

Local Market Update for August 2025

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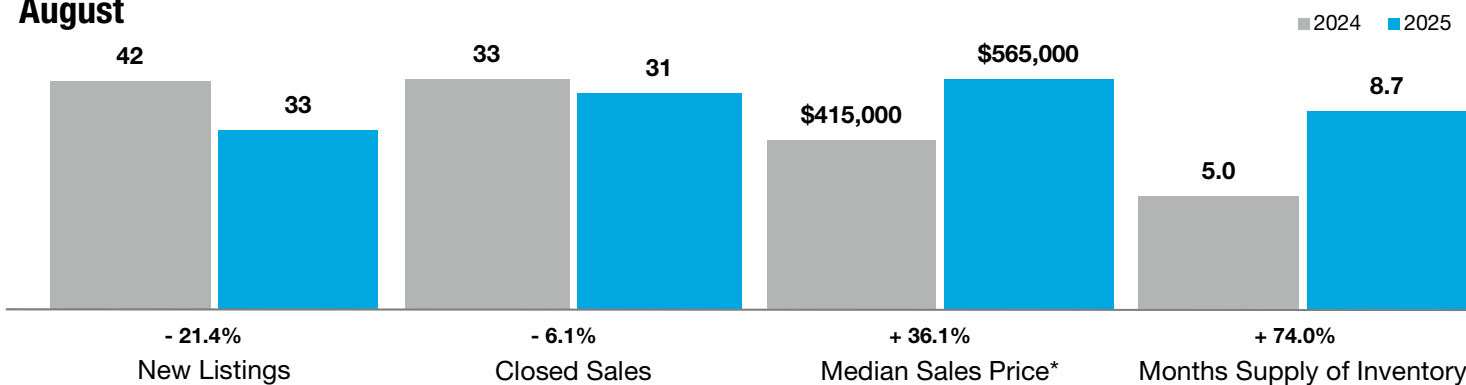
Polk County

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	42	33	- 21.4%	276	356	+ 29.0%
Pending Sales	24	33	+ 37.5%	198	189	- 4.5%
Closed Sales	33	31	- 6.1%	192	173	- 9.9%
Median Sales Price*	\$415,000	\$565,000	+ 36.1%	\$450,000	\$467,500	+ 3.9%
Average Sales Price*	\$491,080	\$642,871	+ 30.9%	\$539,439	\$554,346	+ 2.8%
Percent of Original List Price Received*	91.3%	90.9%	- 0.4%	92.7%	91.8%	- 1.0%
List to Close	103	115	+ 11.7%	99	114	+ 15.2%
Days on Market Until Sale	52	60	+ 15.4%	59	65	+ 10.2%
Cumulative Days on Market Until Sale	52	61	+ 17.3%	74	77	+ 4.1%
Average List Price	\$702,196	\$634,807	- 9.6%	\$710,220	\$739,901	+ 4.2%
Inventory of Homes for Sale	123	190	+ 54.5%	--	--	--
Months Supply of Inventory	5.0	8.7	+ 74.0%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

