

Local Market Update for April 2025

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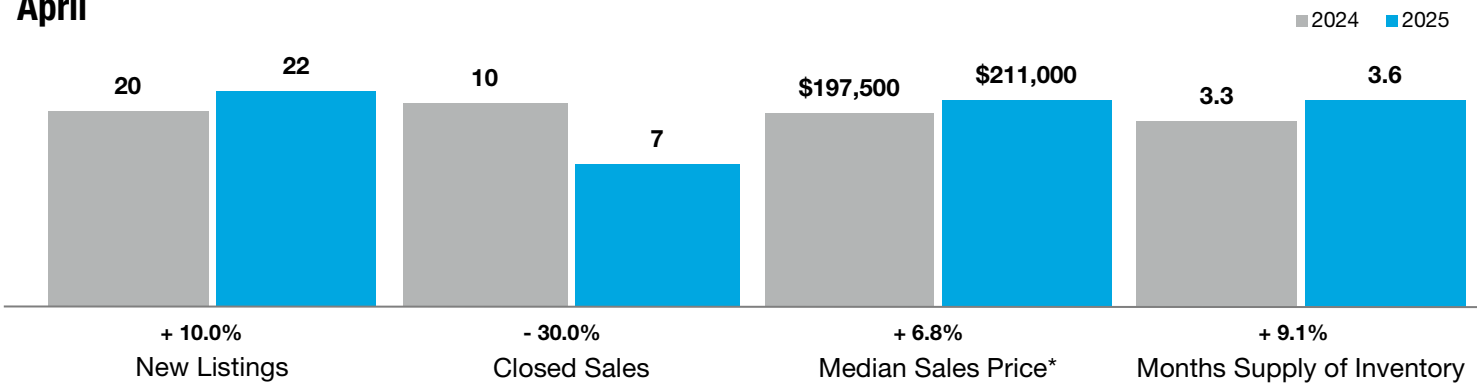
Forest City

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	20	22	+ 10.0%	76	79	+ 3.9%
Pending Sales	16	18	+ 12.5%	48	57	+ 18.8%
Closed Sales	10	7	- 30.0%	46	44	- 4.3%
Median Sales Price*	\$197,500	\$211,000	+ 6.8%	\$217,000	\$218,500	+ 0.7%
Average Sales Price*	\$199,500	\$244,000	+ 22.3%	\$228,696	\$235,590	+ 3.0%
Percent of Original List Price Received*	90.3%	92.6%	+ 2.5%	91.9%	92.8%	+ 1.0%
List to Close	133	64	- 51.9%	107	104	- 2.8%
Days on Market Until Sale	92	19	- 79.3%	59	57	- 3.4%
Cumulative Days on Market Until Sale	93	40	- 57.0%	61	65	+ 6.6%
Average List Price	\$286,100	\$288,145	+ 0.7%	\$237,494	\$293,000	+ 23.4%
Inventory of Homes for Sale	44	52	+ 18.2%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--

* 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.

April



Historical Median Sales Price Rolling 12-Month Calculation

