

Local Market Update for January 2026

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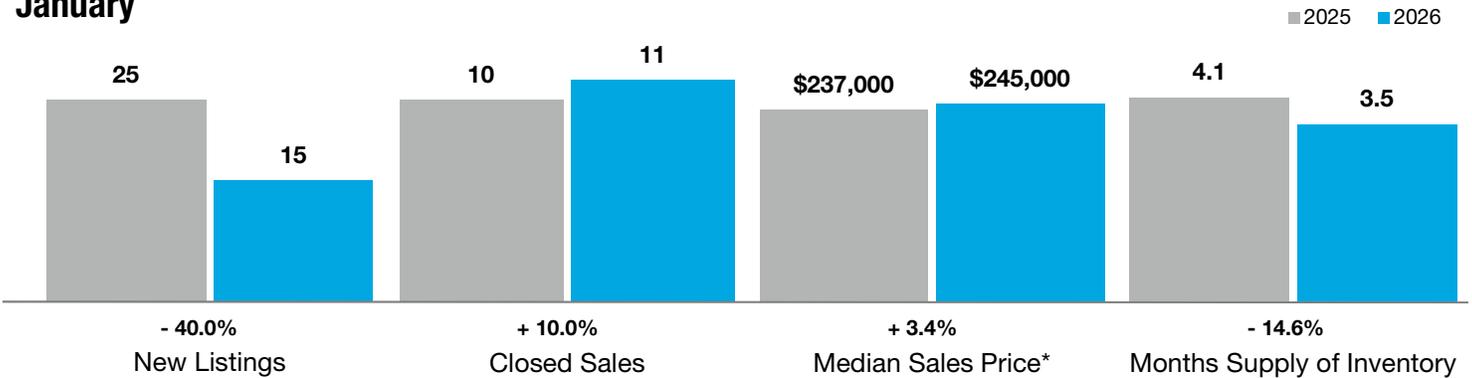
Forest City

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	25	15	- 40.0%	25	15	- 40.0%
Pending Sales	14	16	+ 14.3%	14	16	+ 14.3%
Closed Sales	10	11	+ 10.0%	10	11	+ 10.0%
Median Sales Price*	\$237,000	\$245,000	+ 3.4%	\$237,000	\$245,000	+ 3.4%
Average Sales Price*	\$234,510	\$254,216	+ 8.4%	\$234,510	\$254,216	+ 8.4%
Percent of Original List Price Received*	92.7%	93.2%	+ 0.5%	92.7%	93.2%	+ 0.5%
List to Close	113	146	+ 29.2%	113	146	+ 29.2%
Days on Market Until Sale	60	93	+ 55.0%	60	93	+ 55.0%
Cumulative Days on Market Until Sale	76	107	+ 40.8%	76	107	+ 40.8%
Average List Price	\$300,312	\$223,780	- 25.5%	\$300,312	\$223,780	- 25.5%
Inventory of Homes for Sale	56	49	- 12.5%	--	--	--
Months Supply of Inventory	4.1	3.5	- 14.6%	--	--	--

* 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.

January



Historical Median Sales Price Rolling 12-Month Calculation

