

# Local Market Update for July 2025

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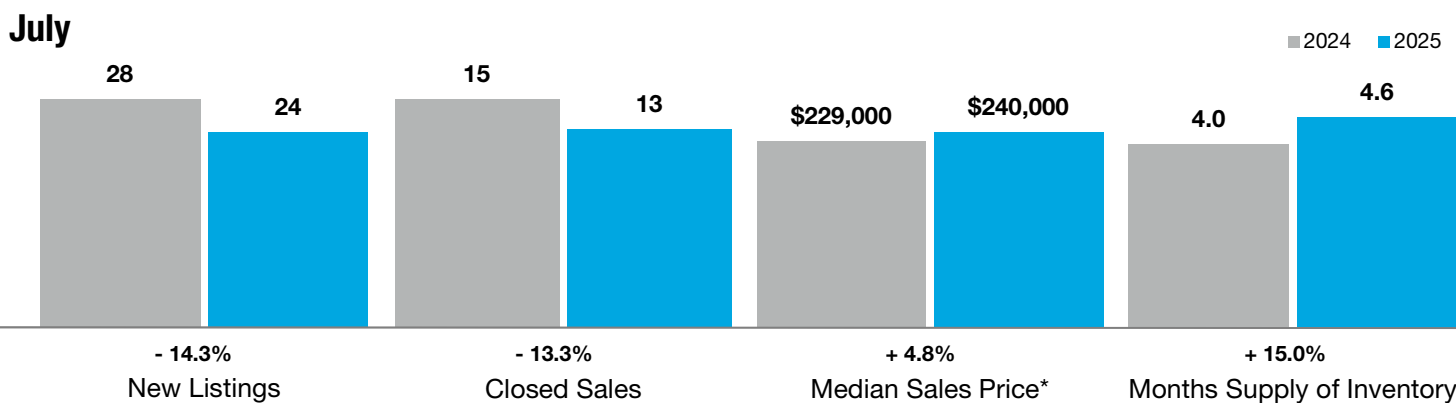


## Forest City

North Carolina

| Key Metrics                              | July      |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2024      | 2025      | Percent Change | Thru 7-2024  | Thru 7-2025 | Percent Change |
| New Listings                             | 28        | 24        | - 14.3%        | 148          | 147         | - 0.7%         |
| Pending Sales                            | 15        | 13        | - 13.3%        | 91           | 100         | + 9.9%         |
| Closed Sales                             | 15        | 13        | - 13.3%        | 92           | 92          | 0.0%           |
| Median Sales Price*                      | \$229,000 | \$240,000 | + 4.8%         | \$225,000    | \$227,000   | + 0.9%         |
| Average Sales Price*                     | \$212,933 | \$293,192 | + 37.7%        | \$231,552    | \$245,690   | + 6.1%         |
| Percent of Original List Price Received* | 94.1%     | 92.3%     | - 1.9%         | 92.3%        | 92.7%       | + 0.4%         |
| List to Close                            | 79        | 122       | + 54.4%        | 94           | 102         | + 8.5%         |
| Days on Market Until Sale                | 39        | 77        | + 97.4%        | 50           | 55          | + 10.0%        |
| Cumulative Days on Market Until Sale     | 49        | 77        | + 57.1%        | 57           | 59          | + 3.5%         |
| Average List Price                       | \$265,900 | \$284,221 | + 6.9%         | \$256,562    | \$283,703   | + 10.6%        |
| Inventory of Homes for Sale              | 55        | 66        | + 20.0%        | --           | --          | --             |
| Months Supply of Inventory               | 4.0       | 4.6       | + 15.0%        | --           | --          | --             |

\* 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

