Local Market Update for October 2026

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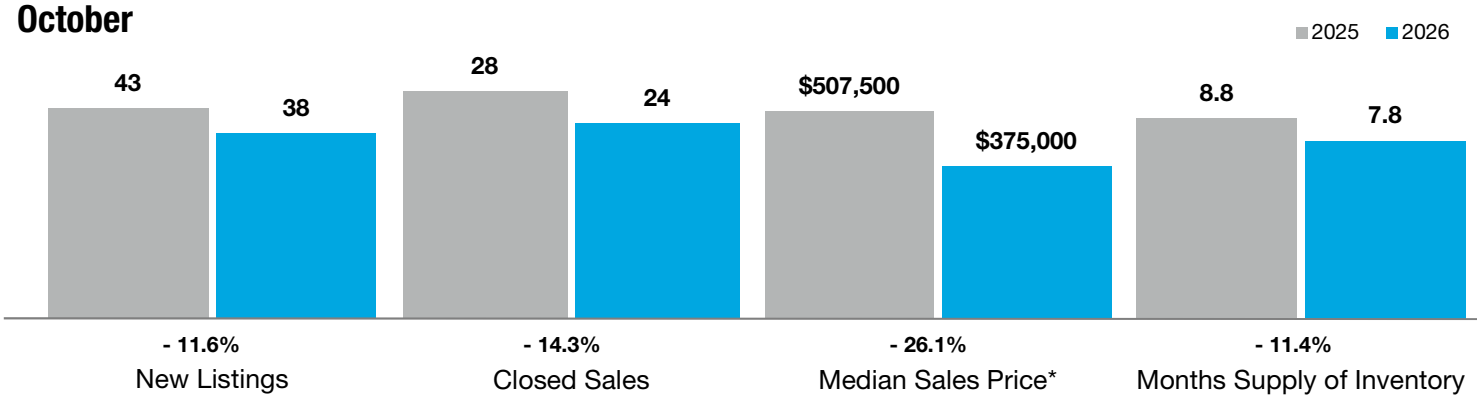
Polk County

North Carolina

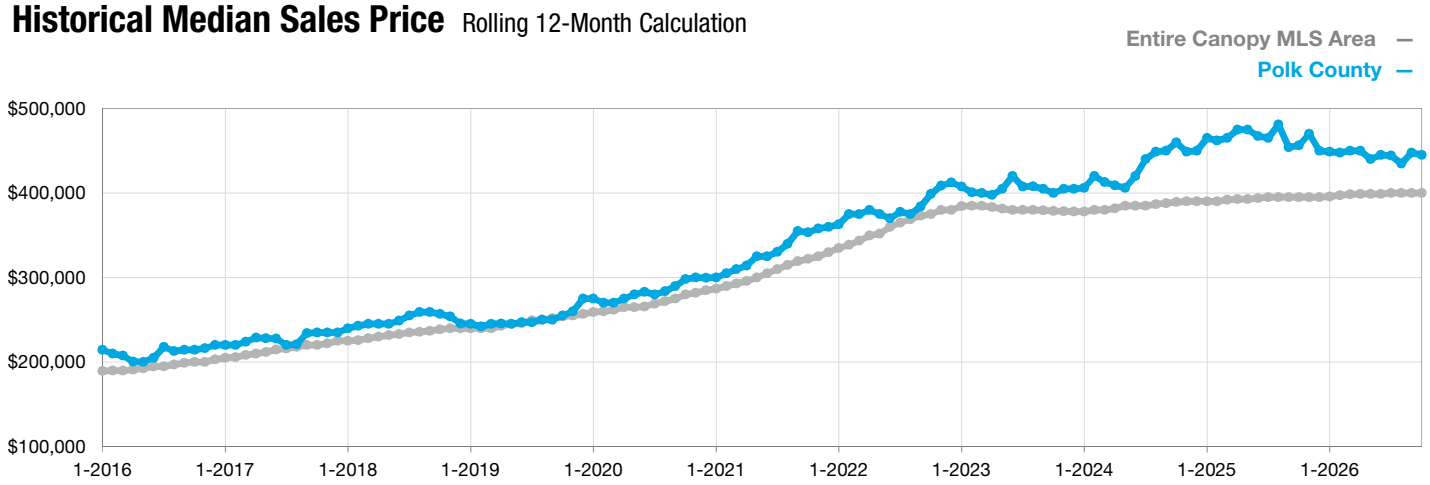
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	43	**38**	- 11.6%	453	**412**	- 9.1%
Pending Sales	27	**19**	- 29.6%	240	**249**	+ 3.8%
Closed Sales	28	**24**	- 14.3%	232	**243**	+ 4.7%
Median Sales Price*	$507,500	**$375,000**	- 26.1%	$449,900	**$445,000**	- 1.1%
Average Sales Price*	$649,357	**$476,250**	- 26.7%	$552,552	**$599,107**	+ 8.4%
Percent of Original List Price Received*	91.5%	**86.9%**	- 5.0%	91.7%	**90.9%**	- 0.9%
List to Close	104	**141**	+ 35.6%	114	**139**	+ 21.9%
Days on Market Until Sale	60	**96**	+ 60.0%	65	**96**	+ 47.7%
Cumulative Days on Market Until Sale	89	**101**	+ 13.5%	79	**120**	+ 51.9%
Average List Price	$615,163	**$769,717**	+ 25.1%	$707,267	**$674,688**	- 4.6%
Inventory of Homes for Sale	201	**188**	- 6.5%	--	--	--
Months Supply of Inventory	8.8	**7.8**	- 11.4%	--	**--**	--

* 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.

October



Historical Median Sales Price Rolling 12-Month Calculation



Current as of November 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.