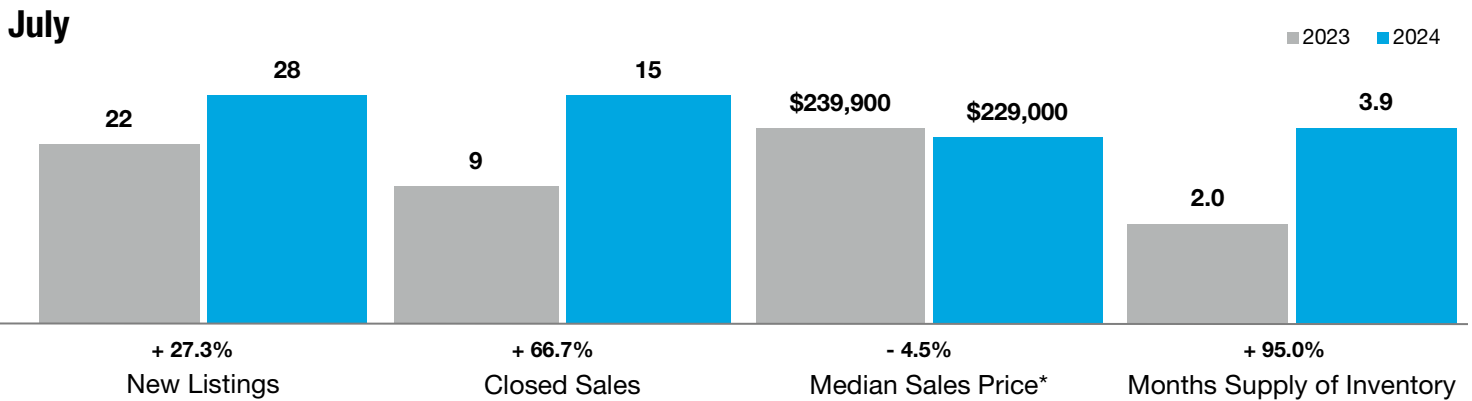


Forest City

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	22	28	+ 27.3%	116	148	+ 27.6%
Pending Sales	16	17	+ 6.3%	95	94	- 1.1%
Closed Sales	9	15	+ 66.7%	83	92	+ 10.8%
Median Sales Price*	\$239,900	\$229,000	- 4.5%	\$200,400	\$225,000	+ 12.3%
Average Sales Price*	\$224,644	\$212,933	- 5.2%	\$221,894	\$231,552	+ 4.4%
Percent of Original List Price Received*	111.7%	94.1%	- 15.8%	97.2%	92.3%	- 5.0%
List to Close	51	79	+ 54.9%	77	94	+ 22.1%
Days on Market Until Sale	12	39	+ 225.0%	34	50	+ 47.1%
Cumulative Days on Market Until Sale	12	49	+ 308.3%	37	57	+ 54.1%
Average List Price	\$214,509	\$277,971	+ 29.6%	\$255,854	\$260,467	+ 1.8%
Inventory of Homes for Sale	29	54	+ 86.2%	--	--	--
Months Supply of Inventory	2.0	3.9	+ 95.0%	--	--	--

* 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.



Historical Median Sales Price

Rolling 12-Month Calculation

