

Local Market Update for February 2026

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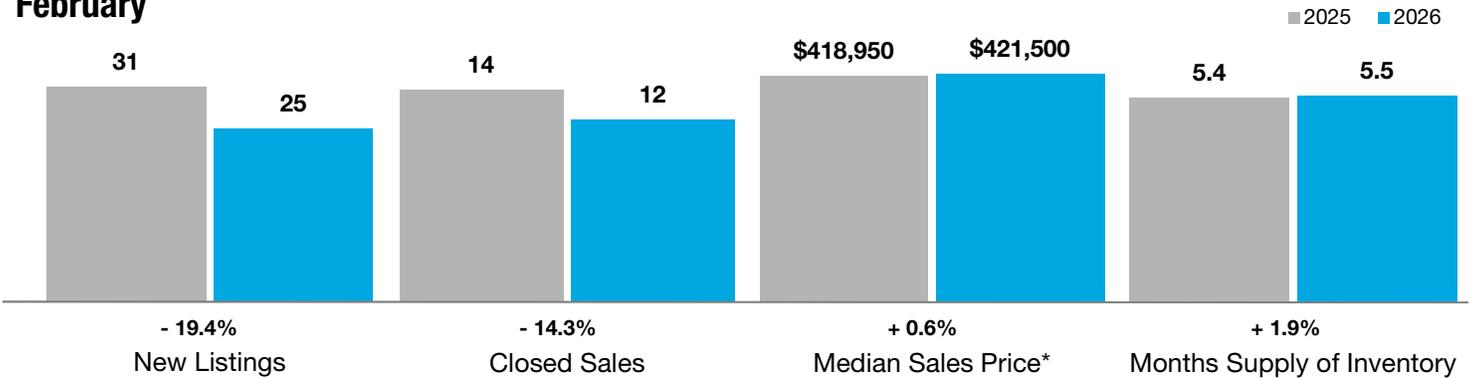
Polk County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	31	25	- 19.4%	61	52	- 14.8%
Pending Sales	16	23	+ 43.8%	33	48	+ 45.5%
Closed Sales	14	12	- 14.3%	35	34	- 2.9%
Median Sales Price*	\$418,950	\$421,500	+ 0.6%	\$470,000	\$465,000	- 1.1%
Average Sales Price*	\$430,057	\$585,000	+ 36.0%	\$530,644	\$681,420	+ 28.4%
Percent of Original List Price Received*	86.2%	91.4%	+ 6.0%	89.8%	87.7%	- 2.3%
List to Close	134	120	- 10.4%	137	164	+ 19.7%
Days on Market Until Sale	90	76	- 15.6%	85	114	+ 34.1%
Cumulative Days on Market Until Sale	103	143	+ 38.8%	95	144	+ 51.6%
Average List Price	\$660,187	\$765,992	+ 16.0%	\$671,387	\$703,973	+ 4.9%
Inventory of Homes for Sale	121	135	+ 11.6%	--	--	--
Months Supply of Inventory	5.4	5.5	+ 1.9%	--	--	--

* 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

