

Local Market Update for August 2026

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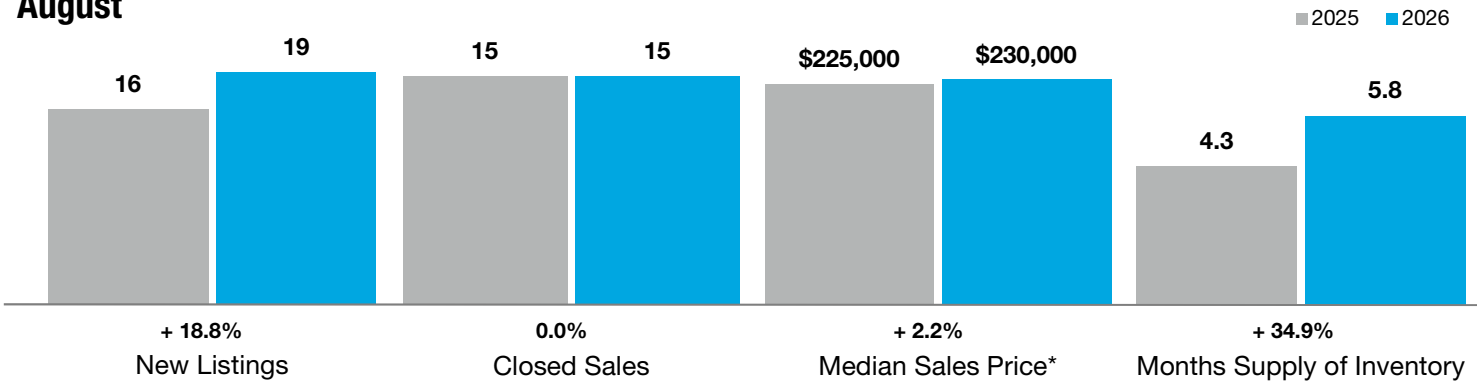
Forest City

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	16	19	+ 18.8%	163	181	+ 11.0%
Pending Sales	18	19	+ 5.6%	116	117	+ 0.9%
Closed Sales	15	15	0.0%	107	110	+ 2.8%
Median Sales Price*	\$225,000	\$230,000	+ 2.2%	\$225,000	\$227,450	+ 1.1%
Average Sales Price*	\$214,072	\$236,567	+ 10.5%	\$241,257	\$240,569	- 0.3%
Percent of Original List Price Received*	92.7%	94.2%	+ 1.6%	92.7%	93.4%	+ 0.8%
List to Close	107	76	- 29.0%	102	104	+ 2.0%
Days on Market Until Sale	59	34	- 42.4%	56	60	+ 7.1%
Cumulative Days on Market Until Sale	61	41	- 32.8%	60	80	+ 33.3%
Average List Price	\$237,475	\$251,921	+ 6.1%	\$273,407	\$286,615	+ 4.8%
Inventory of Homes for Sale	61	80	+ 31.1%	--	--	--
Months Supply of Inventory	4.3	5.8	+ 34.9%	--	--	--

* 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.

August



Historical Median Sales Price Rolling 12-Month Calculation

