

Local Market Update for February 2026

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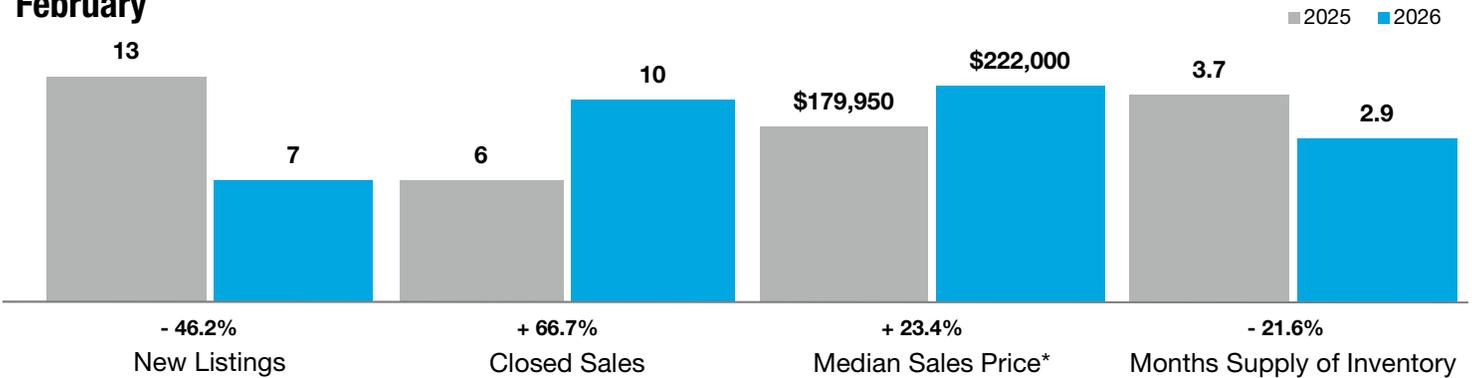
Forest City

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	13	7	- 46.2%	38	22	- 42.1%
Pending Sales	13	10	- 23.1%	27	25	- 7.4%
Closed Sales	6	10	+ 66.7%	16	21	+ 31.3%
Median Sales Price*	\$179,950	\$222,000	+ 23.4%	\$195,500	\$239,000	+ 22.3%
Average Sales Price*	\$165,567	\$210,800	+ 27.3%	\$208,656	\$233,542	+ 11.9%
Percent of Original List Price Received*	95.5%	95.7%	+ 0.2%	93.7%	94.4%	+ 0.7%
List to Close	88	91	+ 3.4%	104	120	+ 15.4%
Days on Market Until Sale	42	53	+ 26.2%	54	74	+ 37.0%
Cumulative Days on Market Until Sale	42	53	+ 26.2%	63	81	+ 28.6%
Average List Price	\$243,877	\$294,956	+ 20.9%	\$281,005	\$245,572	- 12.6%
Inventory of Homes for Sale	51	39	- 23.5%	--	--	--
Months Supply of Inventory	3.7	2.9	- 21.6%	--	--	--

* 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.

February



Historical Median Sales Price Rolling 12-Month Calculation

