

Local Market Update for September 2024

A research tool provided by the Canopy Realtor® Association
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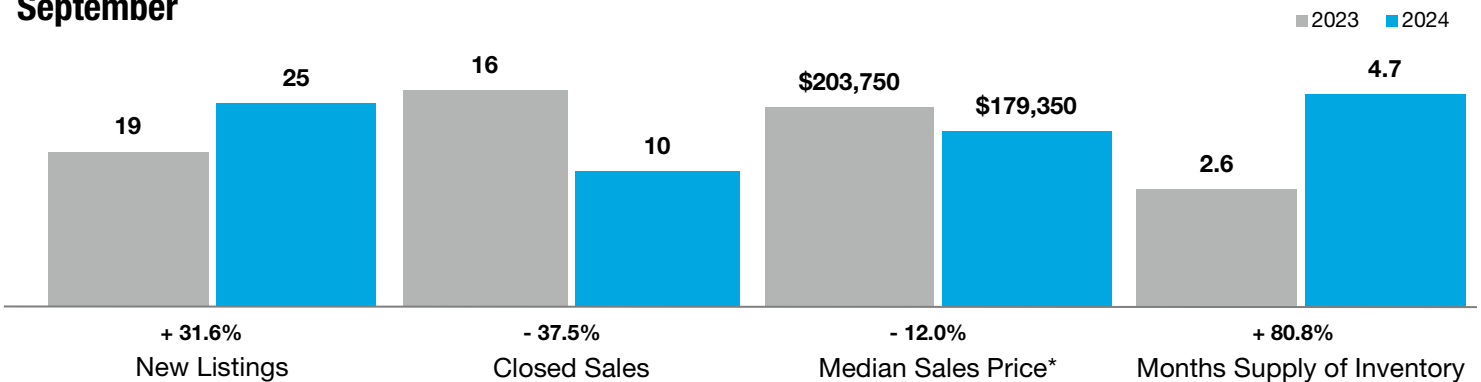
Forest City

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	19	25	+ 31.6%	156	203	+ 30.1%
Pending Sales	17	18	+ 5.9%	125	124	- 0.8%
Closed Sales	16	10	- 37.5%	115	116	+ 0.9%
Median Sales Price*	\$203,750	\$179,350	- 12.0%	\$200,400	\$227,000	+ 13.3%
Average Sales Price*	\$203,831	\$203,120	- 0.3%	\$218,345	\$241,951	+ 10.8%
Percent of Original List Price Received*	99.4%	94.8%	- 4.6%	97.3%	93.1%	- 4.3%
List to Close	59	67	+ 13.6%	71	92	+ 29.6%
Days on Market Until Sale	12	25	+ 108.3%	28	47	+ 67.9%
Cumulative Days on Market Until Sale	12	26	+ 116.7%	31	52	+ 67.7%
Average List Price	\$234,531	\$276,676	+ 18.0%	\$243,218	\$259,837	+ 6.8%
Inventory of Homes for Sale	36	65	+ 80.6%	--	--	--
Months Supply of Inventory	2.6	4.7	+ 80.8%	--	--	--

* 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.

September



Historical Median Sales Price Rolling 12-Month Calculation

