

Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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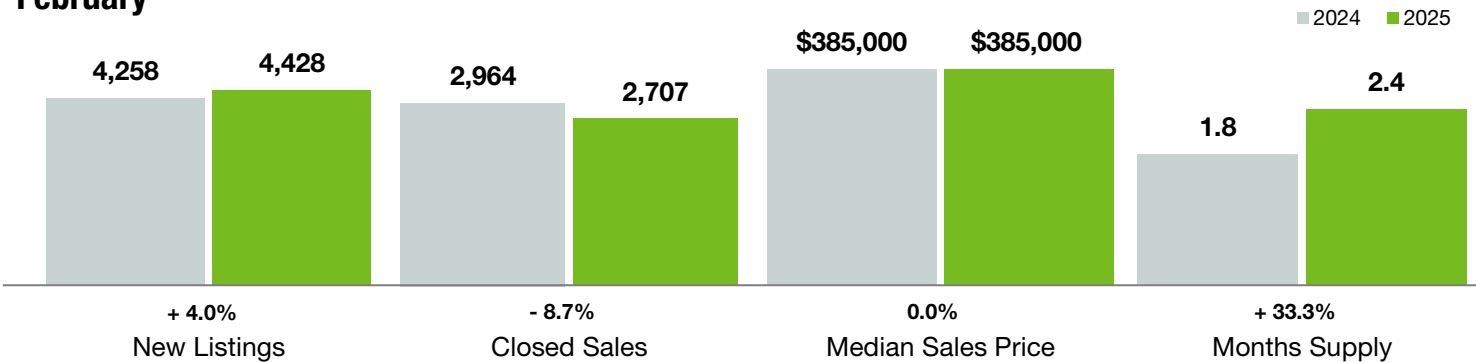
Charlotte Region

Includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina and Chester, Chesterfield, Lancaster and York Counties in South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	4,258	4,428	+ 4.0%	7,895	8,498	+ 7.6%
Pending Sales	3,576	3,669	+ 2.6%	6,894	6,840	- 0.8%
Closed Sales	2,964	2,707	- 8.7%	5,281	5,275	- 0.1%
Median Sales Price*	\$385,000	\$385,000	0.0%	\$380,000	\$384,200	+ 1.1%
Average Sales Price*	\$464,917	\$476,652	+ 2.5%	\$458,499	\$481,998	+ 5.1%
Percent of Original List Price Received*	96.8%	95.9%	- 0.9%	96.6%	95.6%	- 1.0%
List to Close	93	100	+ 7.5%	94	102	+ 8.5%
Days on Market Until Sale	45	55	+ 22.2%	44	56	+ 27.3%
Cumulative Days on Market Until Sale	49	63	+ 28.6%	48	63	+ 31.3%
Average List Price	\$505,376	\$544,563	+ 7.8%	\$496,747	\$526,046	+ 5.9%
Inventory of Homes for Sale	6,254	8,498	+ 35.9%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--

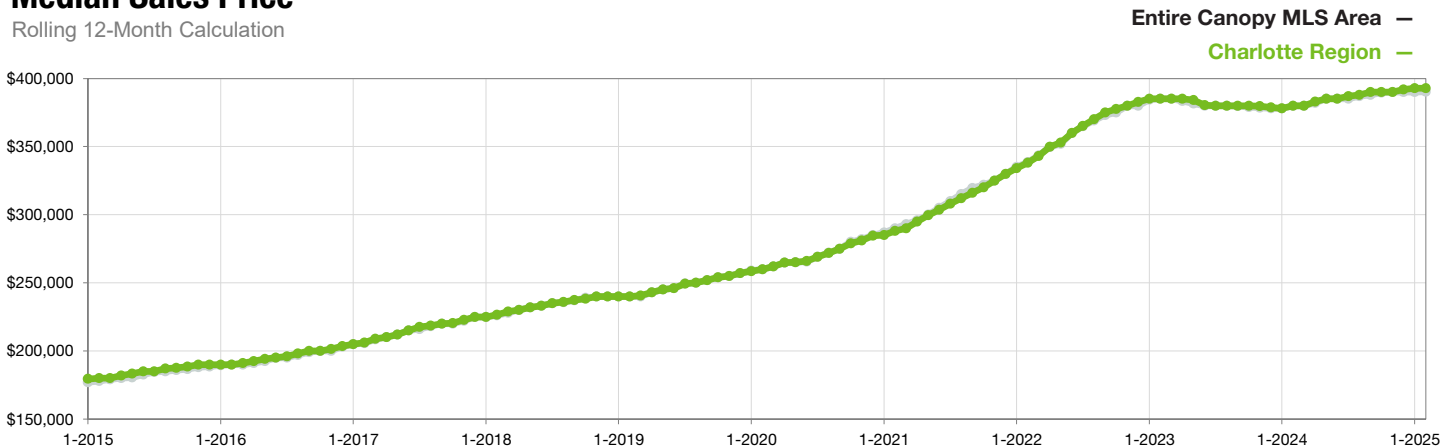
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February



Median Sales Price

Rolling 12-Month Calculation



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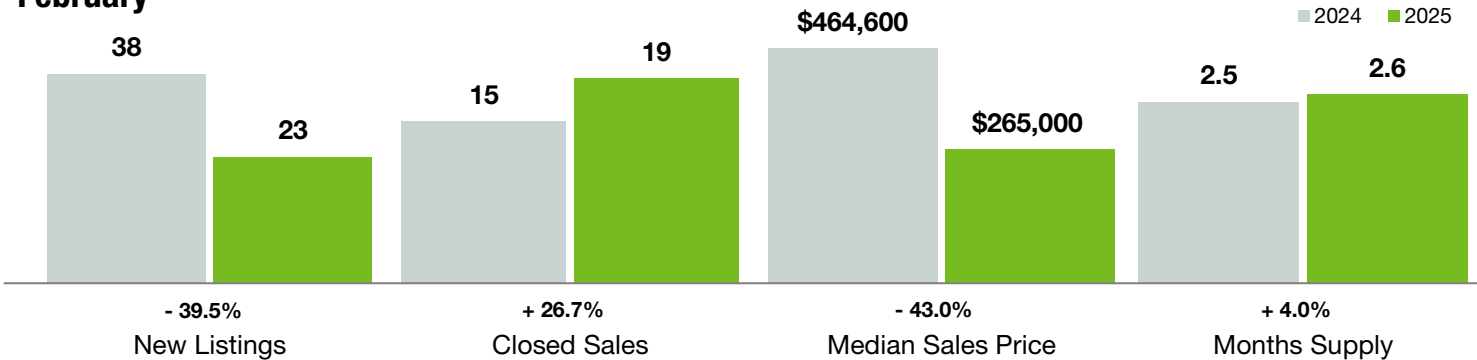
Alexander County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	38	23	- 39.5%	50	43	- 14.0%
Pending Sales	16	27	+ 68.8%	35	47	+ 34.3%
Closed Sales	15	19	+ 26.7%	33	38	+ 15.2%
Median Sales Price*	\$464,600	\$265,000	- 43.0%	\$280,000	\$284,850	+ 1.7%
Average Sales Price*	\$482,973	\$388,163	- 19.6%	\$381,421	\$360,532	- 5.5%
Percent of Original List Price Received*	93.1%	98.9%	+ 6.2%	93.7%	96.6%	+ 3.1%
List to Close	90	92	+ 2.2%	95	93	- 2.1%
Days on Market Until Sale	48	56	+ 16.7%	50	48	- 4.0%
Cumulative Days on Market Until Sale	49	68	+ 38.8%	52	64	+ 23.1%
Average List Price	\$386,460	\$324,239	- 16.1%	\$371,044	\$338,761	- 8.7%
Inventory of Homes for Sale	54	58	+ 7.4%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

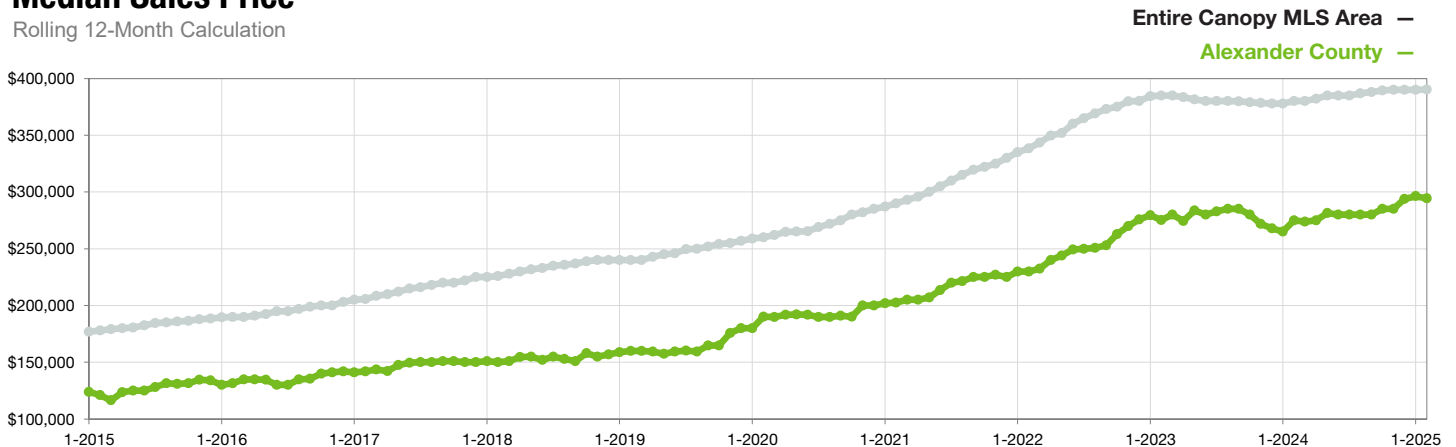
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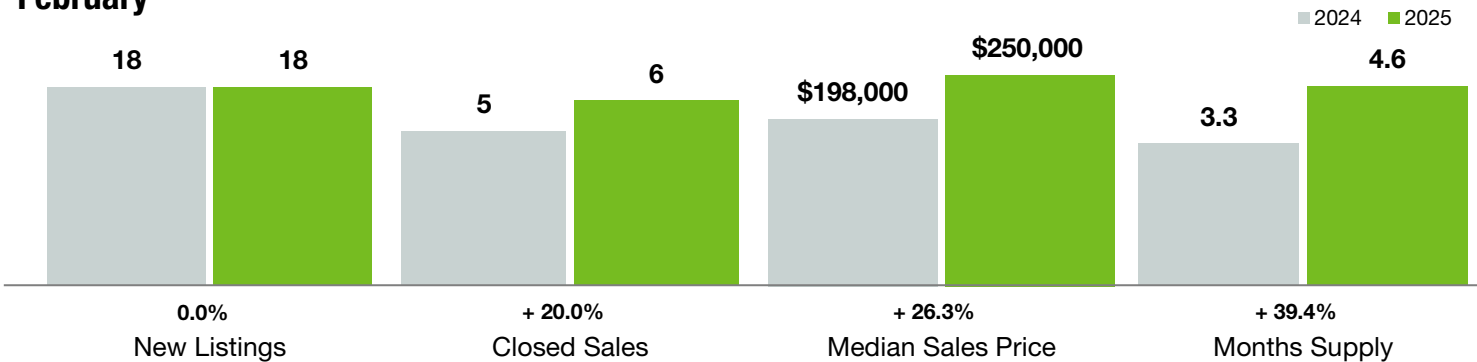
Anson County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	18	18	0.0%	31	37	+ 19.4%
Pending Sales	12	12	0.0%	18	23	+ 27.8%
Closed Sales	5	6	+ 20.0%	10	17	+ 70.0%
Median Sales Price*	\$198,000	\$250,000	+ 26.3%	\$196,500	\$224,950	+ 14.5%
Average Sales Price*	\$246,000	\$239,520	- 2.6%	\$261,990	\$261,713	- 0.1%
Percent of Original List Price Received*	91.2%	90.8%	- 0.4%	91.0%	90.4%	- 0.7%
List to Close	136	109	- 19.9%	103	121	+ 17.5%
Days on Market Until Sale	83	61	- 26.5%	53	72	+ 35.8%
Cumulative Days on Market Until Sale	84	83	- 1.2%	54	86	+ 59.3%
Average List Price	\$239,523	\$239,222	- 0.1%	\$223,238	\$215,124	- 3.6%
Inventory of Homes for Sale	41	58	+ 41.5%	--	--	--
Months Supply of Inventory	3.3	4.6	+ 39.4%	--	--	--

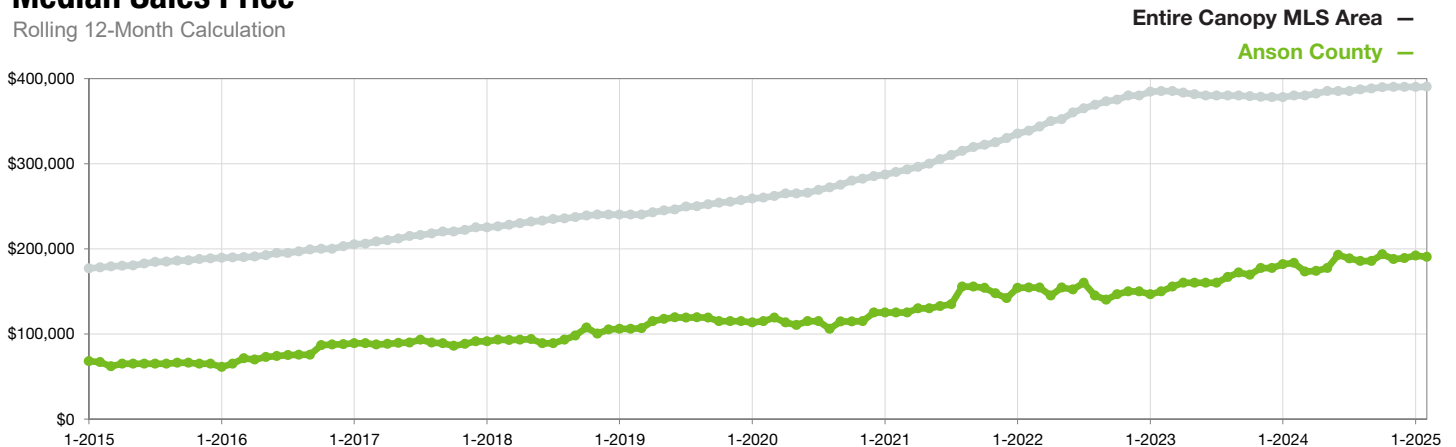
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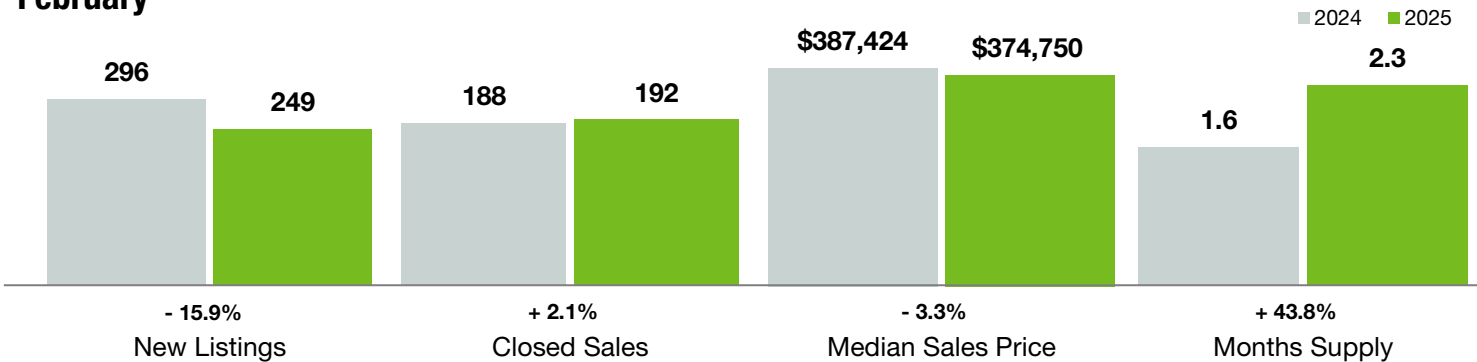
Cabarrus County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	296	249	- 15.9%	557	519	- 6.8%
Pending Sales	239	223	- 6.7%	443	431	- 2.7%
Closed Sales	188	192	+ 2.1%	359	358	- 0.3%
Median Sales Price*	\$387,424	\$374,750	- 3.3%	\$405,000	\$373,590	- 7.8%
Average Sales Price*	\$417,911	\$436,718	+ 4.5%	\$439,656	\$427,951	- 2.7%
Percent of Original List Price Received*	97.3%	95.8%	- 1.5%	97.4%	95.3%	- 2.2%
List to Close	93	103	+ 10.8%	98	100	+ 2.0%
Days on Market Until Sale	44	56	+ 27.3%	44	55	+ 25.0%
Cumulative Days on Market Until Sale	40	67	+ 67.5%	46	64	+ 39.1%
Average List Price	\$413,022	\$460,125	+ 11.4%	\$420,104	\$451,991	+ 7.6%
Inventory of Homes for Sale	390	547	+ 40.3%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

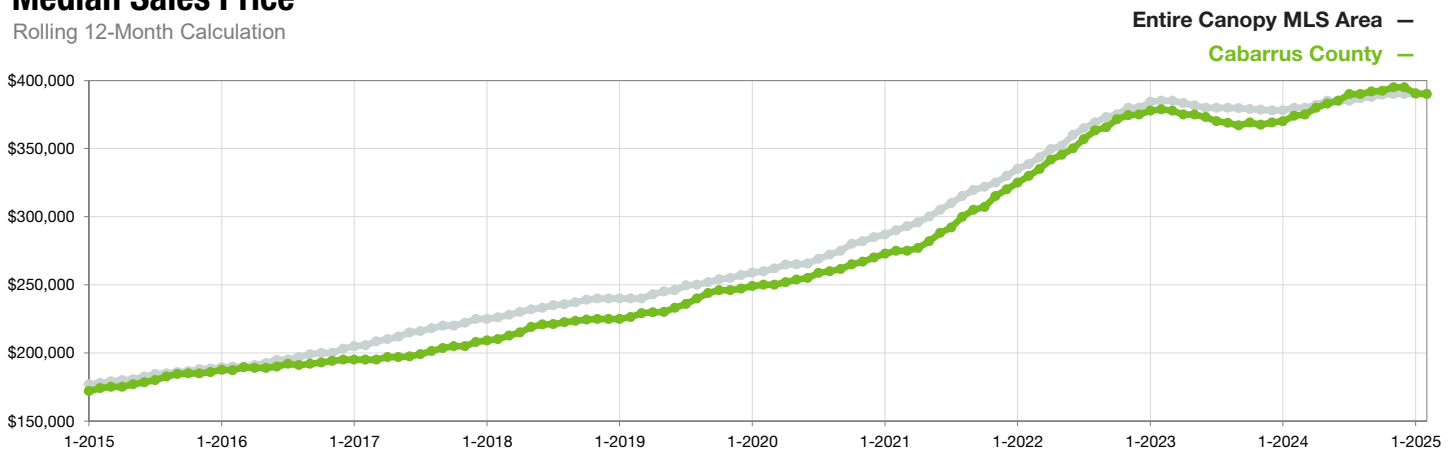
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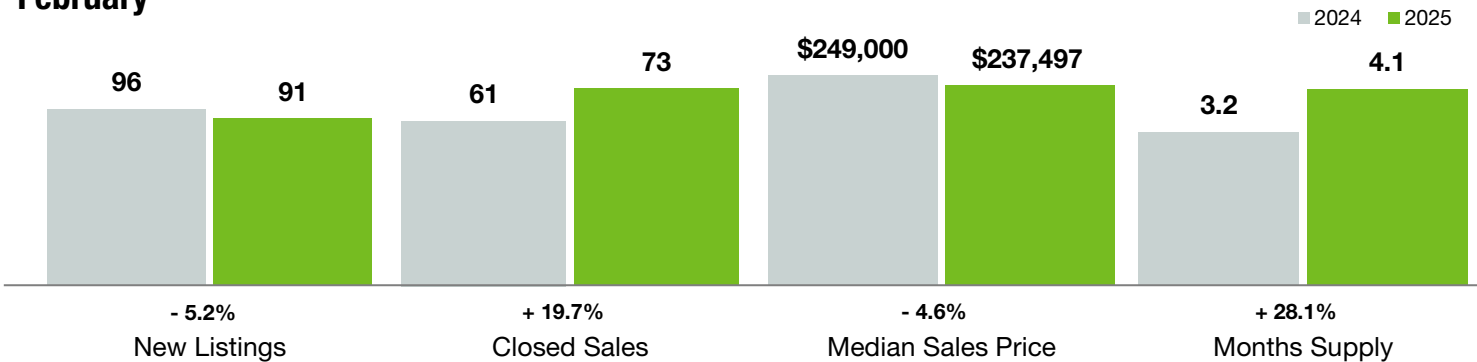
Cleveland County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	96	91	- 5.2%	227	195	- 14.1%
Pending Sales	104	86	- 17.3%	165	169	+ 2.4%
Closed Sales	61	73	+ 19.7%	119	132	+ 10.9%
Median Sales Price*	\$249,000	\$237,497	- 4.6%	\$250,000	\$238,250	- 4.7%
Average Sales Price*	\$251,708	\$250,664	- 0.4%	\$273,029	\$258,063	- 5.5%
Percent of Original List Price Received*	95.2%	94.2%	- 1.1%	96.7%	94.2%	- 2.6%
List to Close	93	103	+ 10.8%	99	101	+ 2.0%
Days on Market Until Sale	51	63	+ 23.5%	50	63	+ 26.0%
Cumulative Days on Market Until Sale	61	71	+ 16.4%	63	74	+ 17.5%
Average List Price	\$277,465	\$357,910	+ 29.0%	\$273,606	\$320,071	+ 17.0%
Inventory of Homes for Sale	266	311	+ 16.9%	--	--	--
Months Supply of Inventory	3.2	4.1	+ 28.1%	--	--	--

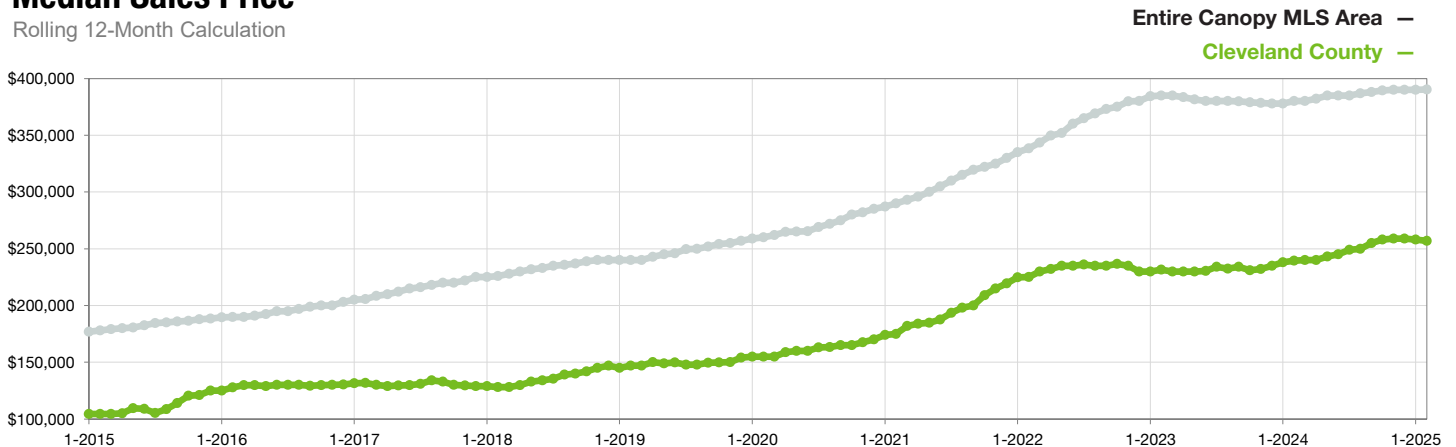
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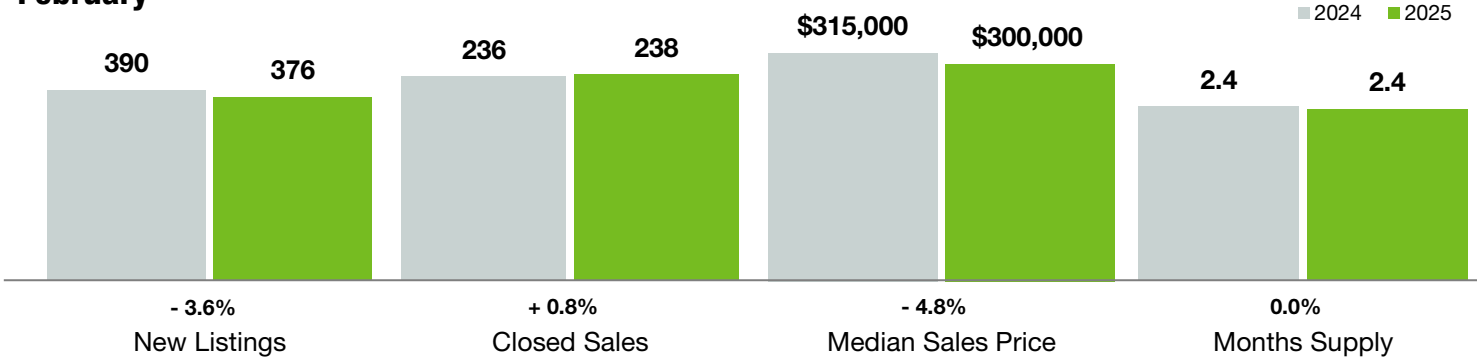
Gaston County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	390	376	- 3.6%	710	720	+ 1.4%
Pending Sales	283	333	+ 17.7%	569	627	+ 10.2%
Closed Sales	236	238	+ 0.8%	440	481	+ 9.3%
Median Sales Price*	\$315,000	\$300,000	- 4.8%	\$310,000	\$310,000	0.0%
Average Sales Price*	\$334,609	\$341,857	+ 2.2%	\$333,183	\$343,634	+ 3.1%
Percent of Original List Price Received*	95.3%	95.4%	+ 0.1%	95.8%	95.5%	- 0.3%
List to Close	95	99	+ 4.2%	92	101	+ 9.8%
Days on Market Until Sale	49	59	+ 20.4%	46	59	+ 28.3%
Cumulative Days on Market Until Sale	54	66	+ 22.2%	51	68	+ 33.3%
Average List Price	\$358,974	\$380,422	+ 6.0%	\$361,051	\$379,523	+ 5.1%
Inventory of Homes for Sale	659	710	+ 7.7%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

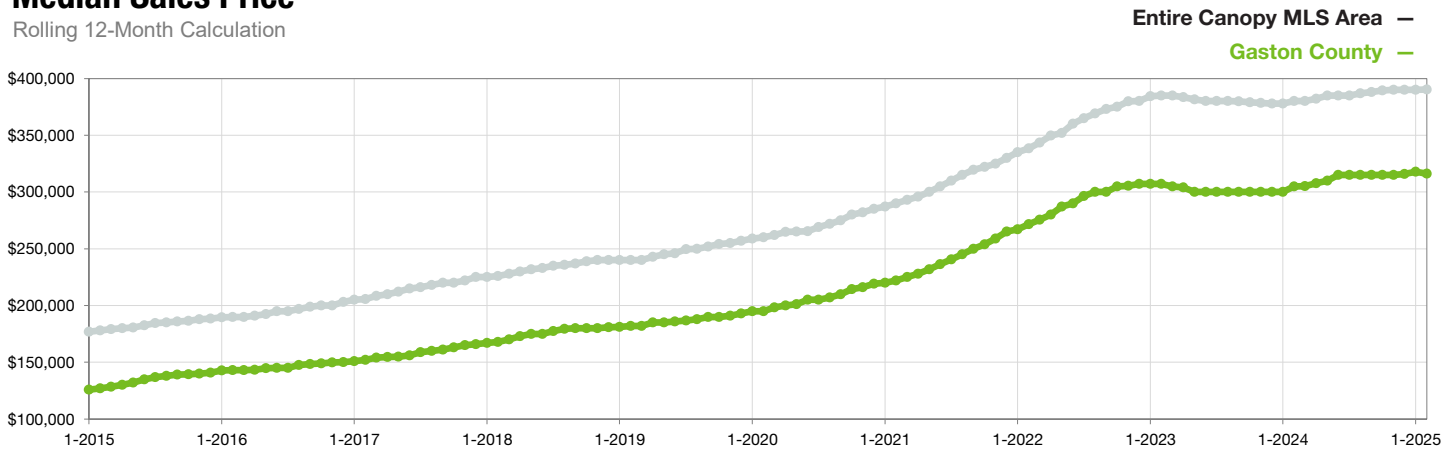
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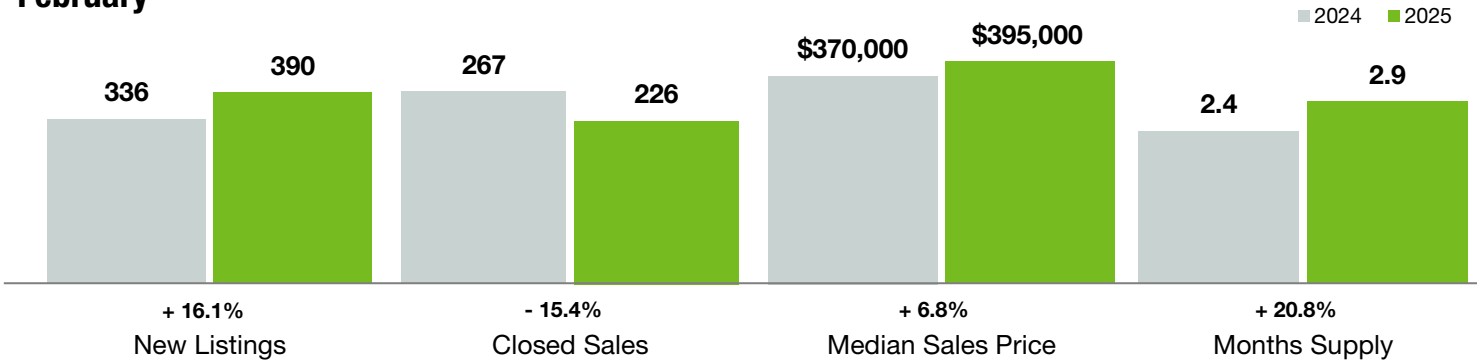
Iredell County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	336	390	+ 16.1%	633	676	+ 6.8%
Pending Sales	295	297	+ 0.7%	580	537	- 7.4%
Closed Sales	267	226	- 15.4%	460	408	- 11.3%
Median Sales Price*	\$370,000	\$395,000	+ 6.8%	\$374,923	\$393,250	+ 4.9%
Average Sales Price*	\$466,425	\$532,190	+ 14.1%	\$459,556	\$525,624	+ 14.4%
Percent of Original List Price Received*	95.3%	95.0%	- 0.3%	95.6%	94.9%	- 0.7%
List to Close	110	112	+ 1.8%	110	109	- 0.9%
Days on Market Until Sale	54	65	+ 20.4%	48	61	+ 27.1%
Cumulative Days on Market Until Sale	62	69	+ 11.3%	57	66	+ 15.8%
Average List Price	\$497,571	\$630,835	+ 26.8%	\$515,541	\$610,941	+ 18.5%
Inventory of Homes for Sale	664	813	+ 22.4%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

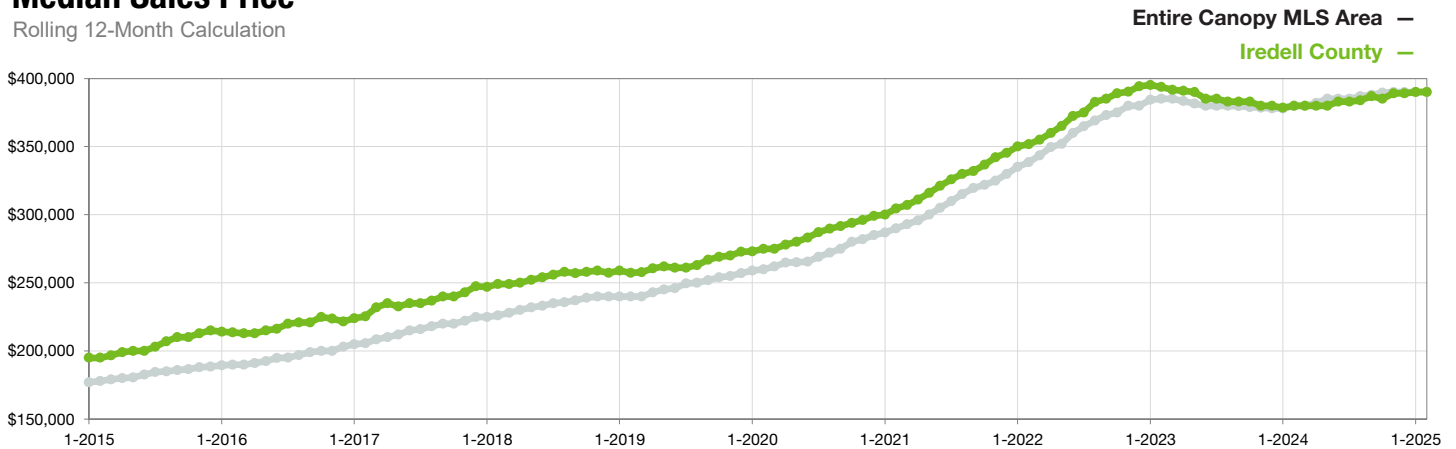
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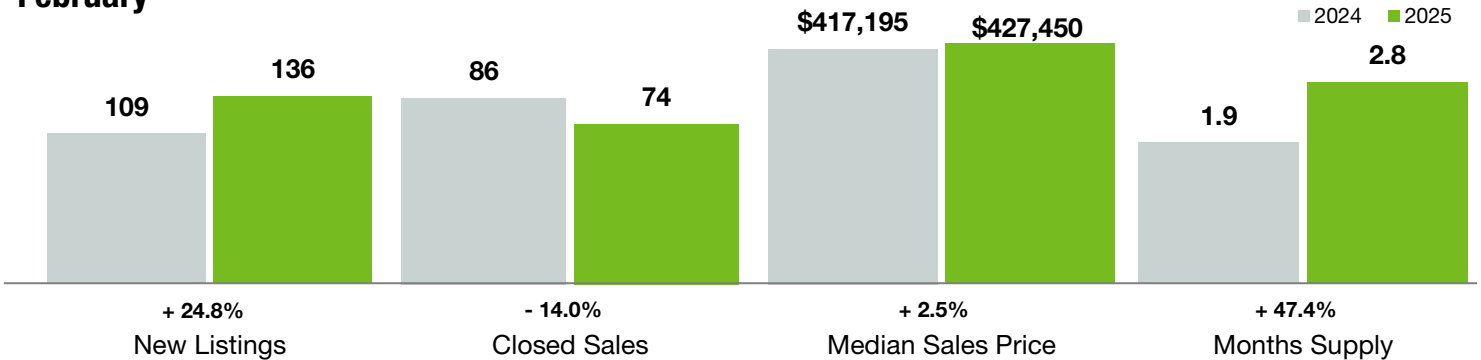
Lincoln County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	109	136	+ 24.8%	224	273	+ 21.9%
Pending Sales	96	119	+ 24.0%	194	221	+ 13.9%
Closed Sales	86	74	- 14.0%	150	162	+ 8.0%
Median Sales Price*	\$417,195	\$427,450	+ 2.5%	\$403,110	\$427,450	+ 6.0%
Average Sales Price*	\$472,892	\$452,324	- 4.3%	\$474,545	\$518,306	+ 9.2%
Percent of Original List Price Received*	96.4%	93.9%	- 2.6%	97.3%	93.5%	- 3.9%
List to Close	108	101	- 6.5%	110	107	- 2.7%
Days on Market Until Sale	57	57	0.0%	53	61	+ 15.1%
Cumulative Days on Market Until Sale	71	74	+ 4.2%	62	74	+ 19.4%
Average List Price	\$591,065	\$572,656	- 3.1%	\$519,329	\$555,786	+ 7.0%
Inventory of Homes for Sale	209	302	+ 44.5%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--

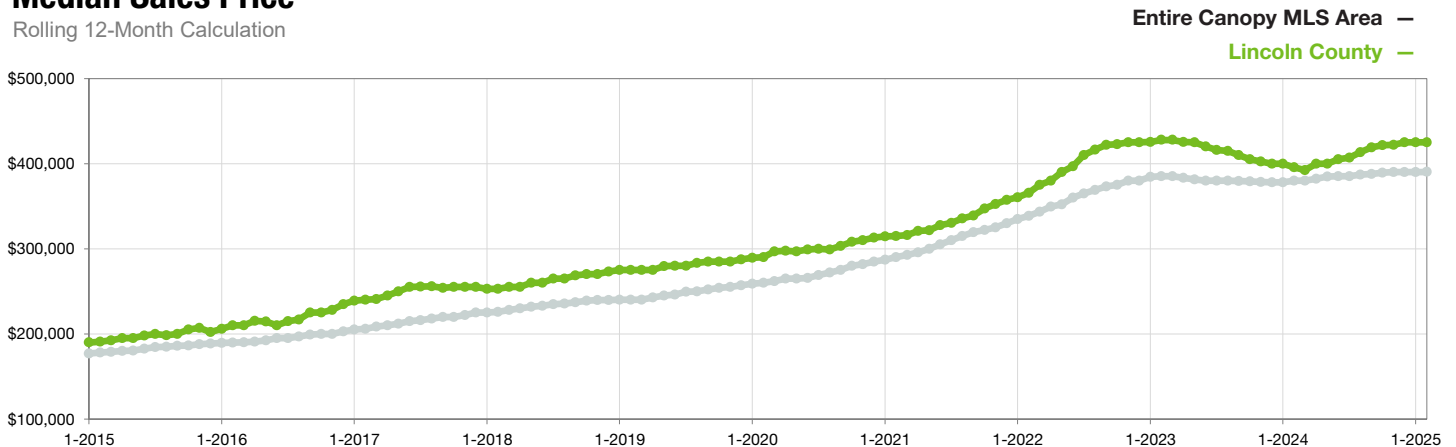
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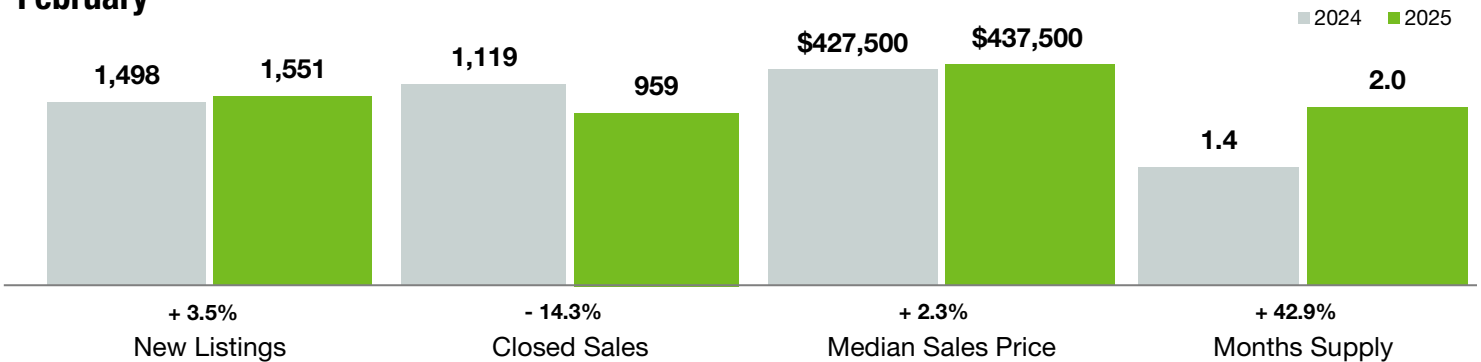
Mecklenburg County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	1,498	1,551	+ 3.5%	2,793	3,050	+ 9.2%
Pending Sales	1,327	1,304	- 1.7%	2,557	2,430	- 5.0%
Closed Sales	1,119	959	- 14.3%	1,940	1,855	- 4.4%
Median Sales Price*	\$427,500	\$437,500	+ 2.3%	\$420,000	\$432,600	+ 3.0%
Average Sales Price*	\$549,499	\$563,266	+ 2.5%	\$537,204	\$576,481	+ 7.3%
Percent of Original List Price Received*	98.1%	96.8%	- 1.3%	97.7%	96.6%	- 1.1%
List to Close	90	94	+ 4.4%	90	97	+ 7.8%
Days on Market Until Sale	40	48	+ 20.0%	39	50	+ 28.2%
Cumulative Days on Market Until Sale	44	56	+ 27.3%	42	57	+ 35.7%
Average List Price	\$634,179	\$652,080	+ 2.8%	\$616,298	\$616,232	- 0.0%
Inventory of Homes for Sale	1,725	2,575	+ 49.3%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

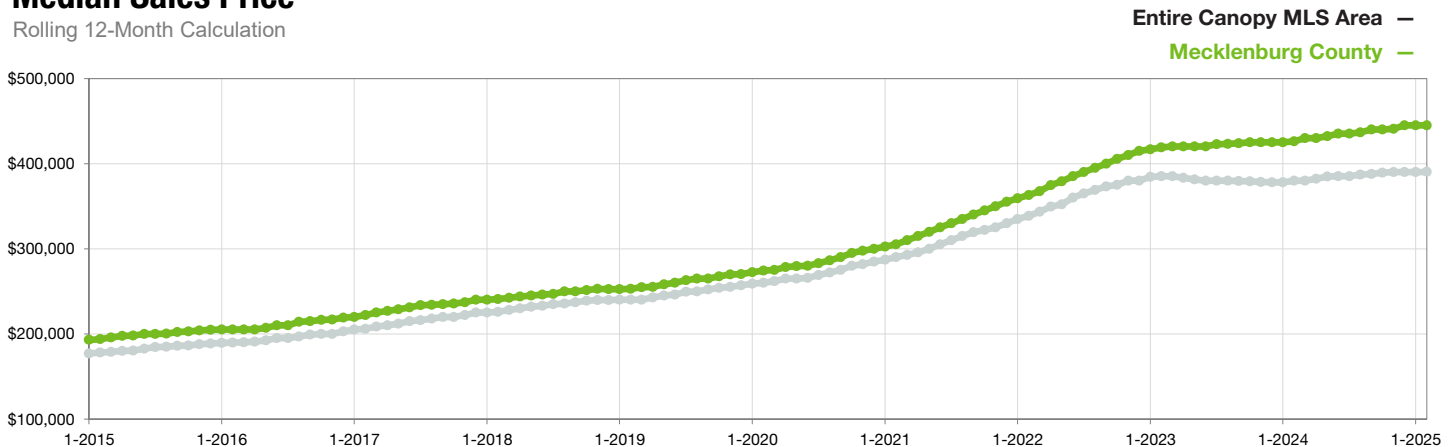
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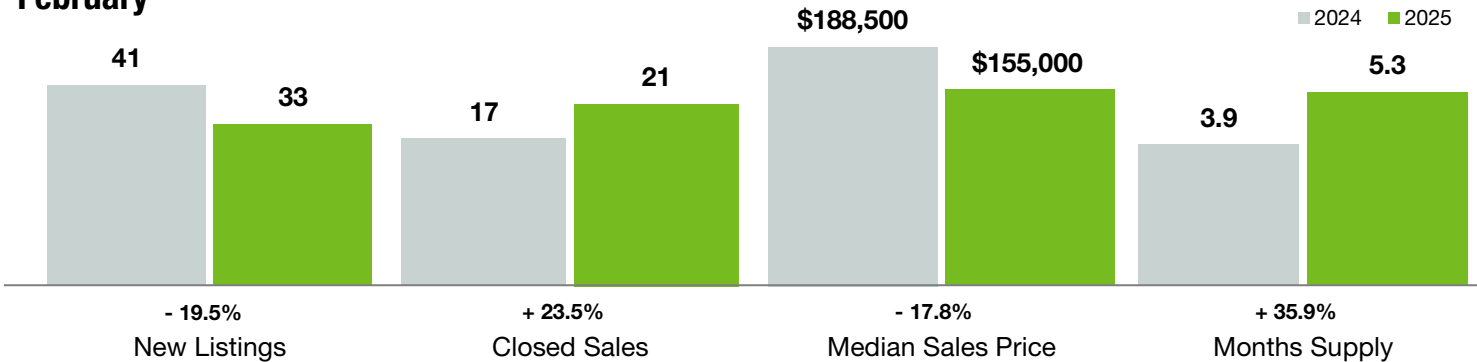
Montgomery County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	41	33	- 19.5%	65	61	- 6.2%
Pending Sales	24	20	- 16.7%	46	45	- 2.2%
Closed Sales	17	21	+ 23.5%	35	35	0.0%
Median Sales Price*	\$188,500	\$155,000	- 17.8%	\$180,000	\$179,000	- 0.6%
Average Sales Price*	\$247,736	\$253,214	+ 2.2%	\$337,958	\$227,893	- 32.6%
Percent of Original List Price Received*	89.5%	90.7%	+ 1.3%	90.0%	89.5%	- 0.6%
List to Close	106	120	+ 13.2%	116	131	+ 12.9%
Days on Market Until Sale	70	82	+ 17.1%	77	90	+ 16.9%
Cumulative Days on Market Until Sale	131	106	- 19.1%	108	115	+ 6.5%
Average List Price	\$242,150	\$308,579	+ 27.4%	\$265,372	\$401,862	+ 51.4%
Inventory of Homes for Sale	96	123	+ 28.1%	--	--	--
Months Supply of Inventory	3.9	5.3	+ 35.9%	--	--	--

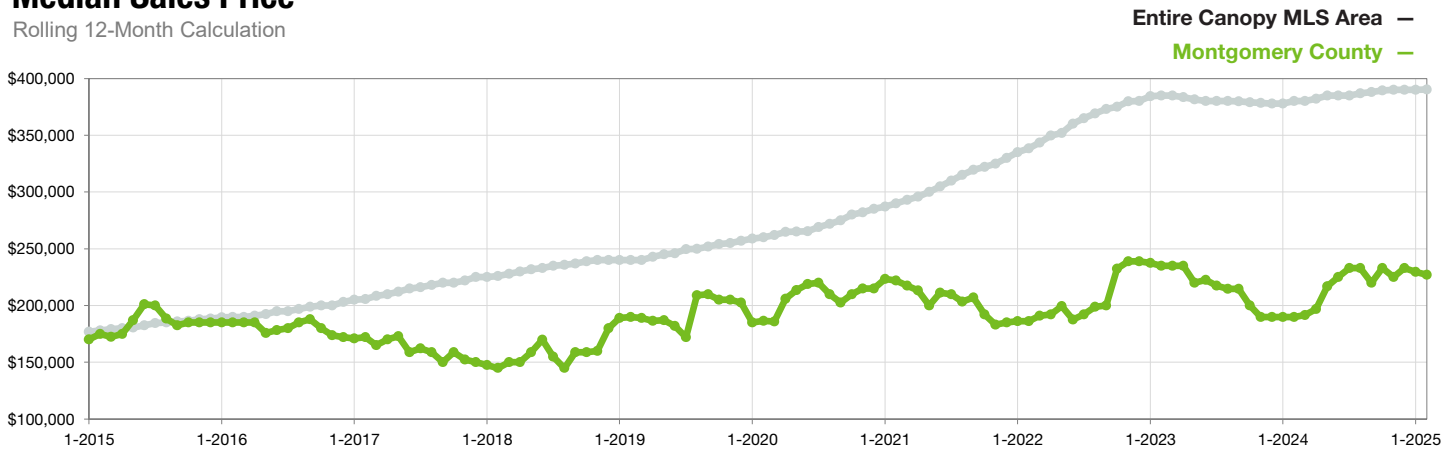
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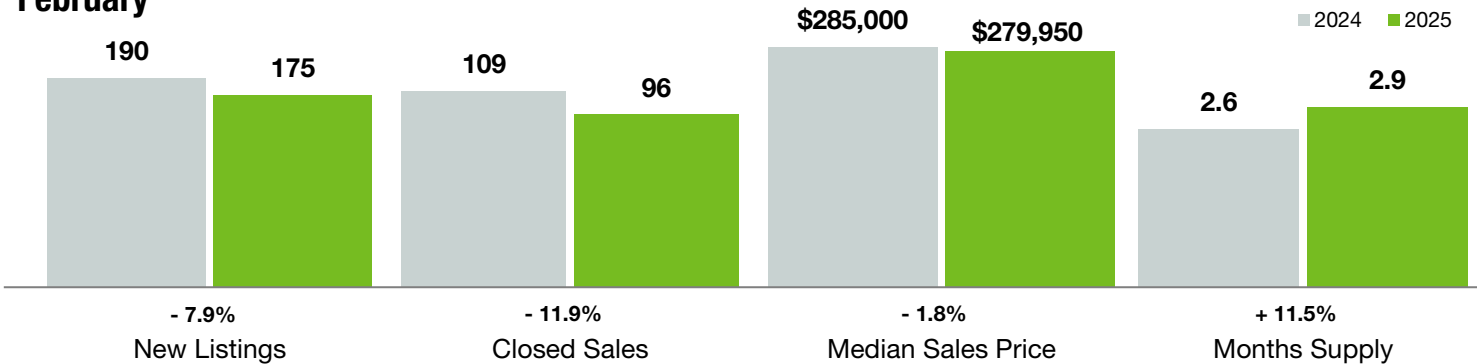
Rowan County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	190	175	- 7.9%	325	330	+ 1.5%
Pending Sales	143	153	+ 7.0%	260	276	+ 6.2%
Closed Sales	109	96	- 11.9%	210	214	+ 1.9%
Median Sales Price*	\$285,000	\$279,950	- 1.8%	\$270,000	\$269,580	- 0.2%
Average Sales Price*	\$308,211	\$320,816	+ 4.1%	\$295,565	\$314,550	+ 6.4%
Percent of Original List Price Received*	94.6%	93.5%	- 1.2%	94.3%	92.9%	- 1.5%
List to Close	87	119	+ 36.8%	86	113	+ 31.4%
Days on Market Until Sale	44	68	+ 54.5%	42	64	+ 52.4%
Cumulative Days on Market Until Sale	50	74	+ 48.0%	47	77	+ 63.8%
Average List Price	\$327,842	\$307,832	- 6.1%	\$317,948	\$320,480	+ 0.8%
Inventory of Homes for Sale	342	417	+ 21.9%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

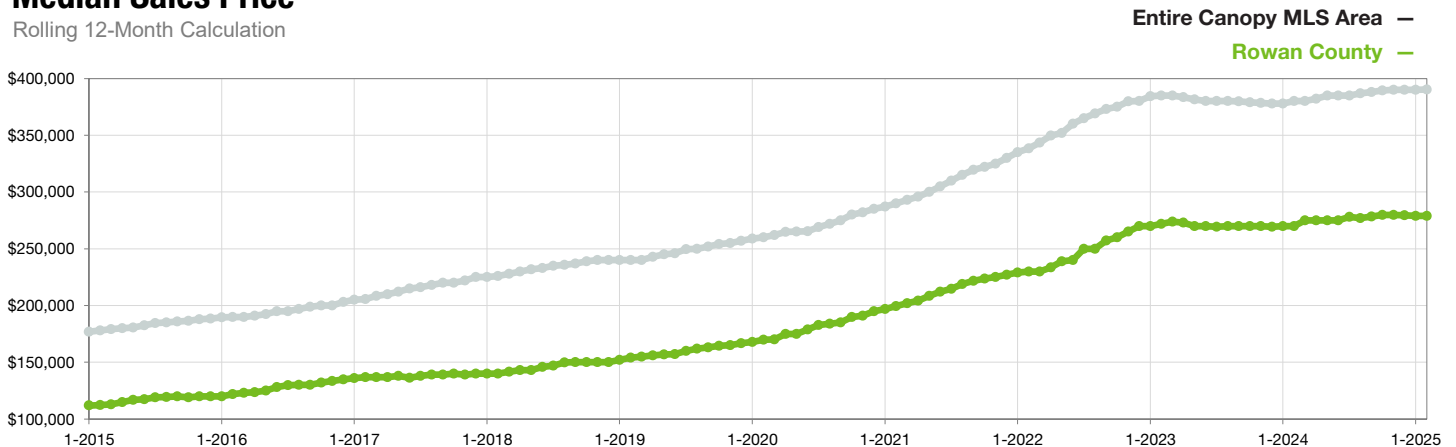
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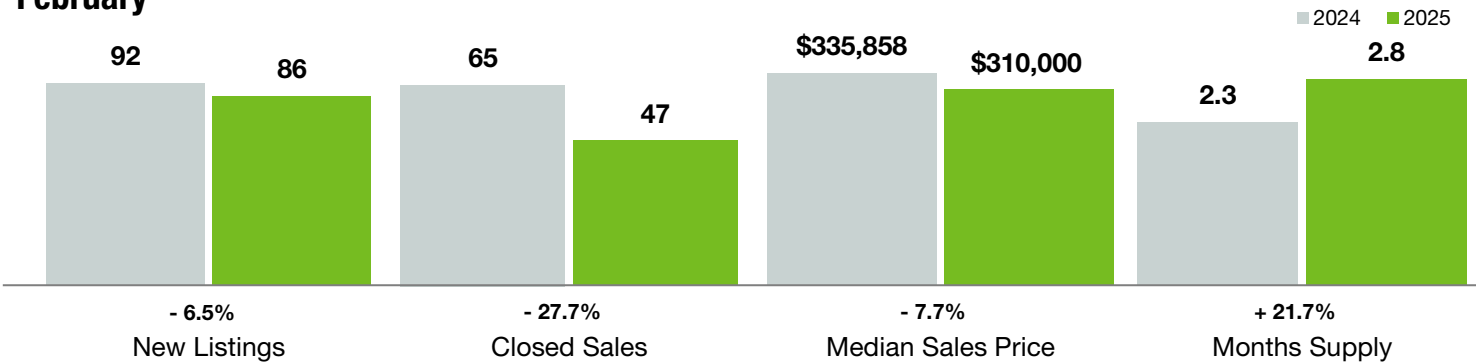
Stanly County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	92	86	- 6.5%	169	162	- 4.1%
Pending Sales	101	77	- 23.8%	176	129	- 26.7%
Closed Sales	65	47	- 27.7%	118	114	- 3.4%
Median Sales Price*	\$335,858	\$310,000	- 7.7%	\$313,500	\$298,500	- 4.8%
Average Sales Price*	\$373,465	\$338,460	- 9.4%	\$346,129	\$349,421	+ 1.0%
Percent of Original List Price Received*	95.1%	94.2%	- 0.9%	94.8%	94.0%	- 0.8%
List to Close	108	117	+ 8.3%	109	111	+ 1.8%
Days on Market Until Sale	62	60	- 3.2%	60	60	0.0%
Cumulative Days on Market Until Sale	68	84	+ 23.5%	69	78	+ 13.0%
Average List Price	\$333,639	\$373,468	+ 11.9%	\$337,080	\$360,751	+ 7.0%
Inventory of Homes for Sale	176	188	+ 6.8%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

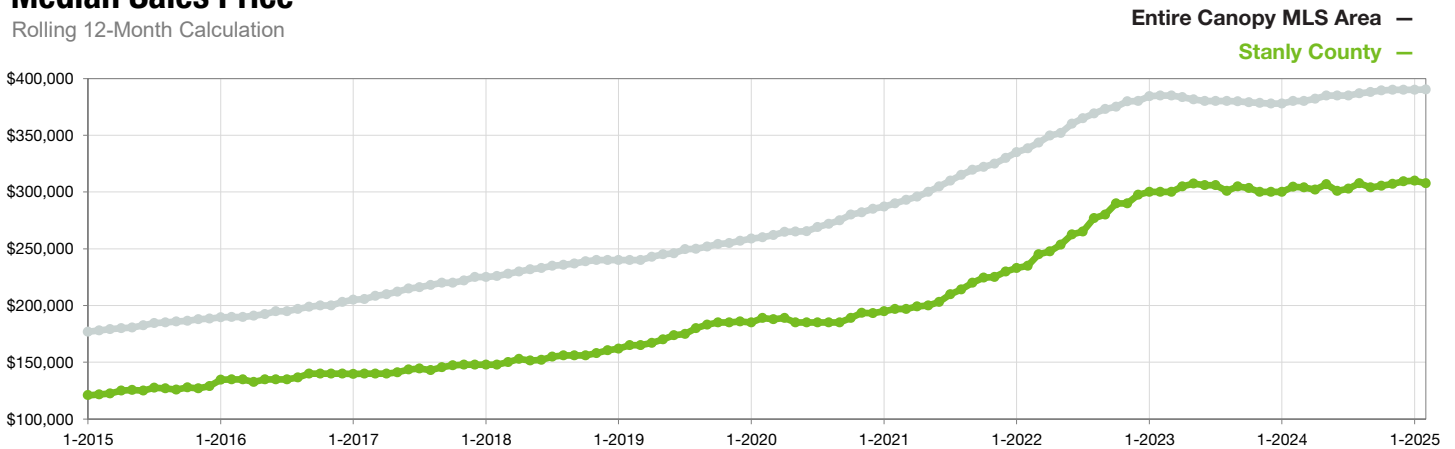
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February



Median Sales Price

Rolling 12-Month Calculation



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Local Market Update for February 2025

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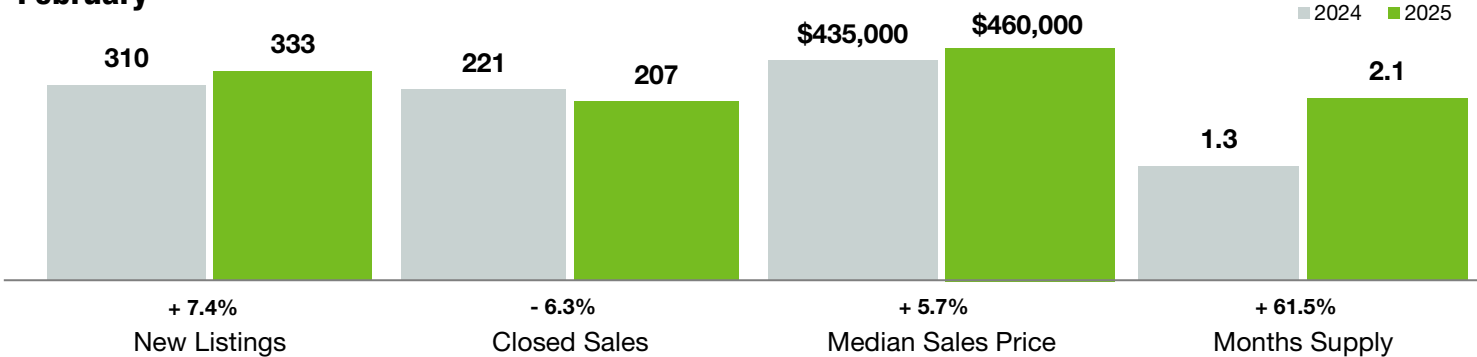
Union County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	310	333	+ 7.4%	582	622	+ 6.9%
Pending Sales	288	306	+ 6.3%	536	548	+ 2.2%
Closed Sales	221	207	- 6.3%	397	404	+ 1.8%
Median Sales Price*	\$435,000	\$460,000	+ 5.7%	\$435,000	\$458,925	+ 5.5%
Average Sales Price*	\$545,229	\$598,066	+ 9.7%	\$552,638	\$600,298	+ 8.6%
Percent of Original List Price Received*	97.8%	96.5%	- 1.3%	96.8%	96.1%	- 0.7%
List to Close	90	115	+ 27.8%	91	116	+ 27.5%
Days on Market Until Sale	42	63	+ 50.0%	42	64	+ 52.4%
Cumulative Days on Market Until Sale	42	62	+ 47.6%	42	64	+ 52.4%
Average List Price	\$618,749	\$616,246	- 0.4%	\$605,825	\$621,702	+ 2.6%
Inventory of Homes for Sale	359	590	+ 64.3%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--

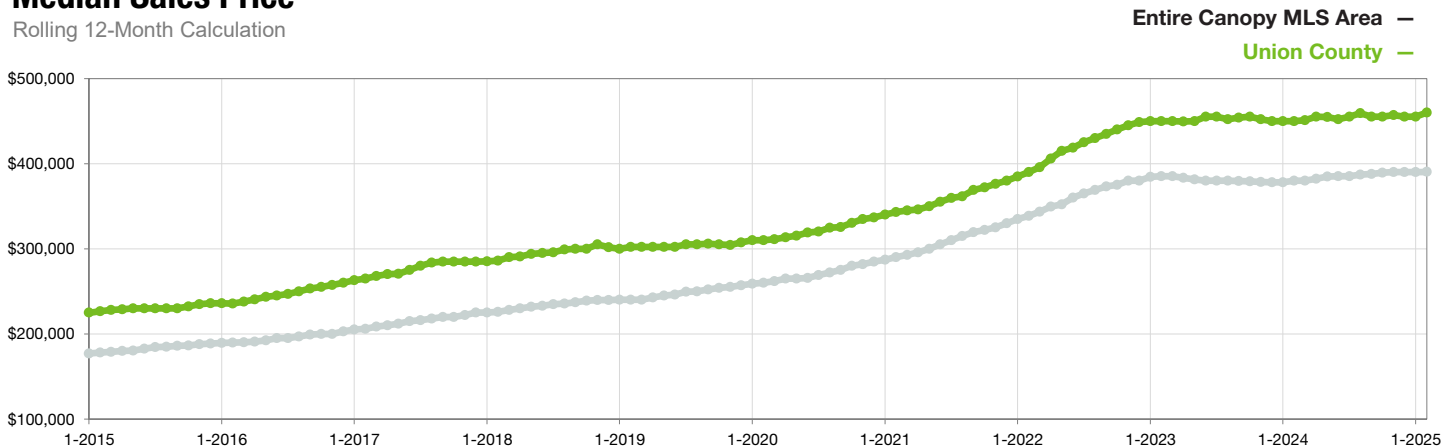
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February



Median Sales Price

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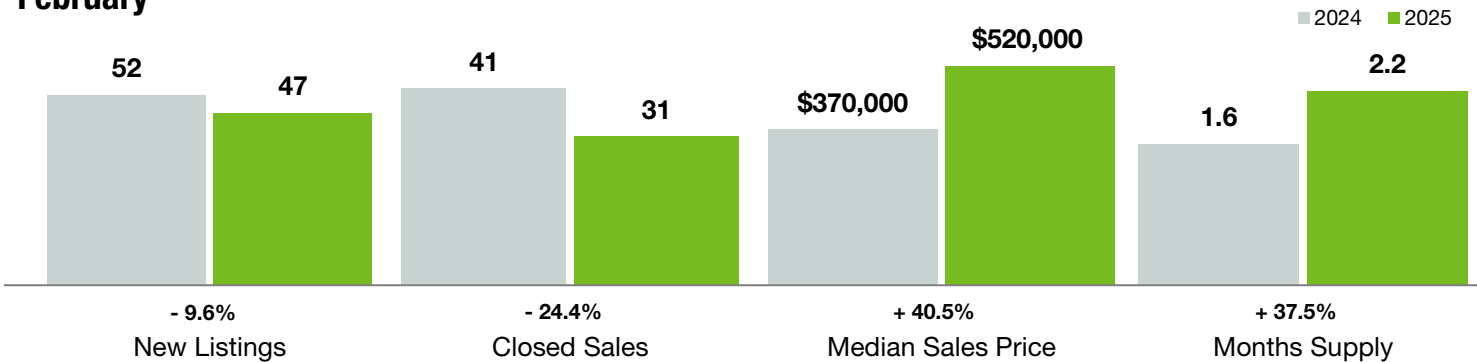
Belmont

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	52	47	- 9.6%	86	86	0.0%
Pending Sales	35	43	+ 22.9%	85	73	- 14.1%
Closed Sales	41	31	- 24.4%	65	66	+ 1.5%
Median Sales Price*	\$370,000	\$520,000	+ 40.5%	\$400,000	\$475,000	+ 18.8%
Average Sales Price*	\$449,954	\$562,574	+ 25.0%	\$487,182	\$534,826	+ 9.8%
Percent of Original List Price Received*	96.8%	95.0%	- 1.9%	96.6%	95.9%	- 0.7%
List to Close	83	118	+ 42.2%	80	114	+ 42.5%
Days on Market Until Sale	47	92	+ 95.7%	42	77	+ 83.3%
Cumulative Days on Market Until Sale	45	62	+ 37.8%	43	71	+ 65.1%
Average List Price	\$547,651	\$635,809	+ 16.1%	\$549,880	\$663,866	+ 20.7%
Inventory of Homes for Sale	66	92	+ 39.4%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

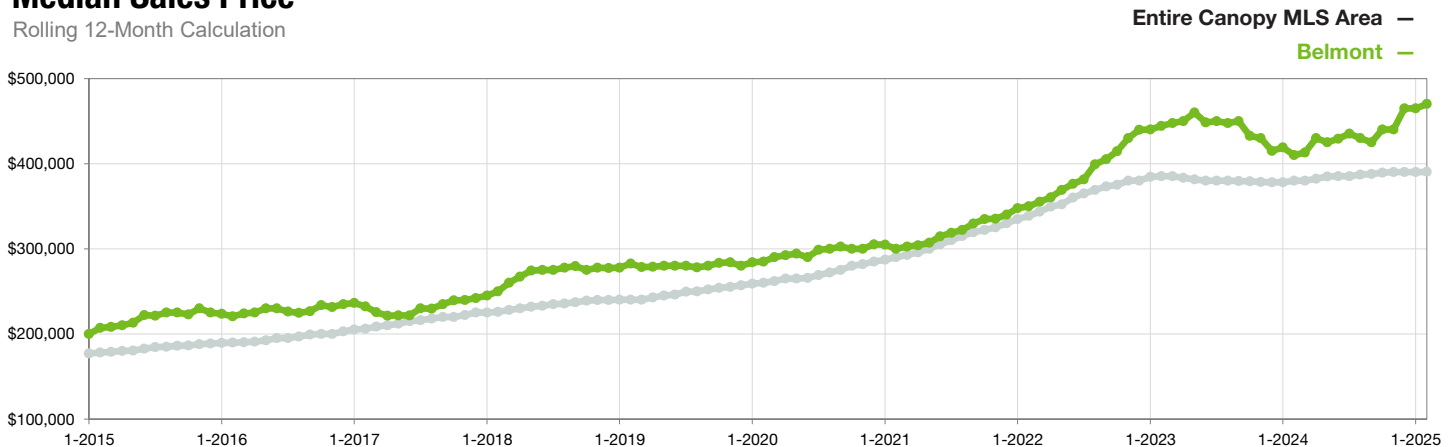
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February



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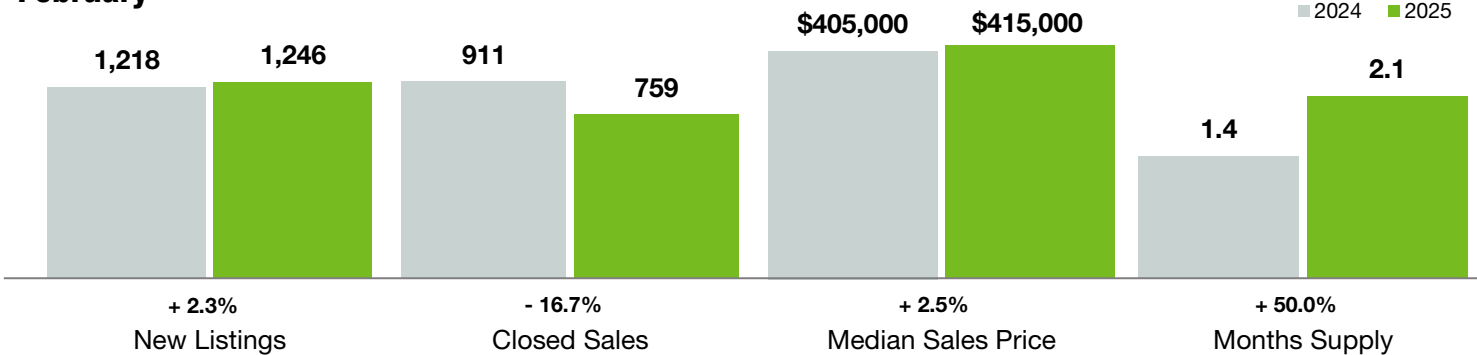
City of Charlotte

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	1,218	1,246	+ 2.3%	2,281	2,500	+ 9.6%
Pending Sales	1,082	1,046	- 3.3%	2,078	1,964	- 5.5%
Closed Sales	911	759	- 16.7%	1,571	1,502	- 4.4%
Median Sales Price*	\$405,000	\$415,000	+ 2.5%	\$400,000	\$410,000	+ 2.5%
Average Sales Price*	\$538,615	\$539,542	+ 0.2%	\$520,038	\$543,360	+ 4.5%
Percent of Original List Price Received*	98.1%	96.8%	- 1.3%	97.8%	96.5%	- 1.3%
List to Close	92	92	0.0%	92	96	+ 4.3%
Days on Market Until Sale	41	48	+ 17.1%	40	50	+ 25.0%
Cumulative Days on Market Until Sale	45	57	+ 26.7%	43	57	+ 32.6%
Average List Price	\$604,616	\$613,063	+ 1.4%	\$595,643	\$586,610	- 1.5%
Inventory of Homes for Sale	1,438	2,113	+ 46.9%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

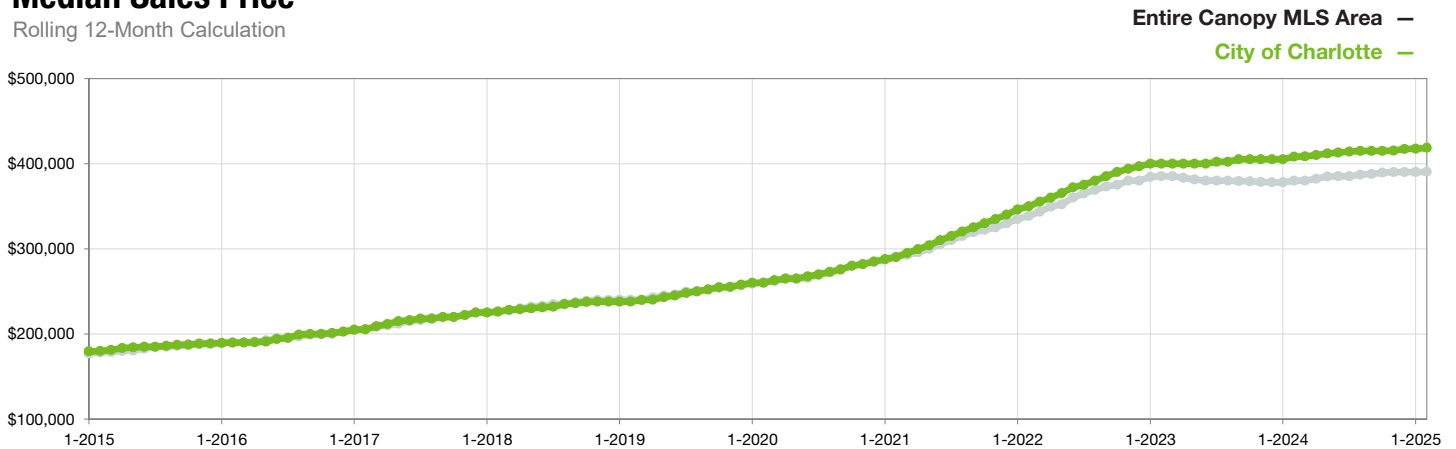
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February



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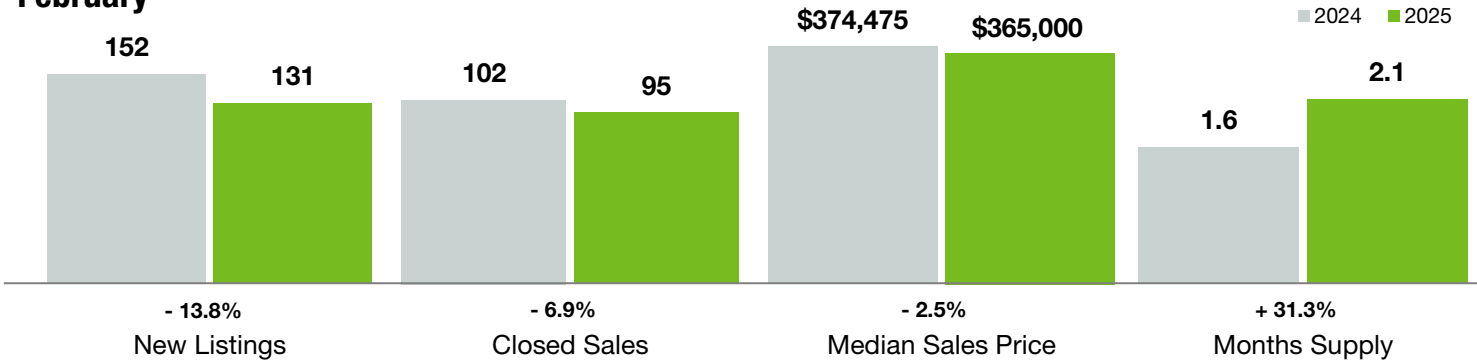
Concord

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	152	131	- 13.8%	279	264	- 5.4%
Pending Sales	122	114	- 6.6%	221	222	+ 0.5%
Closed Sales	102	95	- 6.9%	187	178	- 4.8%
Median Sales Price*	\$374,475	\$365,000	- 2.5%	\$388,000	\$367,500	- 5.3%
Average Sales Price*	\$410,106	\$451,304	+ 10.0%	\$430,572	\$433,710	+ 0.7%
Percent of Original List Price Received*	97.4%	95.8%	- 1.6%	97.0%	95.6%	- 1.4%
List to Close	77	107	+ 39.0%	84	98	+ 16.7%
Days on Market Until Sale	35	56	+ 60.0%	40	51	+ 27.5%
Cumulative Days on Market Until Sale	37	72	+ 94.6%	44	62	+ 40.9%
Average List Price	\$421,002	\$496,121	+ 17.8%	\$422,764	\$465,436	+ 10.1%
Inventory of Homes for Sale	193	268	+ 38.9%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

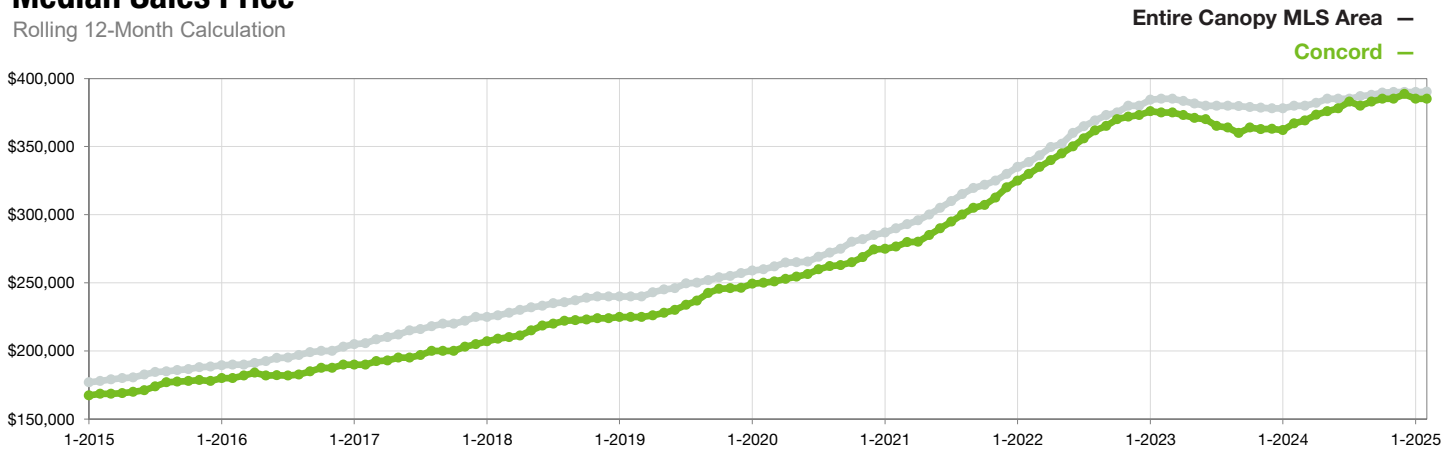
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February



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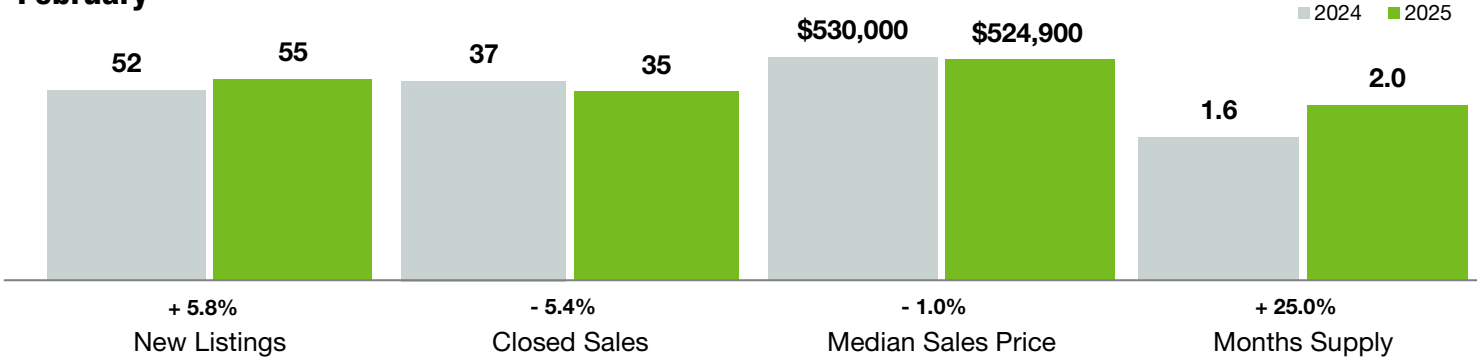
Cornelius

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	52	55	+ 5.8%	107	104	- 2.8%
Pending Sales	40	57	+ 42.5%	90	92	+ 2.2%
Closed Sales	37	35	- 5.4%	78	69	- 11.5%
Median Sales Price*	\$530,000	\$524,900	- 1.0%	\$547,500	\$565,000	+ 3.2%
Average Sales Price*	\$558,994	\$829,645	+ 48.4%	\$696,808	\$1,006,818	+ 44.5%
Percent of Original List Price Received*	97.7%	95.6%	- 2.1%	95.7%	96.1%	+ 0.4%
List to Close	89	85	- 4.5%	89	93	+ 4.5%
Days on Market Until Sale	54	48	- 11.1%	48	45	- 6.3%
Cumulative Days on Market Until Sale	34	60	+ 76.5%	44	57	+ 29.5%
Average List Price	\$1,120,372	\$1,122,391	+ 0.2%	\$939,808	\$966,826	+ 2.9%
Inventory of Homes for Sale	73	96	+ 31.5%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

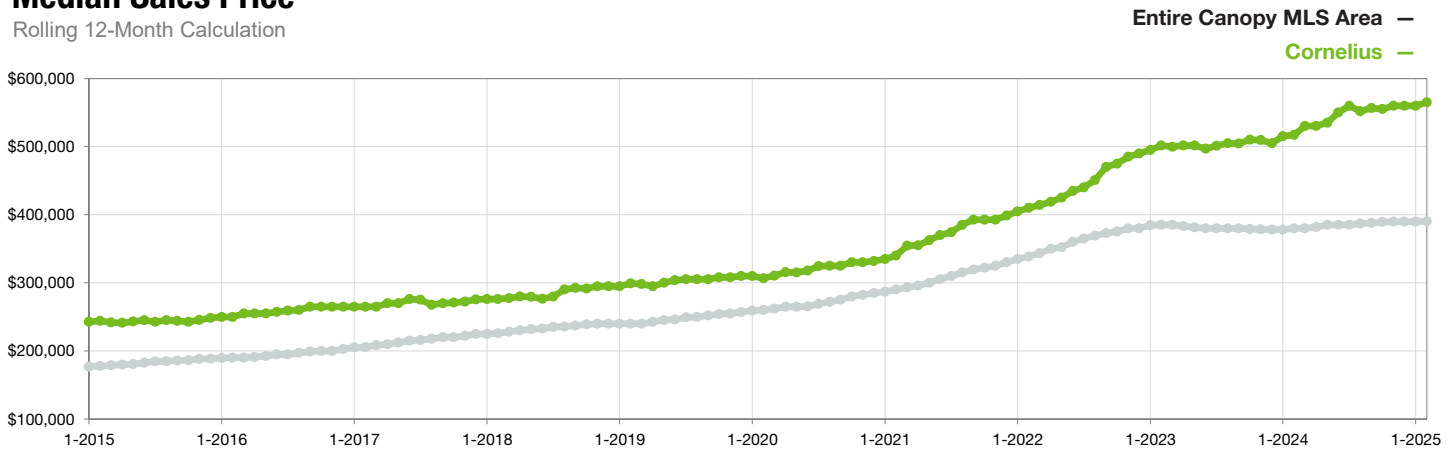
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February



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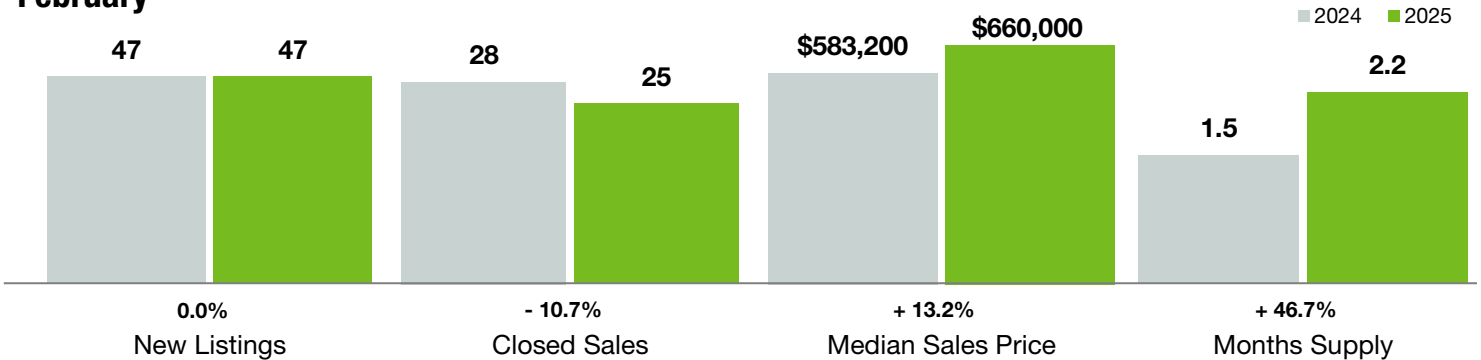
Davidson

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	47	47	0.0%	74	88	+ 18.9%
Pending Sales	42	35	- 16.7%	68	66	- 2.9%
Closed Sales	28	25	- 10.7%	59	53	- 10.2%
Median Sales Price*	\$583,200	\$660,000	+ 13.2%	\$524,509	\$665,350	+ 26.9%
Average Sales Price*	\$741,722	\$750,406	+ 1.2%	\$664,688	\$835,867	+ 25.8%
Percent of Original List Price Received*	96.5%	96.8%	+ 0.3%	97.4%	96.1%	- 1.3%
List to Close	111	100	- 9.9%	116	107	- 7.8%
Days on Market Until Sale	67	43	- 35.8%	53	52	- 1.9%
Cumulative Days on Market Until Sale	78	52	- 33.3%	67	60	- 10.4%
Average List Price	\$938,550	\$1,107,893	+ 18.0%	\$932,170	\$962,656	+ 3.3%
Inventory of Homes for Sale	53	84	+ 58.5%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

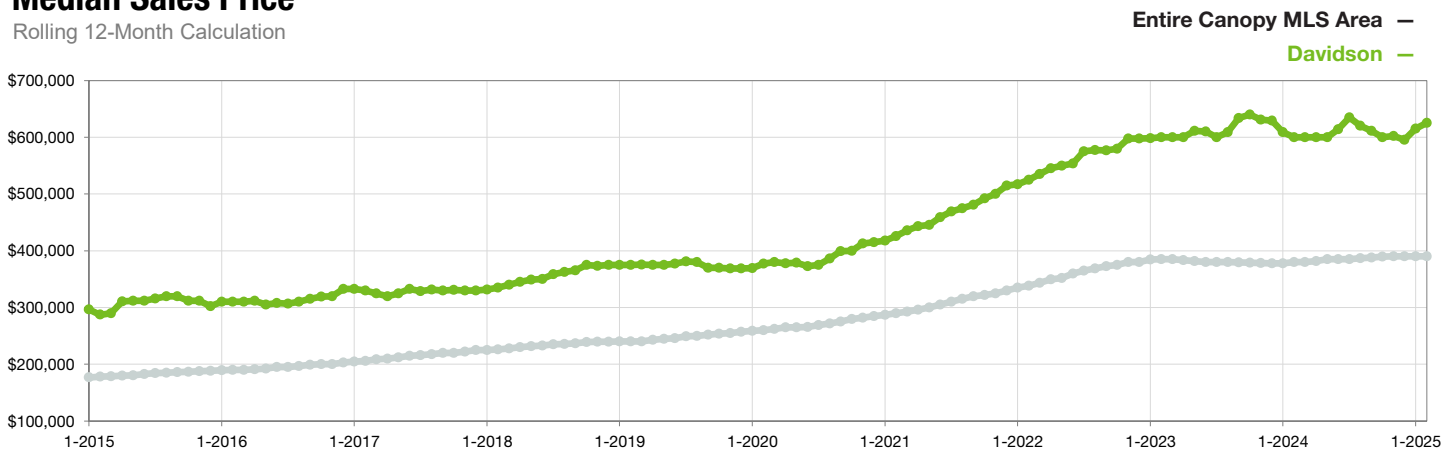
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February



Median Sales Price

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Local Market Update for February 2025



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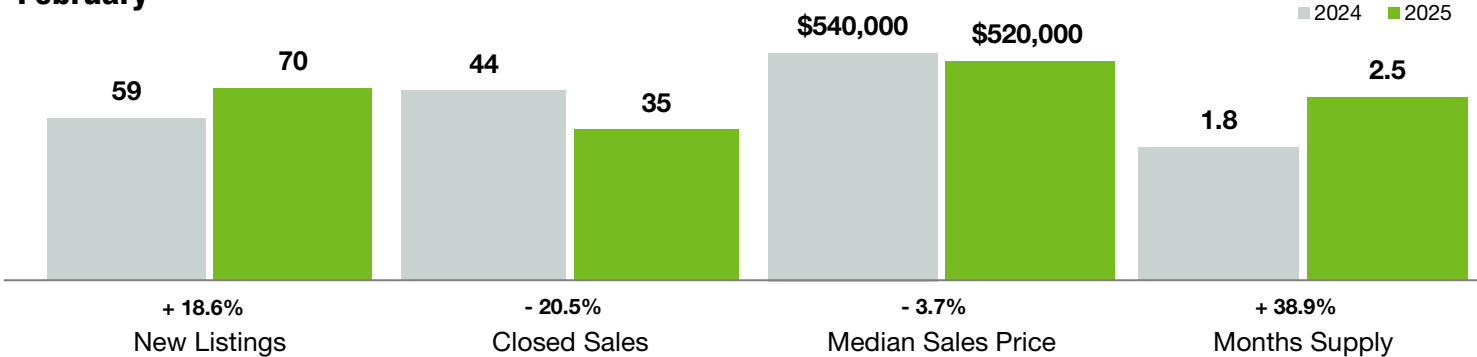
Denver

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	59	70	+ 18.6%	113	135	+ 19.5%
Pending Sales	51	56	+ 9.8%	103	96	- 6.8%
Closed Sales	44	35	- 20.5%	76	77	+ 1.3%
Median Sales Price*	\$540,000	\$520,000	- 3.7%	\$498,428	\$561,815	+ 12.7%
Average Sales Price*	\$590,454	\$543,626	- 7.9%	\$587,236	\$695,291	+ 18.4%
Percent of Original List Price Received*	97.2%	94.5%	- 2.8%	98.8%	94.4%	- 4.5%
List to Close	111	106	- 4.5%	120	116	- 3.3%
Days on Market Until Sale	64	59	- 7.8%	59	66	+ 11.9%
Cumulative Days on Market Until Sale	67	71	+ 6.0%	55	79	+ 43.6%
Average List Price	\$729,030	\$739,839	+ 1.5%	\$675,812	\$725,878	+ 7.4%
Inventory of Homes for Sale	99	138	+ 39.4%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

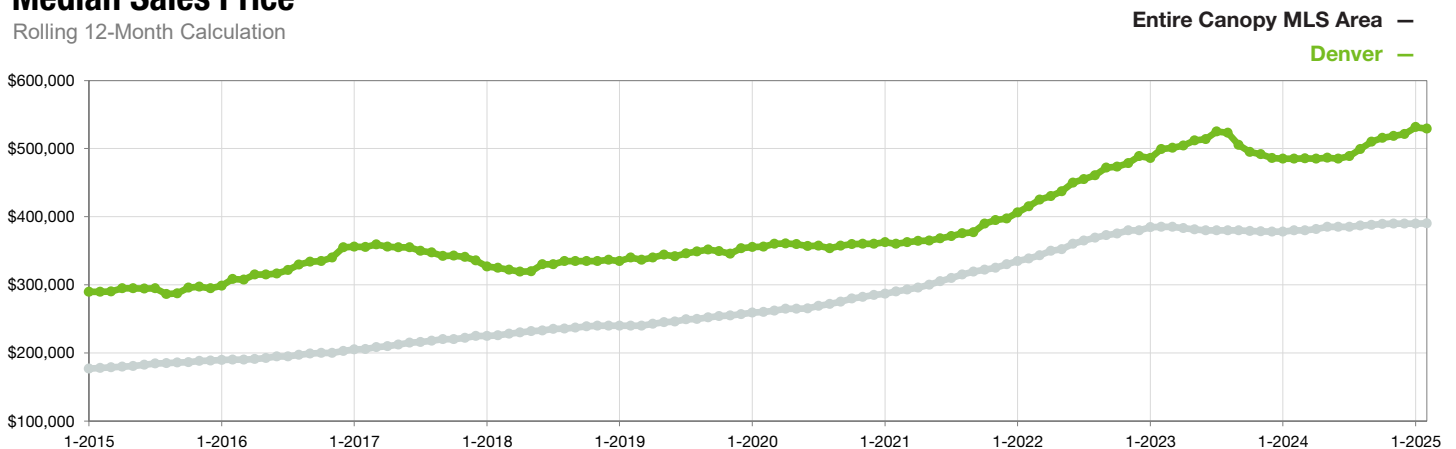
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February



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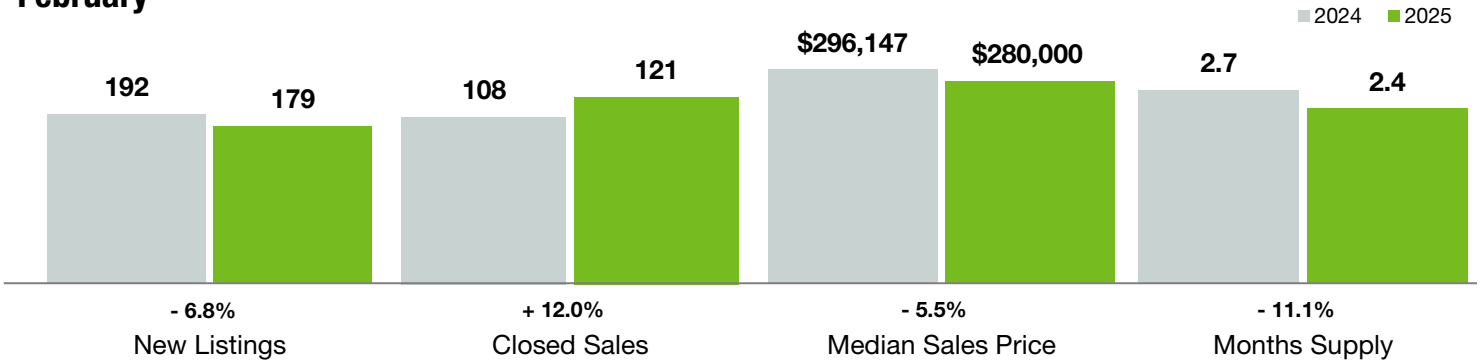
Gastonia

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	192	179	- 6.8%	340	354	+ 4.1%
Pending Sales	141	167	+ 18.4%	271	322	+ 18.8%
Closed Sales	108	121	+ 12.0%	200	226	+ 13.0%
Median Sales Price*	\$296,147	\$280,000	- 5.5%	\$286,950	\$285,250	- 0.6%
Average Sales Price*	\$303,248	\$286,005	- 5.7%	\$298,689	\$295,653	- 1.0%
Percent of Original List Price Received*	94.8%	95.2%	+ 0.4%	95.6%	95.1%	- 0.5%
List to Close	95	100	+ 5.3%	93	98	+ 5.4%
Days on Market Until Sale	51	55	+ 7.8%	47	54	+ 14.9%
Cumulative Days on Market Until Sale	59	70	+ 18.6%	54	66	+ 22.2%
Average List Price	\$335,364	\$318,280	- 5.1%	\$333,537	\$314,127	- 5.8%
Inventory of Homes for Sale	332	341	+ 2.7%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--

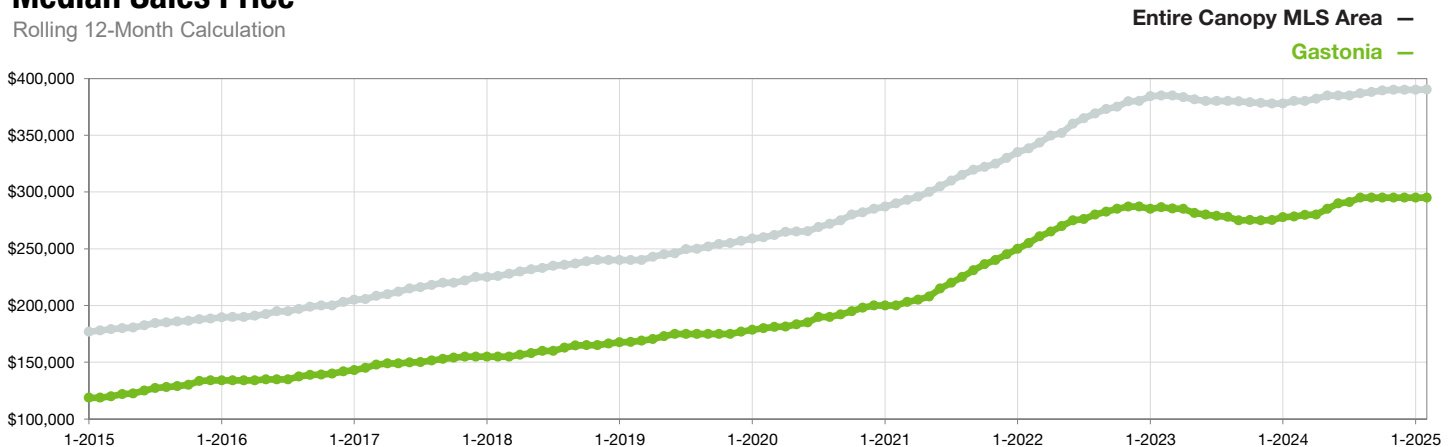
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February



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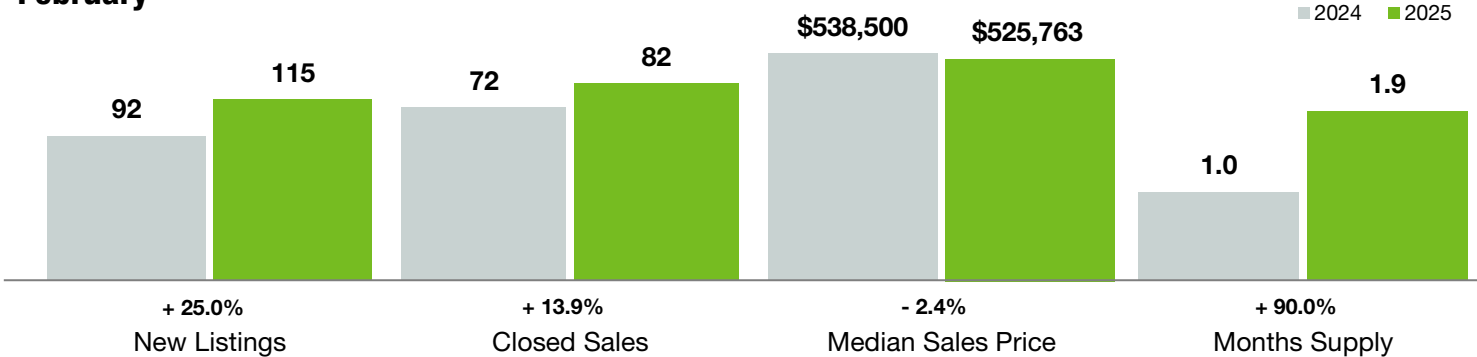
Huntersville

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	92	115	+ 25.0%	173	215	+ 24.3%
Pending Sales	84	98	+ 16.7%	169	181	+ 7.1%
Closed Sales	72	82	+ 13.9%	131	134	+ 2.3%
Median Sales Price*	\$538,500	\$525,763	- 2.4%	\$515,000	\$539,500	+ 4.8%
Average Sales Price*	\$585,860	\$612,801	+ 4.6%	\$574,693	\$635,287	+ 10.5%
Percent of Original List Price Received*	98.6%	97.0%	- 1.6%	99.0%	96.9%	- 2.1%
List to Close	88	101	+ 14.8%	84	106	+ 26.2%
Days on Market Until Sale	31	52	+ 67.7%	34	53	+ 55.9%
Cumulative Days on Market Until Sale	33	59	+ 78.8%	36	59	+ 63.9%
Average List Price	\$618,129	\$700,940	+ 13.4%	\$613,048	\$656,825	+ 7.1%
Inventory of Homes for Sale	88	187	+ 112.5%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

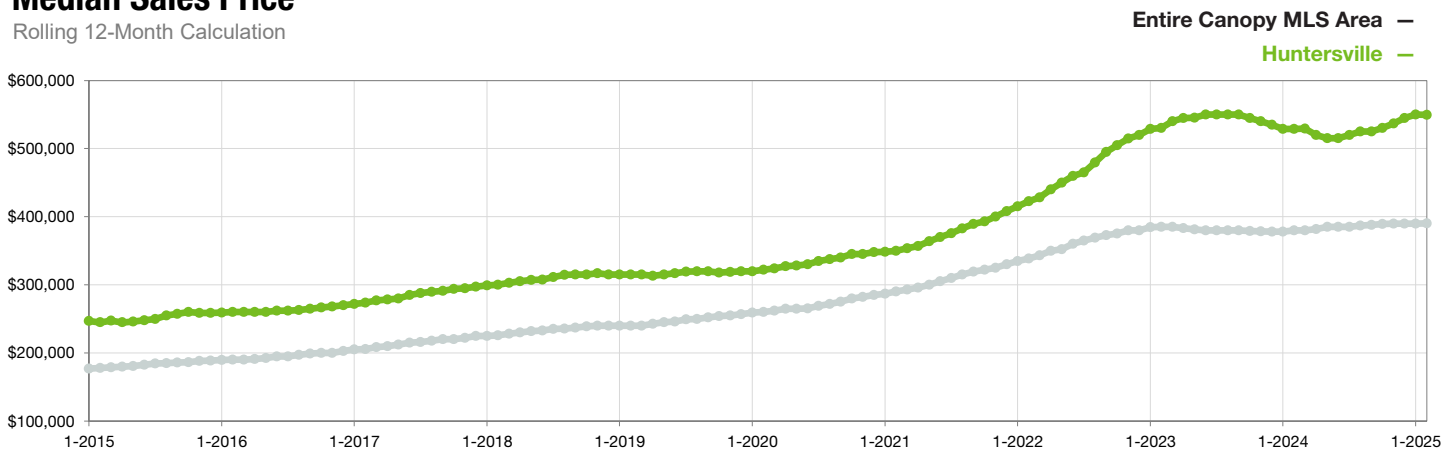
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February



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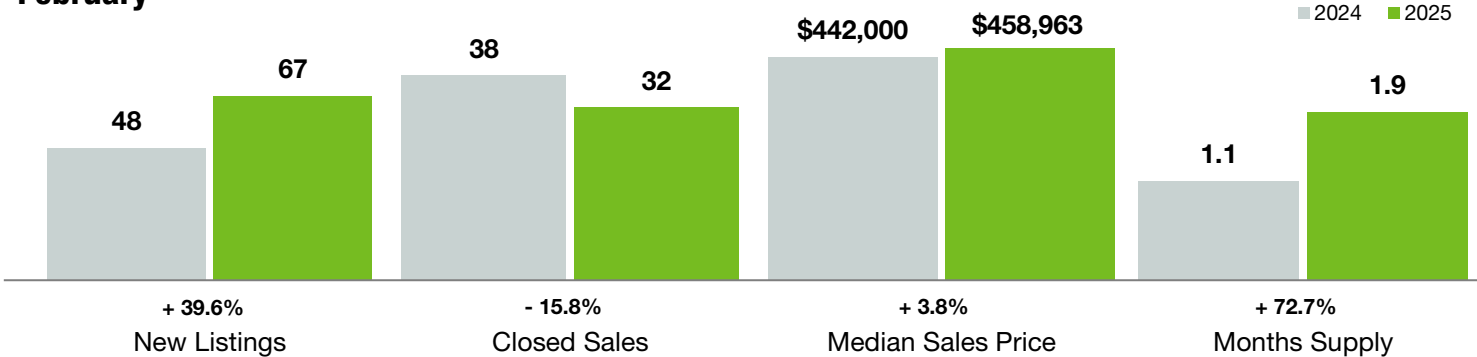
Indian Trail

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	48	67	+ 39.6%	80	126	+ 57.5%
Pending Sales	46	58	+ 26.1%	82	107	+ 30.5%
Closed Sales	38	32	- 15.8%	72	64	- 11.1%
Median Sales Price*	\$442,000	\$458,963	+ 3.8%	\$442,000	\$452,500	+ 2.4%
Average Sales Price*	\$479,573	\$490,945	+ 2.4%	\$457,686	\$463,627	+ 1.3%
Percent of Original List Price Received*	98.0%	97.6%	- 0.4%	96.3%	97.4%	+ 1.1%
List to Close	91	126	+ 38.5%	99	104	+ 5.1%
Days on Market Until Sale	50	54	+ 8.0%	46	47	+ 2.2%
Cumulative Days on Market Until Sale	48	49	+ 2.1%	45	47	+ 4.4%
Average List Price	\$445,343	\$485,081	+ 8.9%	\$456,674	\$484,047	+ 6.0%
Inventory of Homes for Sale	58	99	+ 70.7%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--

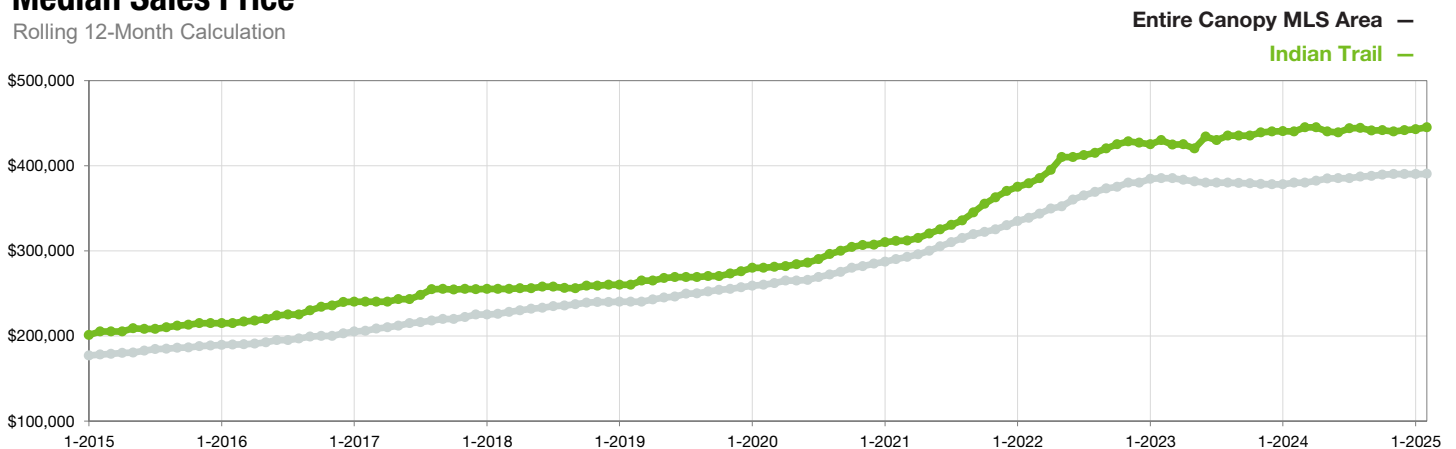
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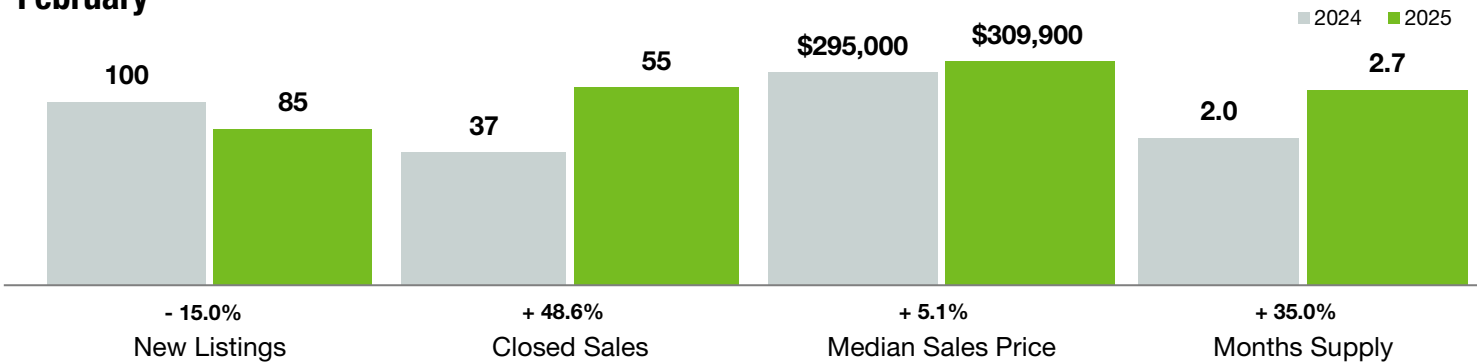
Kannapolis

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	100	85	- 15.0%	173	167	- 3.5%
Pending Sales	72	75	+ 4.2%	116	139	+ 19.8%
Closed Sales	37	55	+ 48.6%	80	101	+ 26.3%
Median Sales Price*	\$295,000	\$309,900	+ 5.1%	\$274,500	\$305,000	+ 11.1%
Average Sales Price*	\$294,611	\$340,295	+ 15.5%	\$320,078	\$332,921	+ 4.0%
Percent of Original List Price Received*	96.5%	96.4%	- 0.1%	96.0%	95.3%	- 0.7%
List to Close	72	92	+ 27.8%	78	92	+ 17.9%
Days on Market Until Sale	29	46	+ 58.6%	34	48	+ 41.2%
Cumulative Days on Market Until Sale	33	54	+ 63.6%	41	57	+ 39.0%
Average List Price	\$312,952	\$318,666	+ 1.8%	\$305,736	\$322,619	+ 5.5%
Inventory of Homes for Sale	136	175	+ 28.7%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--

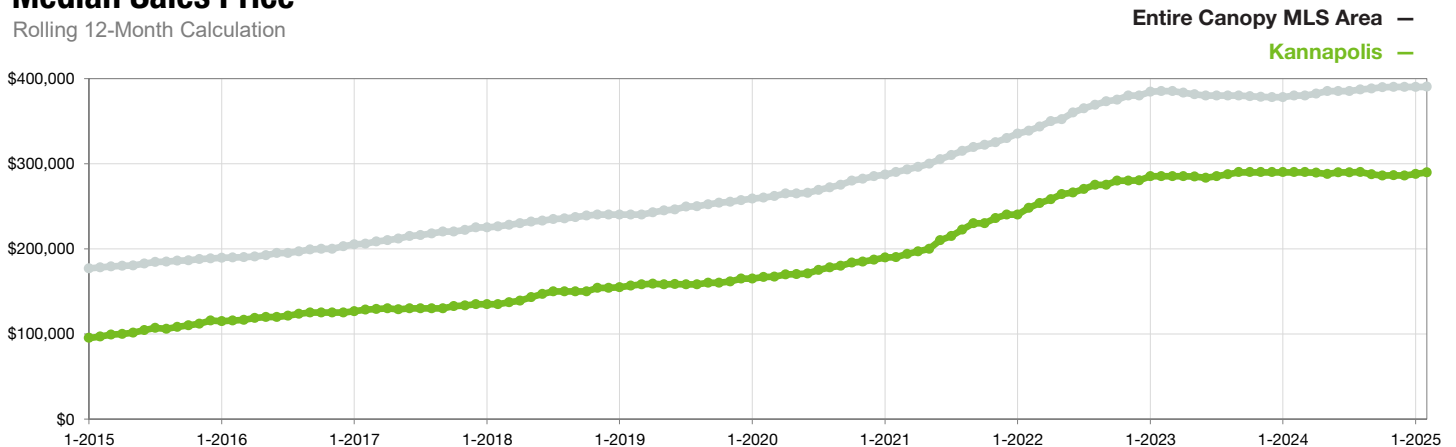
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February



Median Sales Price

Rolling 12-Month Calculation



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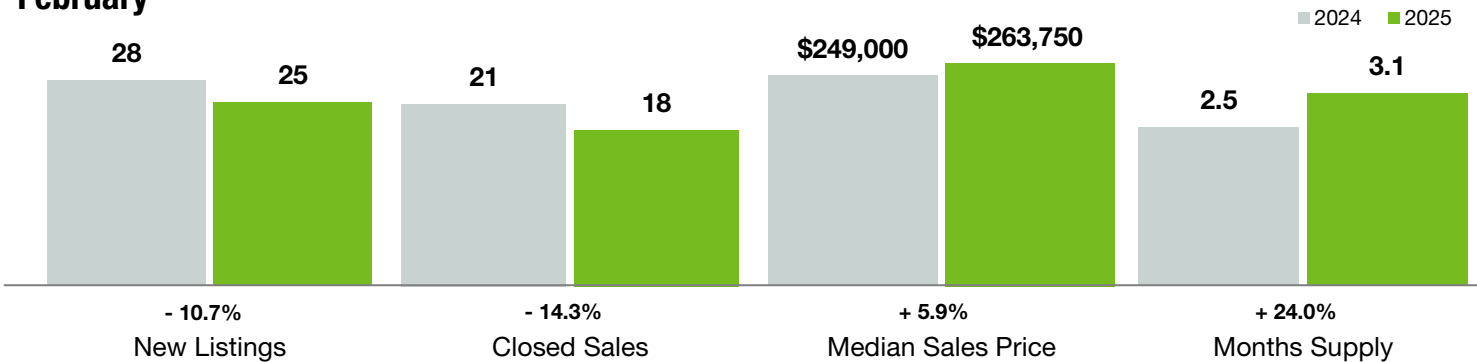
Kings Mountain

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	28	25	- 10.7%	66	63	- 4.5%
Pending Sales	35	27	- 22.9%	57	55	- 3.5%
Closed Sales	21	18	- 14.3%	39	45	+ 15.4%
Median Sales Price*	\$249,000	\$263,750	+ 5.9%	\$249,000	\$275,000	+ 10.4%
Average Sales Price*	\$278,709	\$280,461	+ 0.6%	\$285,172	\$286,546	+ 0.5%
Percent of Original List Price Received*	95.1%	93.6%	- 1.6%	96.1%	94.0%	- 2.2%
List to Close	86	105	+ 22.1%	107	90	- 15.9%
Days on Market Until Sale	45	57	+ 26.7%	64	52	- 18.8%
Cumulative Days on Market Until Sale	57	64	+ 12.3%	85	66	- 22.4%
Average List Price	\$250,229	\$491,271	+ 96.3%	\$278,404	\$394,090	+ 41.6%
Inventory of Homes for Sale	55	74	+ 34.5%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

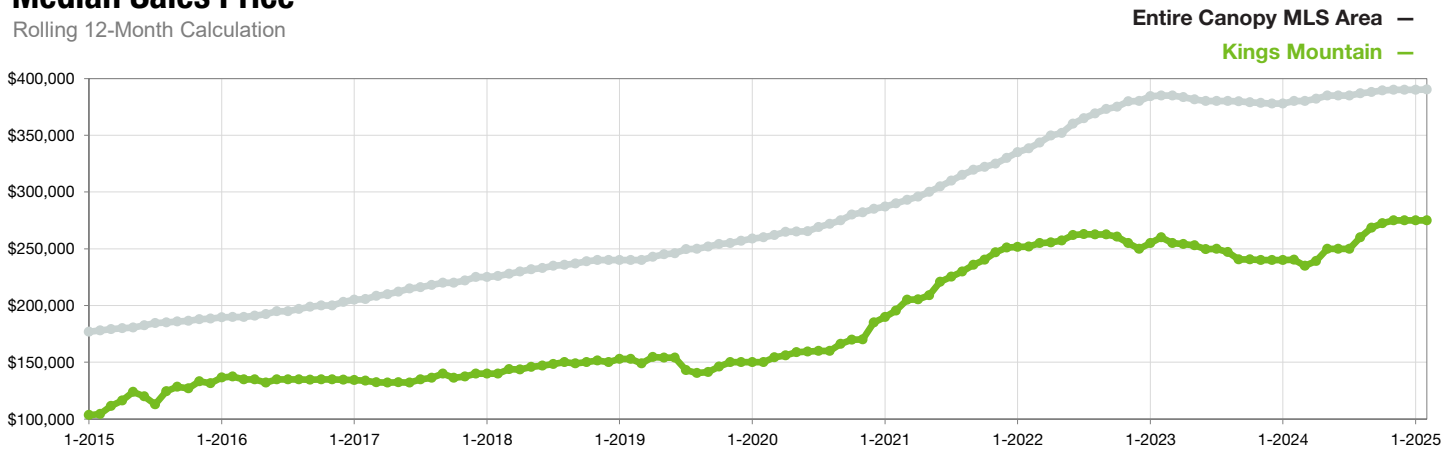
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February



Median Sales Price

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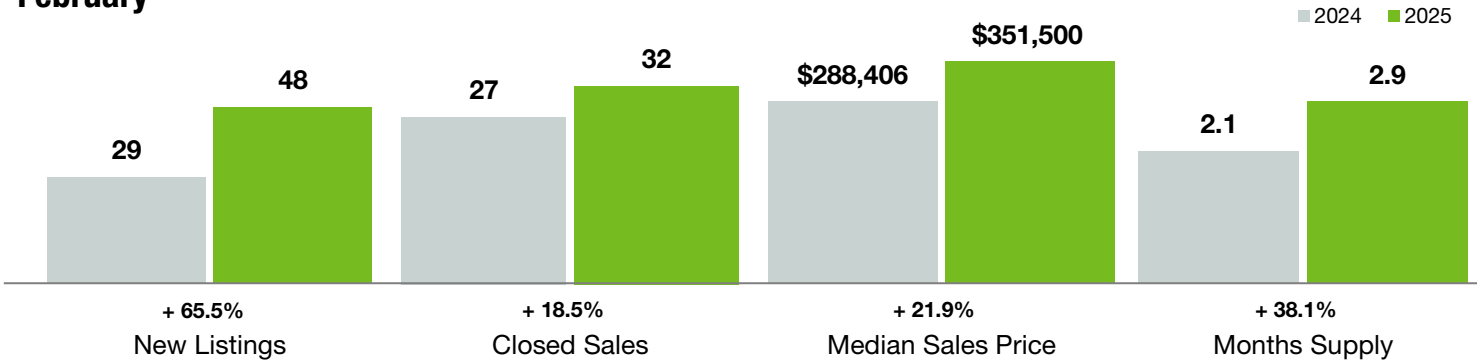
Lincolnton

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	29	48	+ 65.5%	73	93	+ 27.4%
Pending Sales	30	47	+ 56.7%	62	90	+ 45.2%
Closed Sales	27	32	+ 18.5%	50	65	+ 30.0%
Median Sales Price*	\$288,406	\$351,500	+ 21.9%	\$290,203	\$329,900	+ 13.7%
Average Sales Price*	\$303,925	\$382,081	+ 25.7%	\$313,291	\$348,713	+ 11.3%
Percent of Original List Price Received*	97.3%	92.4%	- 5.0%	97.1%	92.9%	- 4.3%
List to Close	91	109	+ 19.8%	88	106	+ 20.5%
Days on Market Until Sale	36	67	+ 86.1%	39	64	+ 64.1%
Cumulative Days on Market Until Sale	70	82	+ 17.1%	67	76	+ 13.4%
Average List Price	\$411,176	\$355,086	- 13.6%	\$353,335	\$373,295	+ 5.6%
Inventory of Homes for Sale	71	115	+ 62.0%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

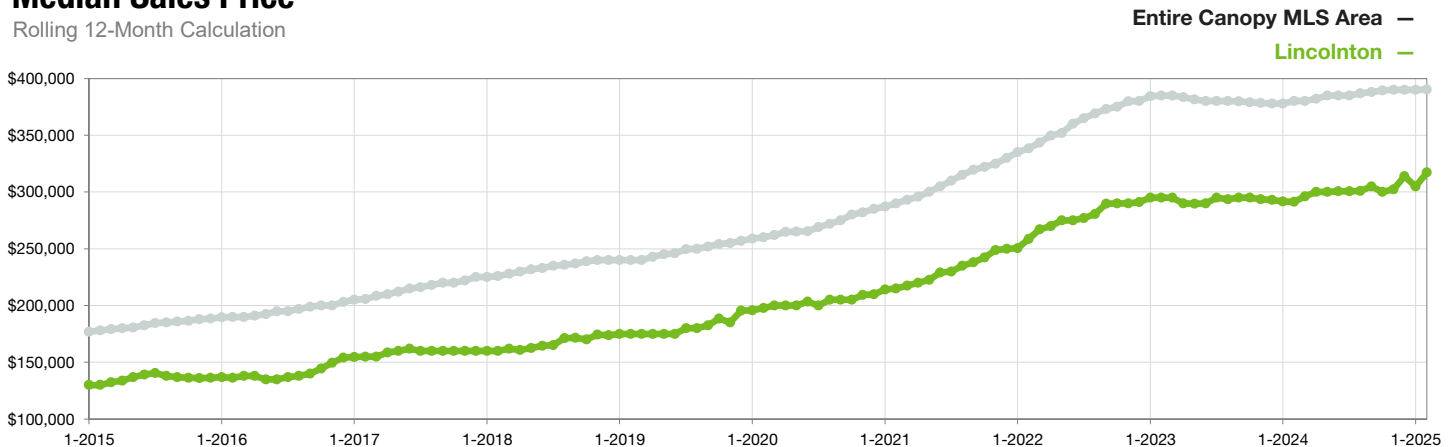
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February



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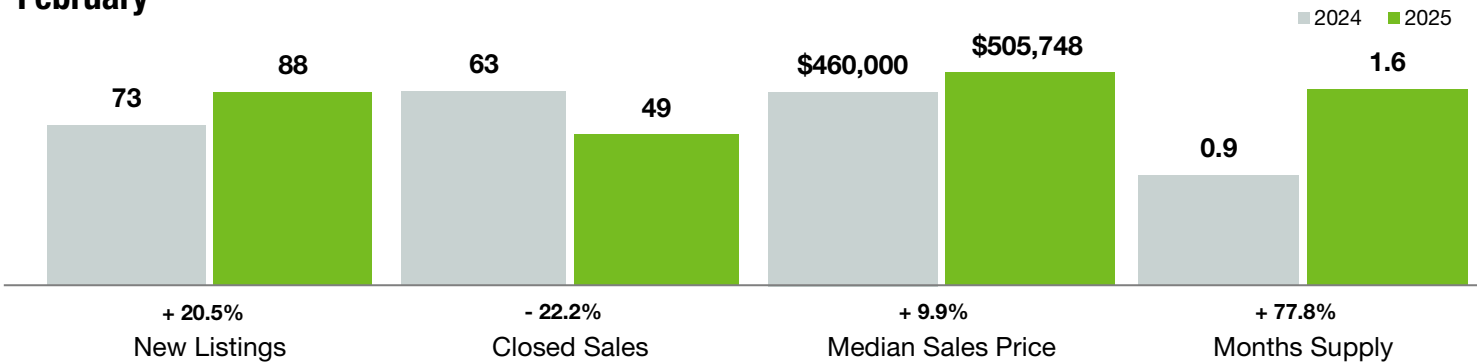
Matthews

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	73	88	+ 20.5%	143	166	+ 16.1%
Pending Sales	71	81	+ 14.1%	142	140	- 1.4%
Closed Sales	63	49	- 22.2%	96	101	+ 5.2%
Median Sales Price*	\$460,000	\$505,748	+ 9.9%	\$470,000	\$487,500	+ 3.7%
Average Sales Price*	\$567,921	\$557,708	- 1.8%	\$563,861	\$547,342	- 2.9%
Percent of Original List Price Received*	99.3%	98.1%	- 1.2%	98.5%	97.3%	- 1.2%
List to Close	53	84	+ 58.5%	57	86	+ 50.9%
Days on Market Until Sale	18	37	+ 105.6%	21	37	+ 76.2%
Cumulative Days on Market Until Sale	21	41	+ 95.2%	22	42	+ 90.9%
Average List Price	\$663,445	\$669,734	+ 0.9%	\$634,811	\$642,209	+ 1.2%
Inventory of Homes for Sale	63	122	+ 93.7%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

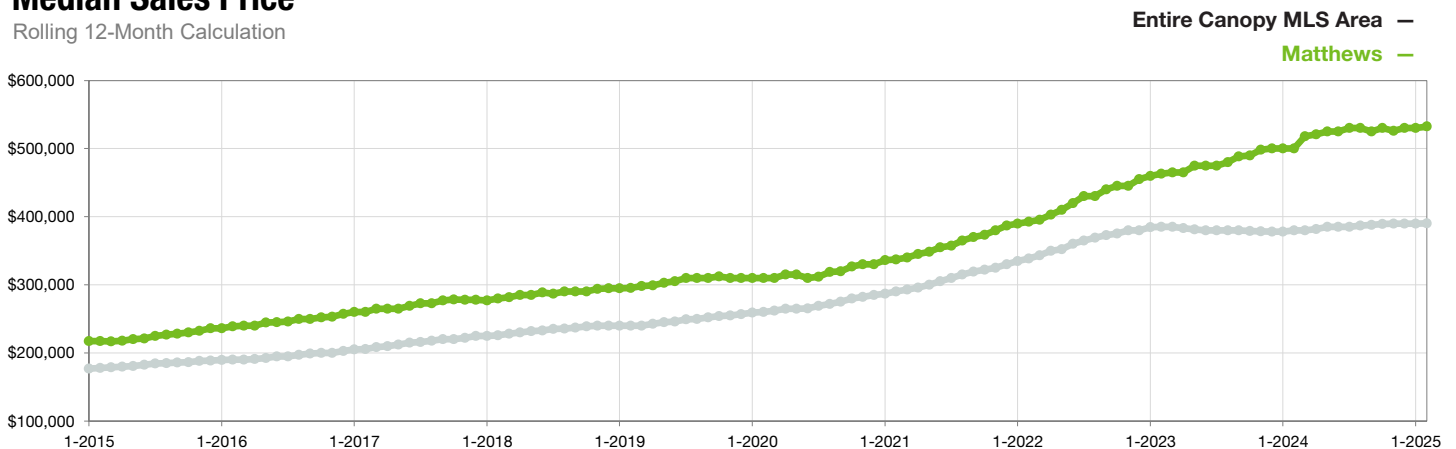
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February



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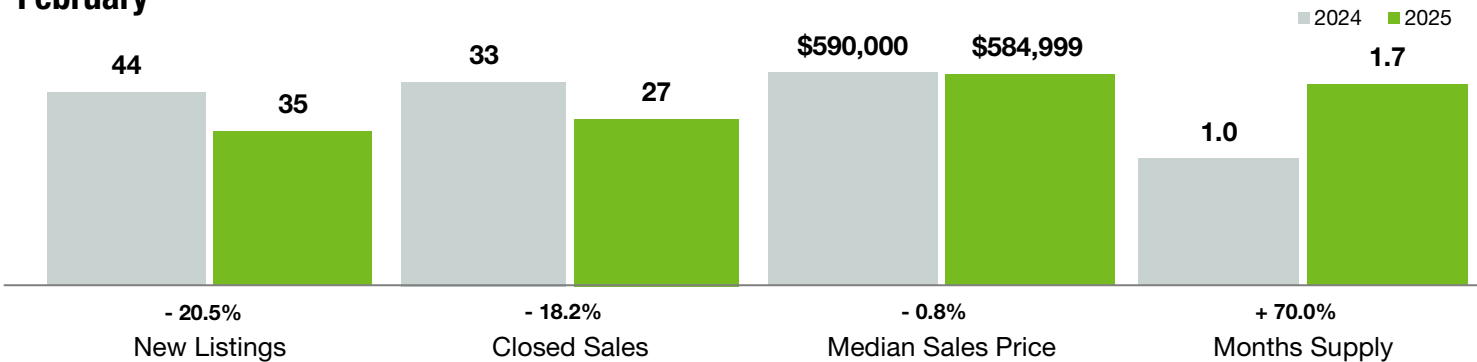
Mint Hill

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	44	35	- 20.5%	81	61	- 24.7%
Pending Sales	38	29	- 23.7%	75	62	- 17.3%
Closed Sales	33	27	- 18.2%	59	45	- 23.7%
Median Sales Price*	\$590,000	\$584,999	- 0.8%	\$555,000	\$584,999	+ 5.4%
Average Sales Price*	\$630,960	\$578,216	- 8.4%	\$567,600	\$580,364	+ 2.2%
Percent of Original List Price Received*	97.8%	96.4%	- 1.4%	96.7%	98.5%	+ 1.9%
List to Close	95	115	+ 21.1%	93	112	+ 20.4%
Days on Market Until Sale	36	68	+ 88.9%	39	68	+ 74.4%
Cumulative Days on Market Until Sale	37	71	+ 91.9%	40	72	+ 80.0%
Average List Price	\$581,458	\$580,838	- 0.1%	\$558,107	\$598,377	+ 7.2%
Inventory of Homes for Sale	46	51	+ 10.9%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--

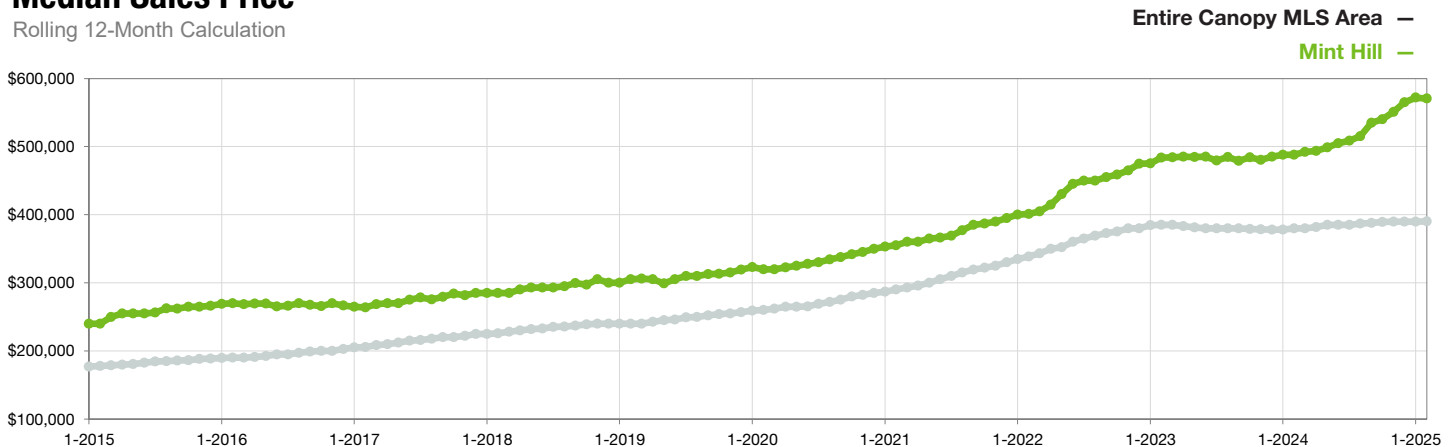
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February



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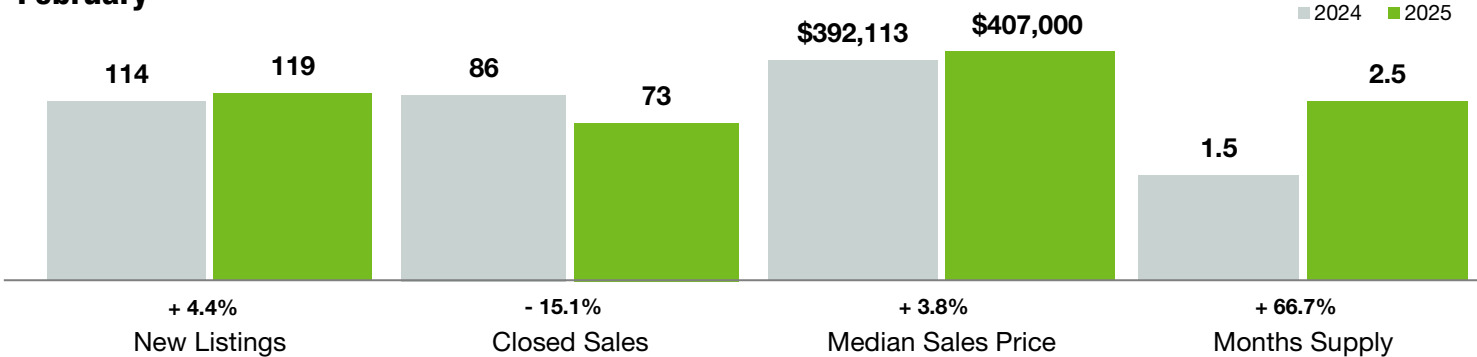
Monroe

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	114	119	+ 4.4%	229	224	- 2.2%
Pending Sales	128	117	- 8.6%	225	209	- 7.1%
Closed Sales	86	73	- 15.1%	155	137	- 11.6%
Median Sales Price*	\$392,113	\$407,000	+ 3.8%	\$387,990	\$411,000	+ 5.9%
Average Sales Price*	\$408,414	\$429,091	+ 5.1%	\$409,918	\$428,838	+ 4.6%
Percent of Original List Price Received*	97.6%	95.2%	- 2.5%	97.2%	95.7%	- 1.5%
List to Close	93	120	+ 29.0%	93	119	+ 28.0%
Days on Market Until Sale	40	76	+ 90.0%	40	68	+ 70.0%
Cumulative Days on Market Until Sale	38	64	+ 68.4%	40	65	+ 62.5%
Average List Price	\$434,258	\$427,420	- 1.6%	\$461,770	\$451,679	- 2.2%
Inventory of Homes for Sale	138	236	+ 71.0%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--

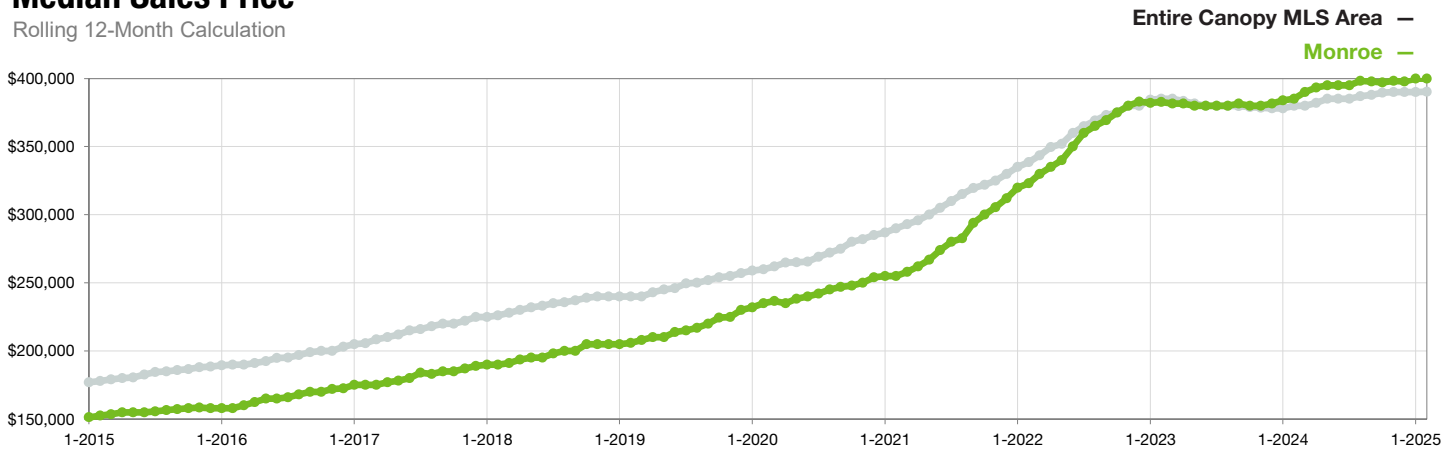
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February



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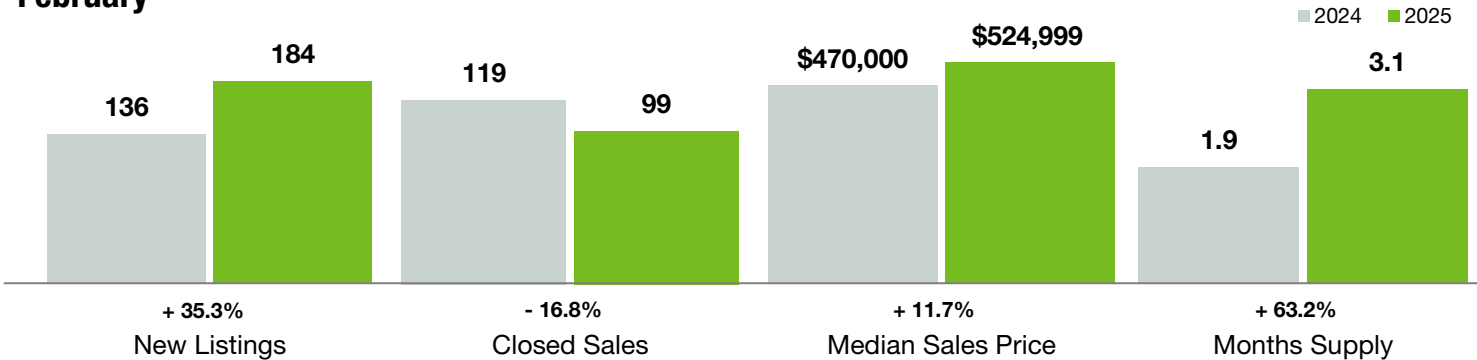
Mooreville

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	136	184	+ 35.3%	256	305	+ 19.1%
Pending Sales	132	119	- 9.8%	257	216	- 16.0%
Closed Sales	119	99	- 16.8%	189	193	+ 2.1%
Median Sales Price*	\$470,000	\$524,999	+ 11.7%	\$470,500	\$500,000	+ 6.3%
Average Sales Price*	\$639,967	\$758,436	+ 18.5%	\$624,814	\$715,321	+ 14.5%
Percent of Original List Price Received*	94.7%	96.0%	+ 1.4%	95.2%	95.3%	+ 0.1%
List to Close	99	101	+ 2.0%	102	104	+ 2.0%
Days on Market Until Sale	58	55	- 5.2%	52	55	+ 5.8%
Cumulative Days on Market Until Sale	58	59	+ 1.7%	54	59	+ 9.3%
Average List Price	\$704,901	\$813,263	+ 15.4%	\$728,090	\$843,255	+ 15.8%
Inventory of Homes for Sale	230	380	+ 65.2%	--	--	--
Months Supply of Inventory	1.9	3.1	+ 63.2%	--	--	--

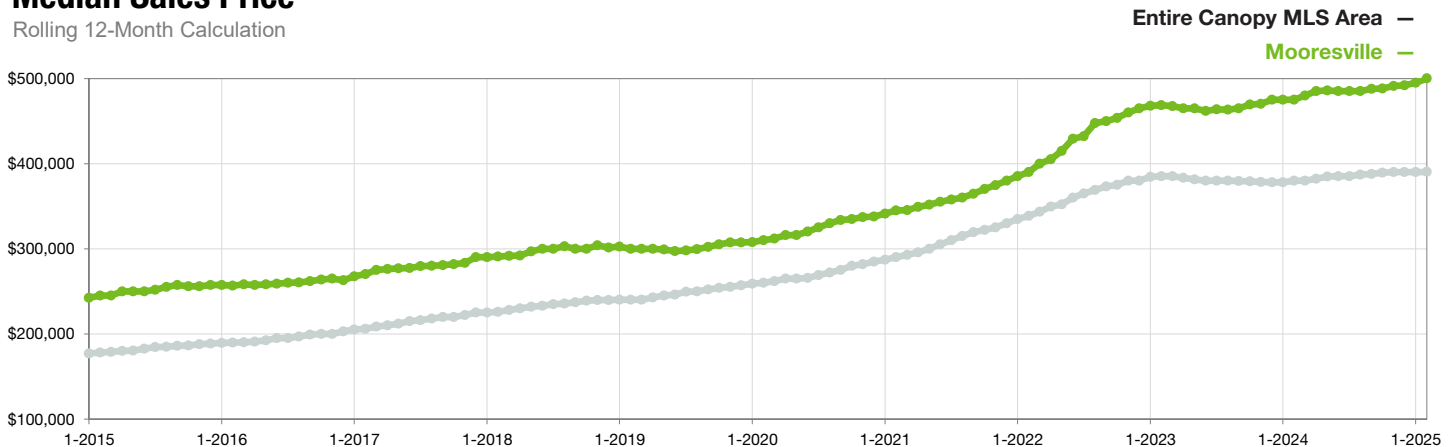
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February



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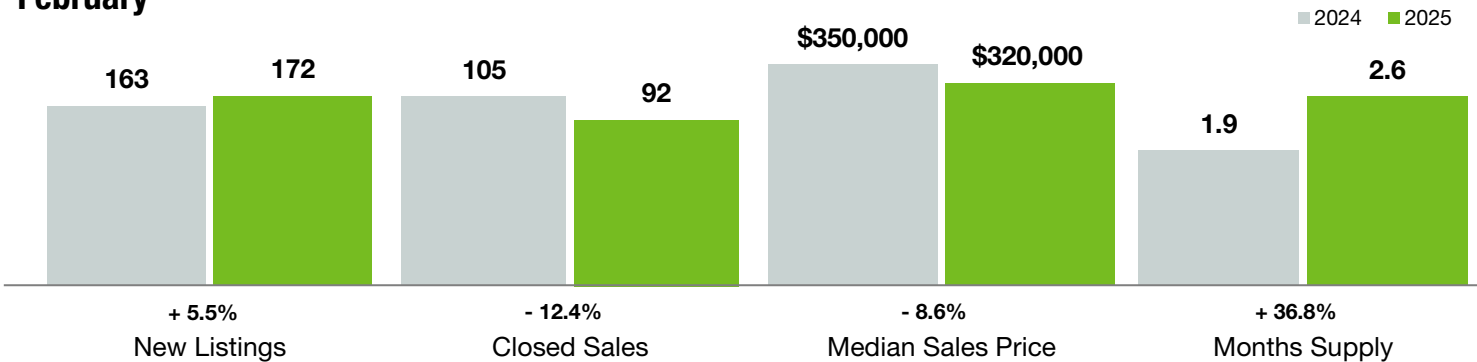
Rock Hill

South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	163	172	+ 5.5%	280	321	+ 14.6%
Pending Sales	104	123	+ 18.3%	227	231	+ 1.8%
Closed Sales	105	92	- 12.4%	192	173	- 9.9%
Median Sales Price*	\$350,000	\$320,000	- 8.6%	\$326,750	\$329,000	+ 0.7%
Average Sales Price*	\$363,270	\$349,757	- 3.7%	\$348,791	\$369,113	+ 5.8%
Percent of Original List Price Received*	96.5%	95.7%	- 0.8%	96.4%	95.1%	- 1.3%
List to Close	82	89	+ 8.5%	80	98	+ 22.5%
Days on Market Until Sale	41	50	+ 22.0%	40	54	+ 35.0%
Cumulative Days on Market Until Sale	43	66	+ 53.5%	41	66	+ 61.0%
Average List Price	\$355,980	\$392,703	+ 10.3%	\$364,532	\$395,410	+ 8.5%
Inventory of Homes for Sale	219	310	+ 41.6%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

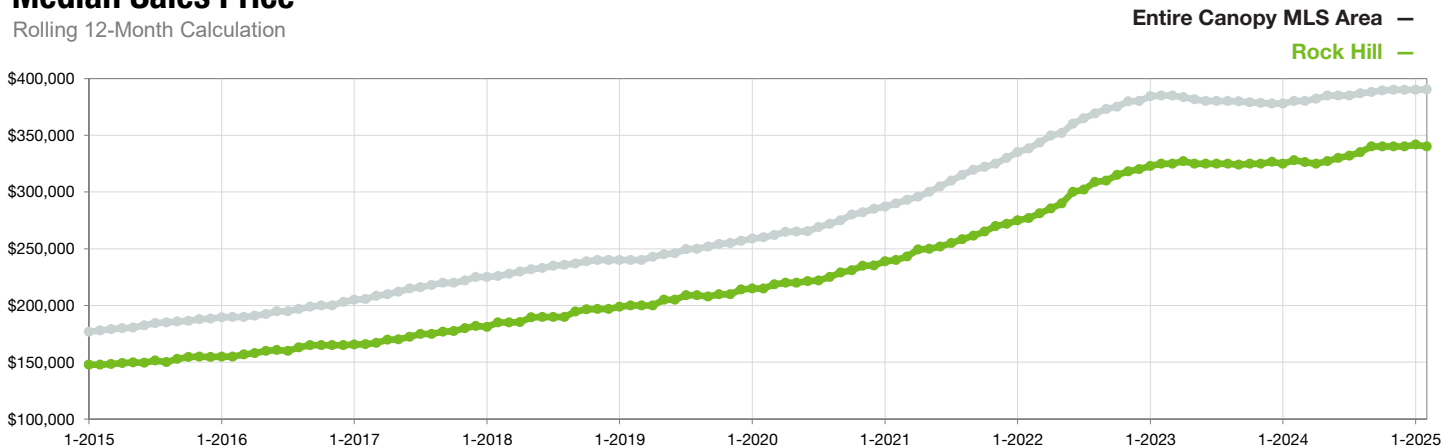
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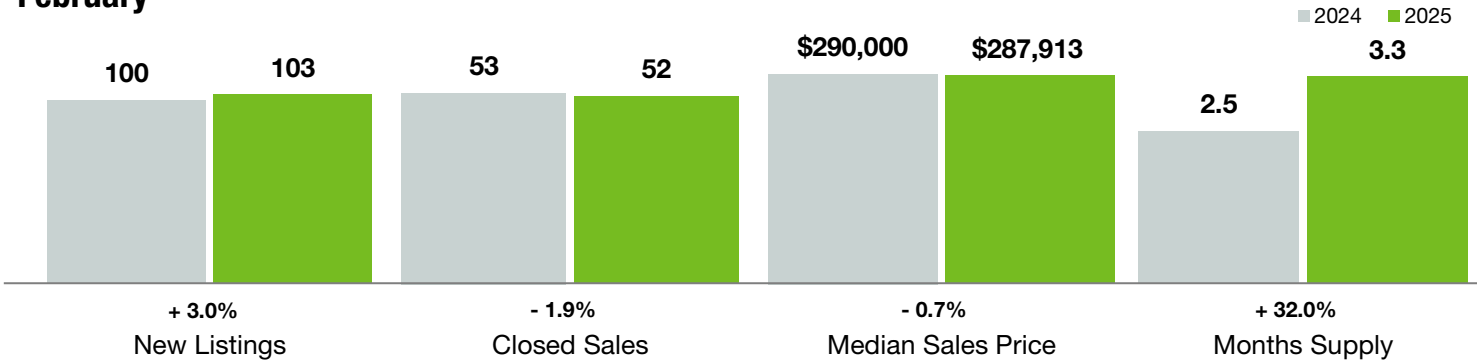
Salisbury

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	100	103	+ 3.0%	169	186	+ 10.1%
Pending Sales	65	84	+ 29.2%	125	150	+ 20.0%
Closed Sales	53	52	- 1.9%	104	114	+ 9.6%
Median Sales Price*	\$290,000	\$287,913	- 0.7%	\$267,750	\$268,750	+ 0.4%
Average Sales Price*	\$308,081	\$340,056	+ 10.4%	\$298,590	\$309,484	+ 3.6%
Percent of Original List Price Received*	95.4%	93.8%	- 1.7%	94.5%	92.6%	- 2.0%
List to Close	83	124	+ 49.4%	85	120	+ 41.2%
Days on Market Until Sale	40	71	+ 77.5%	42	71	+ 69.0%
Cumulative Days on Market Until Sale	48	79	+ 64.6%	50	79	+ 58.0%
Average List Price	\$316,195	\$307,674	- 2.7%	\$319,025	\$318,516	- 0.2%
Inventory of Homes for Sale	185	256	+ 38.4%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--

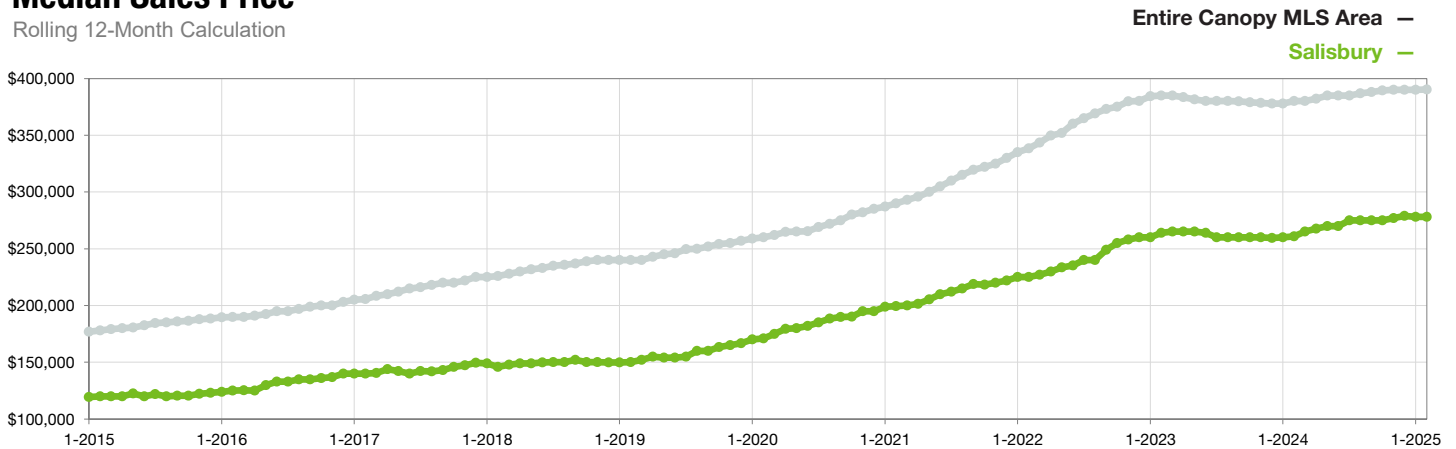
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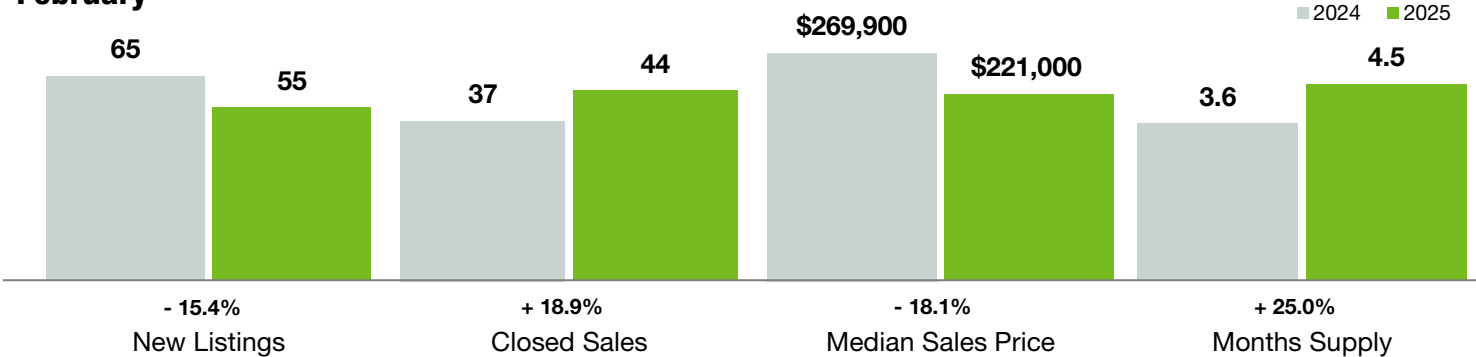
Shelby

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	65	55	- 15.4%	149	113	- 24.2%
Pending Sales	53	52	- 1.9%	88	94	+ 6.8%
Closed Sales	37	44	+ 18.9%	67	76	+ 13.4%
Median Sales Price*	\$269,900	\$221,000	- 18.1%	\$250,000	\$221,000	- 11.6%
Average Sales Price*	\$251,059	\$230,838	- 8.1%	\$257,446	\$246,255	- 4.3%
Percent of Original List Price Received*	95.5%	93.9%	- 1.7%	96.2%	94.4%	- 1.9%
List to Close	100	110	+ 10.0%	104	115	+ 10.6%
Days on Market Until Sale	57	68	+ 19.3%	52	75	+ 44.2%
Cumulative Days on Market Until Sale	67	75	+ 11.9%	61	84	+ 37.7%
Average List Price	\$280,387	\$310,764	+ 10.8%	\$270,824	\$291,415	+ 7.6%
Inventory of Homes for Sale	190	212	+ 11.6%	--	--	--
Months Supply of Inventory	3.6	4.5	+ 25.0%	--	--	--

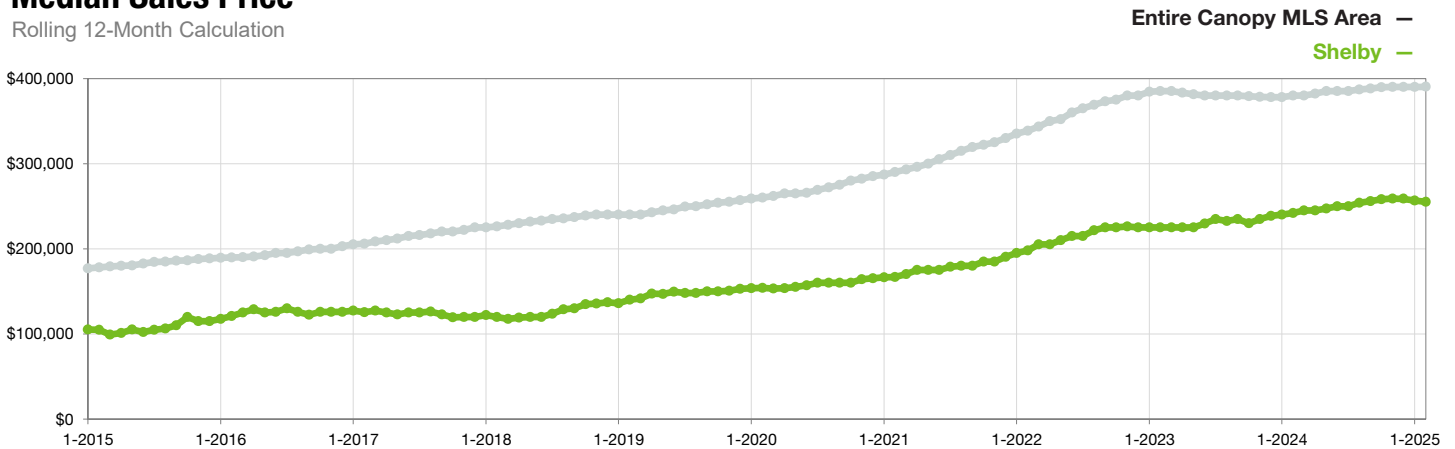
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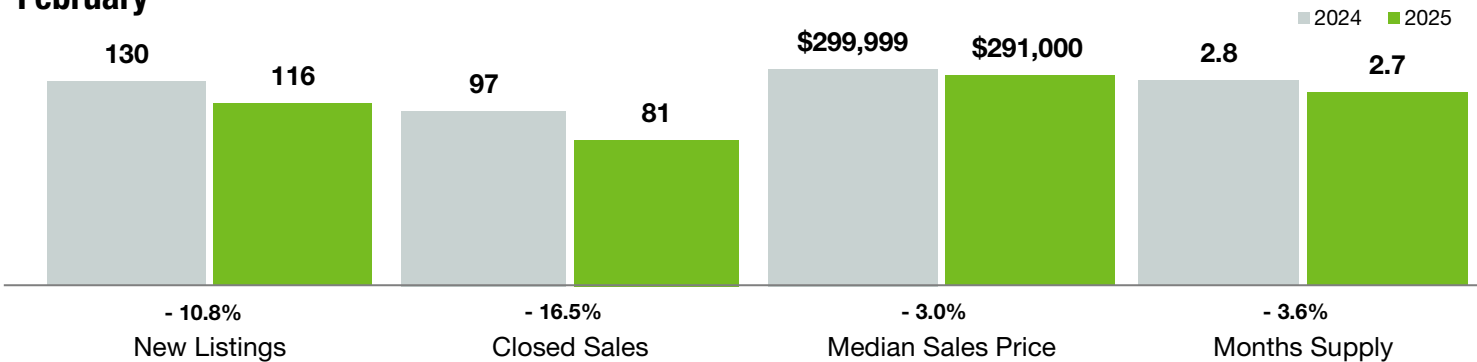
Statesville

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	130	116	- 10.8%	243	223	- 8.2%
Pending Sales	101	102	+ 1.0%	198	195	- 1.5%
Closed Sales	97	81	- 16.5%	167	129	- 22.8%
Median Sales Price*	\$299,999	\$291,000	- 3.0%	\$300,000	\$294,000	- 2.0%
Average Sales Price*	\$307,793	\$309,372	+ 0.5%	\$322,279	\$306,394	- 4.9%
Percent of Original List Price Received*	94.6%	93.7%	- 1.0%	94.6%	93.9%	- 0.7%
List to Close	111	124	+ 11.7%	100	114	+ 14.0%
Days on Market Until Sale	58	75	+ 29.3%	48	69	+ 43.8%
Cumulative Days on Market Until Sale	63	76	+ 20.6%	54	75	+ 38.9%
Average List Price	\$314,938	\$375,158	+ 19.1%	\$328,718	\$360,881	+ 9.8%
Inventory of Homes for Sale	273	269	- 1.5%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--

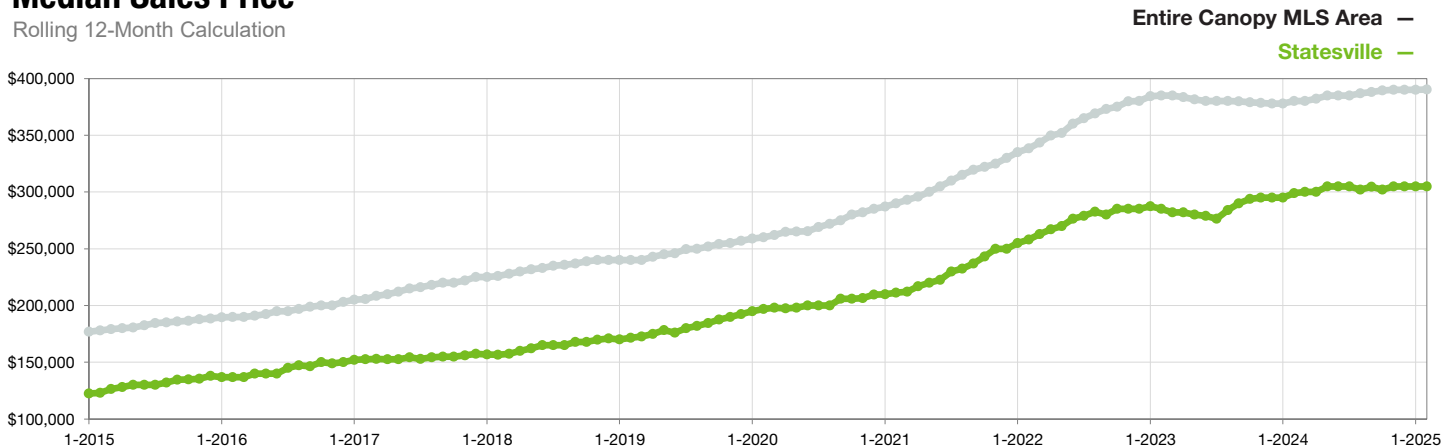
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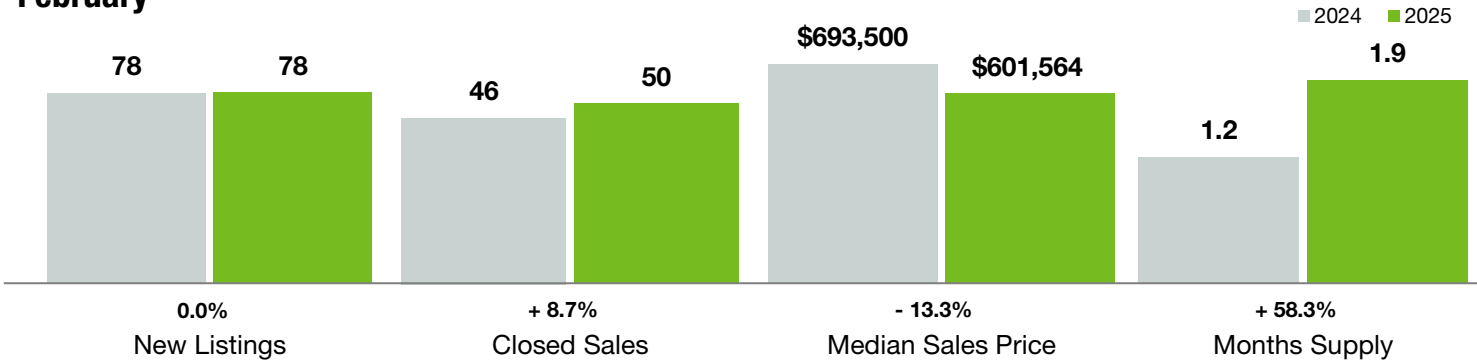
Waxhaw

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	78	78	0.0%	139	145	+ 4.3%
Pending Sales	55	68	+ 23.6%	104	113	+ 8.7%
Closed Sales	46	50	+ 8.7%	82	99	+ 20.7%
Median Sales Price*	\$693,500	\$601,564	- 13.3%	\$732,500	\$626,726	- 14.4%
Average Sales Price*	\$806,868	\$746,453	- 7.5%	\$861,843	\$818,137	- 5.1%
Percent of Original List Price Received*	99.2%	97.9%	- 1.3%	97.3%	95.8%	- 1.5%
List to Close	94	97	+ 3.2%	91	113	+ 24.2%
Days on Market Until Sale	49	61	+ 24.5%	48	75	+ 56.3%
Cumulative Days on Market Until Sale	36	53	+ 47.2%	43	73	+ 69.8%
Average List Price	\$896,623	\$823,069	- 8.2%	\$872,841	\$837,531	- 4.0%
Inventory of Homes for Sale	77	134	+ 74.0%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

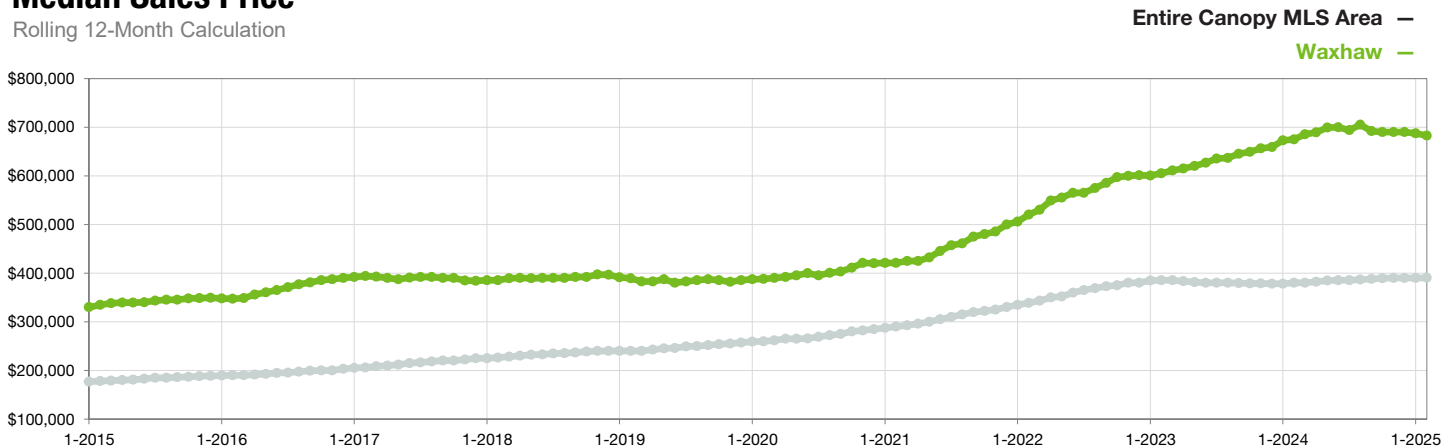
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February



Median Sales Price

Rolling 12-Month Calculation



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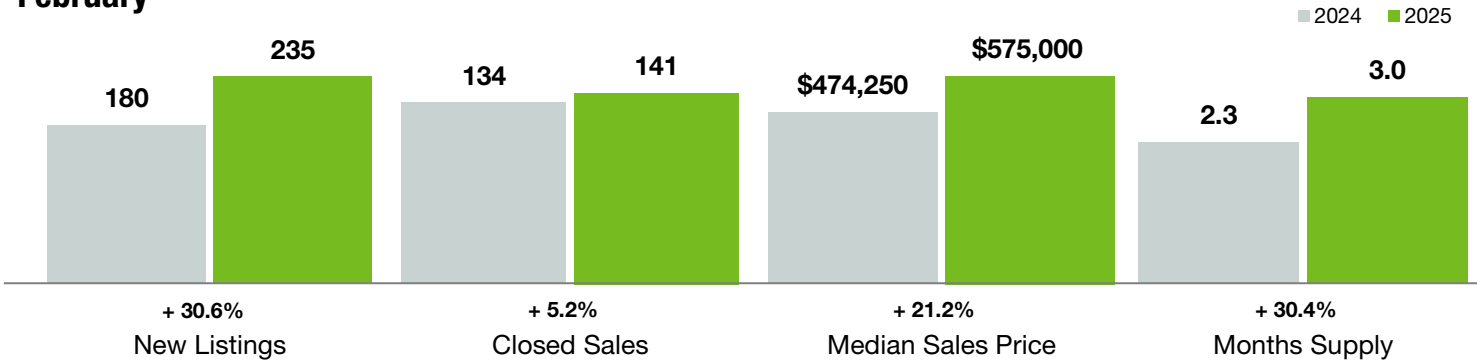
Lake Norman

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	180	235	+ 30.6%	341	426	+ 24.9%
Pending Sales	146	189	+ 29.5%	295	340	+ 15.3%
Closed Sales	134	141	+ 5.2%	224	264	+ 17.9%
Median Sales Price*	\$474,250	\$575,000	+ 21.2%	\$500,000	\$574,697	+ 14.9%
Average Sales Price*	\$682,983	\$809,796	+ 18.6%	\$717,479	\$881,591	+ 22.9%
Percent of Original List Price Received*	95.3%	95.0%	- 0.3%	95.2%	95.1%	- 0.1%
List to Close	106	100	- 5.7%	112	106	- 5.4%
Days on Market Until Sale	68	60	- 11.8%	61	60	- 1.6%
Cumulative Days on Market Until Sale	66	67	+ 1.5%	63	68	+ 7.9%
Average List Price	\$982,905	\$1,051,356	+ 7.0%	\$929,369	\$998,053	+ 7.4%
Inventory of Homes for Sale	351	499	+ 42.2%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--

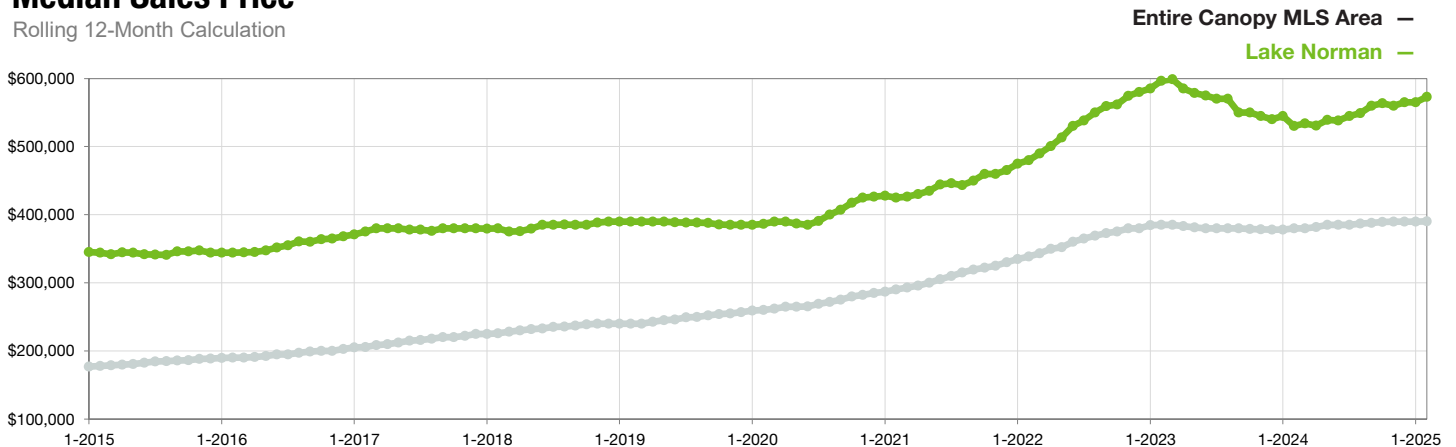
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February



Median Sales Price

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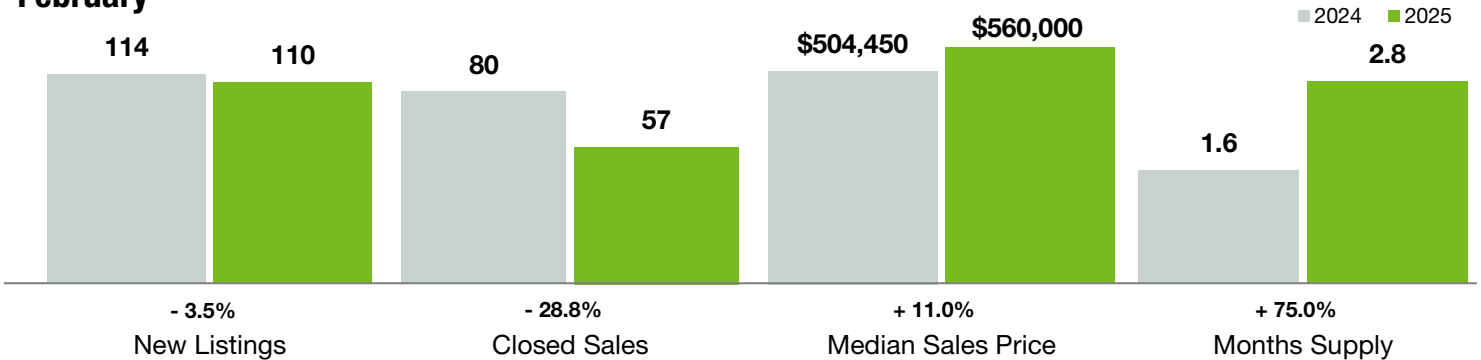
Lake Wylie

North Carolina and South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	114	110	- 3.5%	194	209	+ 7.7%
Pending Sales	99	66	- 33.3%	189	133	- 29.6%
Closed Sales	80	57	- 28.8%	127	118	- 7.1%
Median Sales Price*	\$504,450	\$560,000	+ 11.0%	\$515,000	\$558,745	+ 8.5%
Average Sales Price*	\$602,864	\$652,038	+ 8.2%	\$620,209	\$701,070	+ 13.0%
Percent of Original List Price Received*	95.9%	97.8%	+ 2.0%	95.5%	96.4%	+ 0.9%
List to Close	116	98	- 15.5%	109	106	- 2.8%
Days on Market Until Sale	57	61	+ 7.0%	54	74	+ 37.0%
Cumulative Days on Market Until Sale	64	55	- 14.1%	60	74	+ 23.3%
Average List Price	\$671,744	\$765,492	+ 14.0%	\$655,545	\$745,190	+ 13.7%
Inventory of Homes for Sale	126	215	+ 70.6%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--

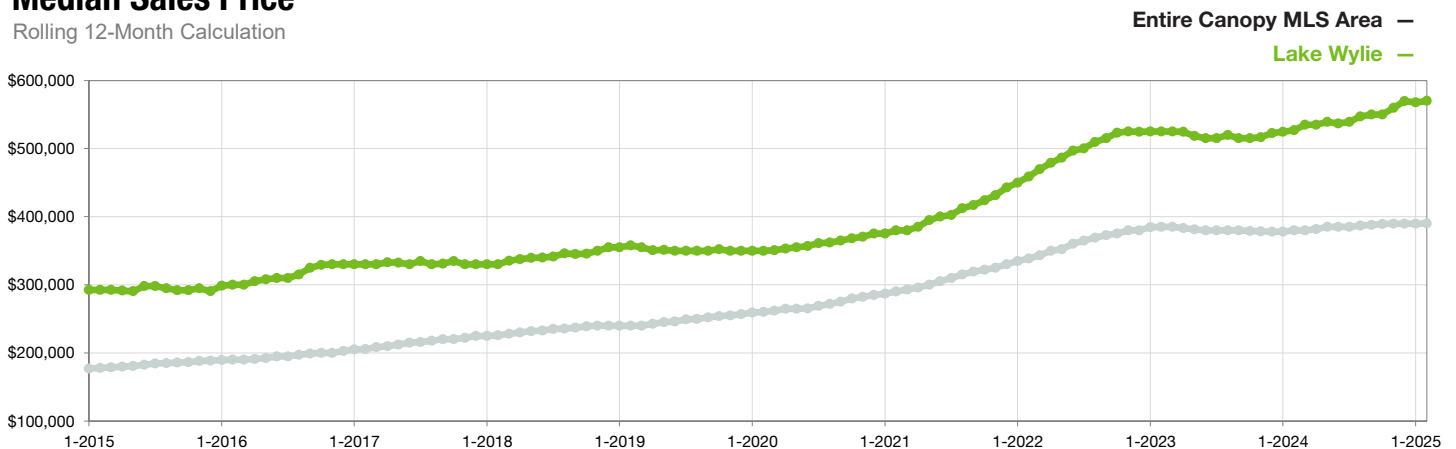
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February



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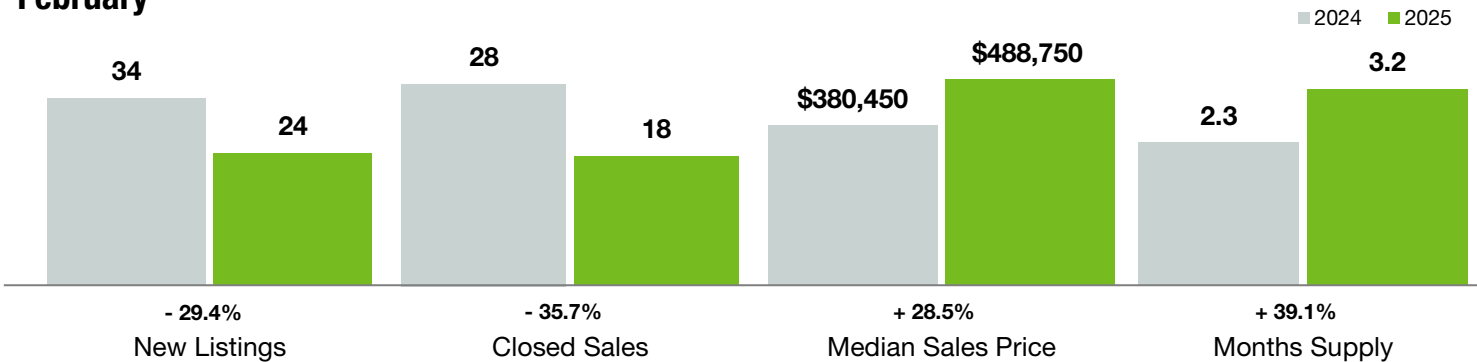
Uptown Charlotte

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	34	24	- 29.4%	67	45	- 32.8%
Pending Sales	19	18	- 5.3%	50	42	- 16.0%
Closed Sales	28	18	- 35.7%	43	32	- 25.6%
Median Sales Price*	\$380,450	\$488,750	+ 28.5%	\$480,000	\$506,250	+ 5.5%
Average Sales Price*	\$561,864	\$553,855	- 1.4%	\$541,956	\$525,712	- 3.0%
Percent of Original List Price Received*	97.6%	93.8%	- 3.9%	97.6%	94.6%	- 3.1%
List to Close	61	113	+ 85.2%	59	109	+ 84.7%
Days on Market Until Sale	29	78	+ 169.0%	27	73	+ 170.4%
Cumulative Days on Market Until Sale	38	116	+ 205.3%	43	103	+ 139.5%
Average List Price	\$535,471	\$456,493	- 14.7%	\$531,212	\$447,790	- 15.7%
Inventory of Homes for Sale	49	62	+ 26.5%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

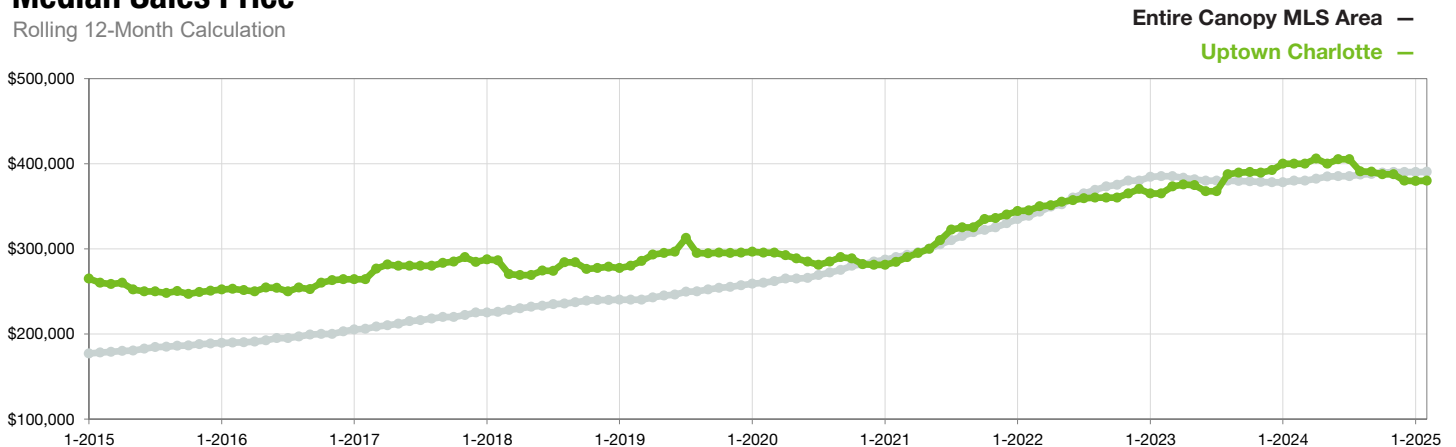
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February



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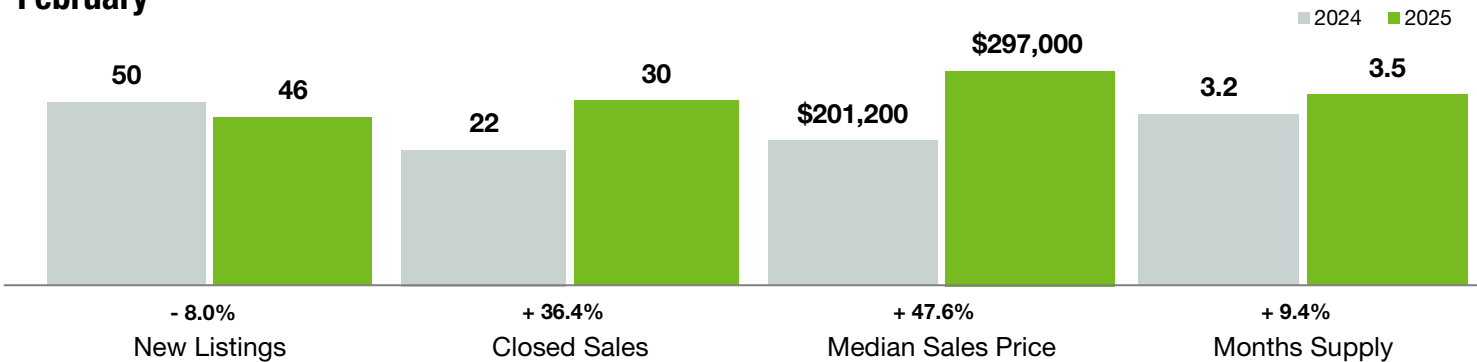
Chester County

South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	50	46	- 8.0%	101	98	- 3.0%
Pending Sales	33	27	- 18.2%	58	59	+ 1.7%
Closed Sales	22	30	+ 36.4%	38	46	+ 21.1%
Median Sales Price*	\$201,200	\$297,000	+ 47.6%	\$207,500	\$288,500	+ 39.0%
Average Sales Price*	\$196,634	\$316,464	+ 60.9%	\$219,404	\$285,646	+ 30.2%
Percent of Original List Price Received*	91.8%	96.4%	+ 5.0%	91.7%	95.5%	+ 4.1%
List to Close	83	97	+ 16.9%	91	104	+ 14.3%
Days on Market Until Sale	44	51	+ 15.9%	43	52	+ 20.9%
Cumulative Days on Market Until Sale	69	78	+ 13.0%	62	86	+ 38.7%
Average List Price	\$271,325	\$250,122	- 7.8%	\$273,159	\$273,033	- 0.0%
Inventory of Homes for Sale	90	110	+ 22.2%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--

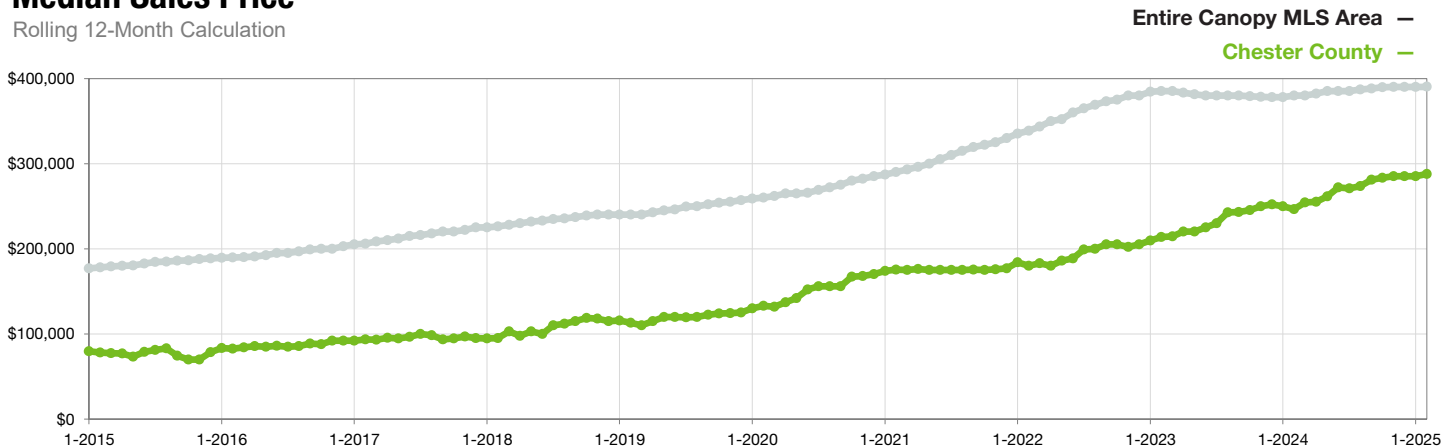
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February



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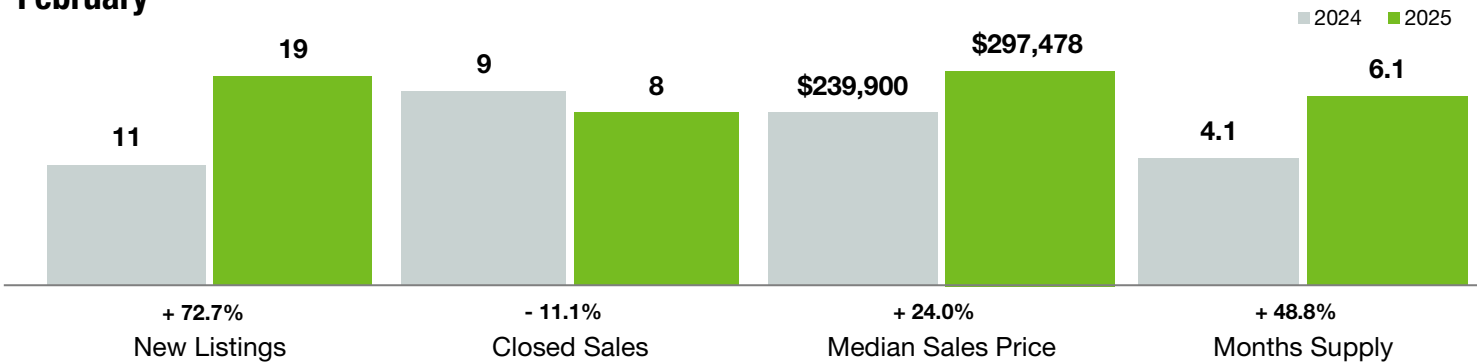
Chesterfield County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	11	19	+ 72.7%	20	32	+ 60.0%
Pending Sales	13	14	+ 7.7%	23	23	0.0%
Closed Sales	9	8	- 11.1%	16	15	- 6.3%
Median Sales Price*	\$239,900	\$297,478	+ 24.0%	\$257,250	\$284,000	+ 10.4%
Average Sales Price*	\$253,256	\$332,813	+ 31.4%	\$256,231	\$308,164	+ 20.3%
Percent of Original List Price Received*	92.8%	96.3%	+ 3.8%	94.4%	98.5%	+ 4.3%
List to Close	121	117	- 3.3%	150	131	- 12.7%
Days on Market Until Sale	70	85	+ 21.4%	101	83	- 17.8%
Cumulative Days on Market Until Sale	71	85	+ 19.7%	101	87	- 13.9%
Average List Price	\$253,498	\$292,589	+ 15.4%	\$266,009	\$265,194	- 0.3%
Inventory of Homes for Sale	36	60	+ 66.7%	--	--	--
Months Supply of Inventory	4.1	6.1	+ 48.8%	--	--	--

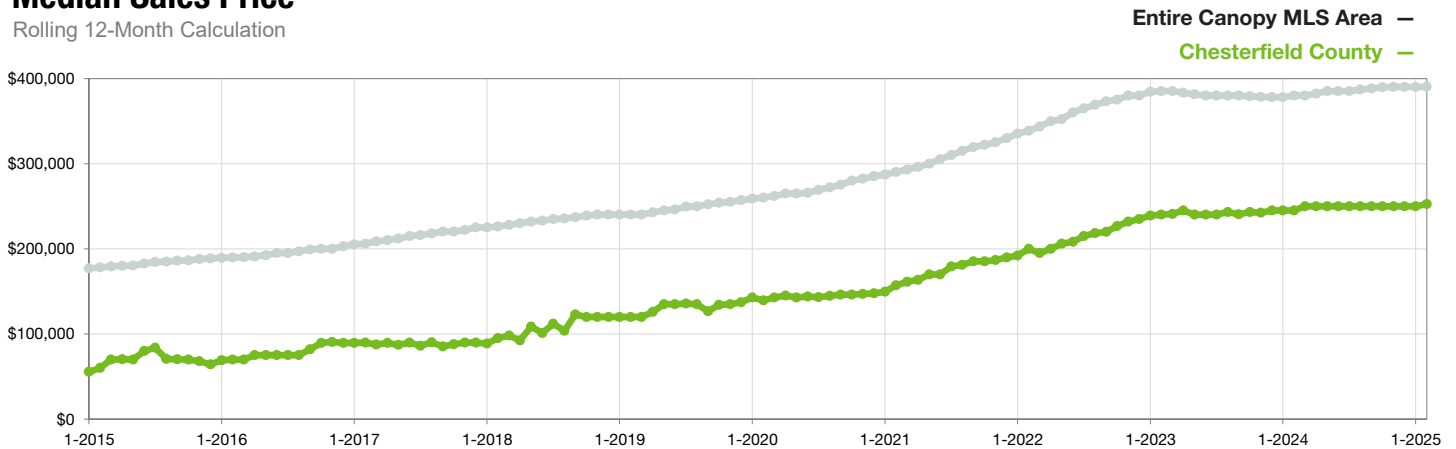
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February



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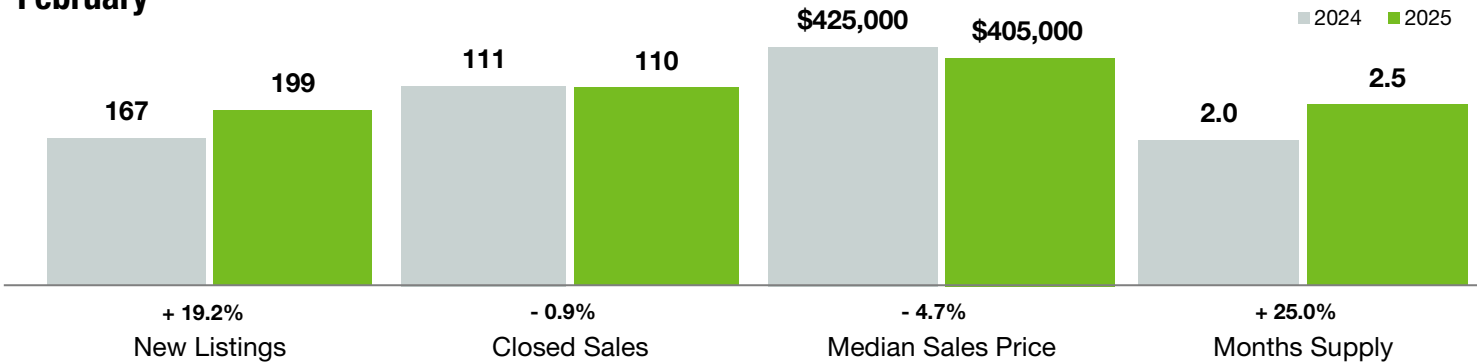
Lancaster County

South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	167	199	+ 19.2%	294	345	+ 17.3%
Pending Sales	132	146	+ 10.6%	269	261	- 3.0%
Closed Sales	111	110	- 0.9%	190	204	+ 7.4%
Median Sales Price*	\$425,000	\$405,000	- 4.7%	\$412,500	\$410,000	- 0.6%
Average Sales Price*	\$435,552	\$443,983	+ 1.9%	\$442,565	\$451,726	+ 2.1%
Percent of Original List Price Received*	97.1%	95.5%	- 1.6%	96.9%	95.5%	- 1.4%
List to Close	97	103	+ 6.2%	98	108	+ 10.2%
Days on Market Until Sale	52	51	- 1.9%	48	53	+ 10.4%
Cumulative Days on Market Until Sale	56	52	- 7.1%	50	55	+ 10.0%
Average List Price	\$438,793	\$496,190	+ 13.1%	\$445,671	\$501,788	+ 12.6%
Inventory of Homes for Sale	259	340	+ 31.3%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

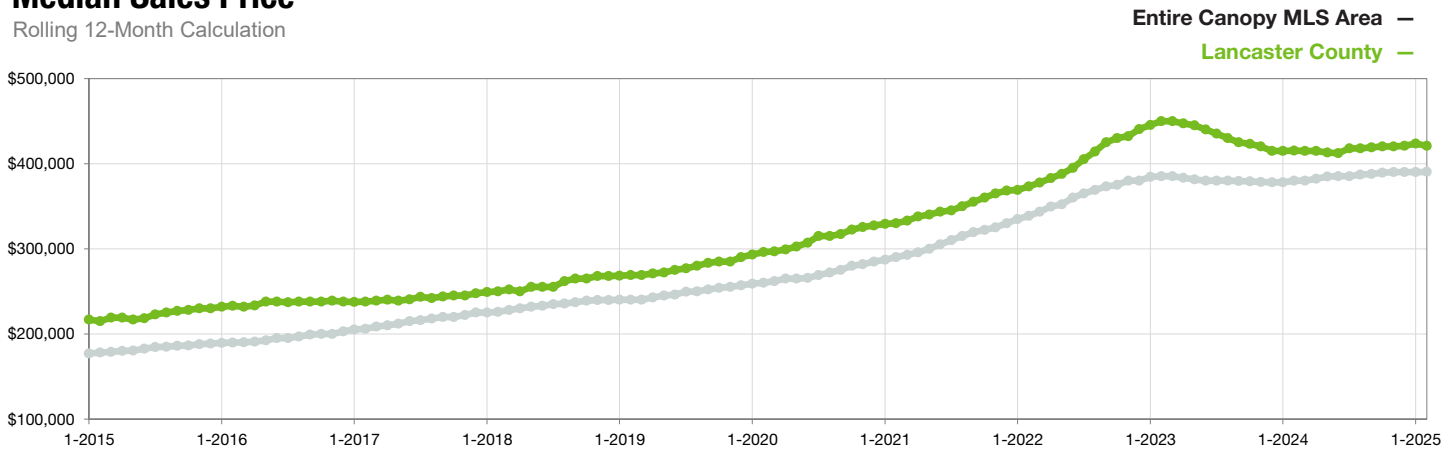
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February



Median Sales Price

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Local Market Update for February 2025

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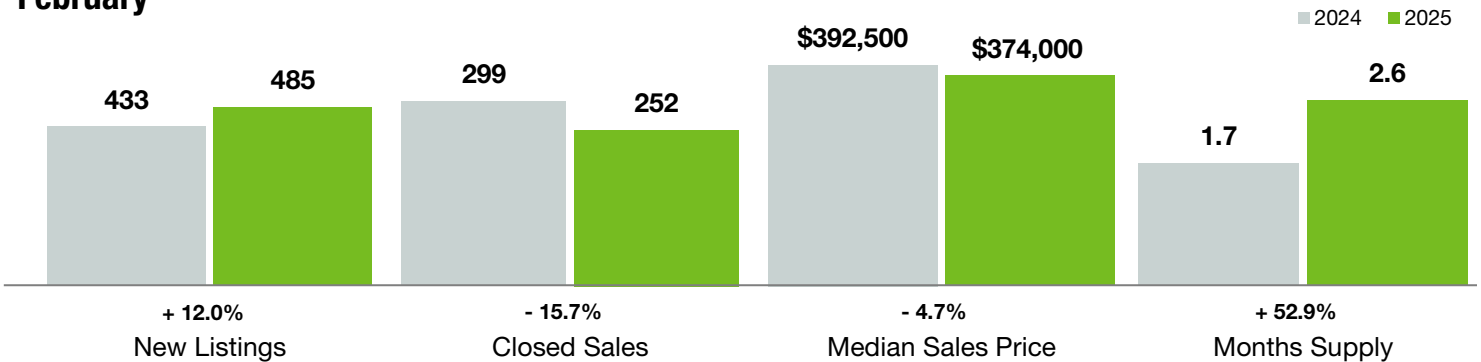
York County

South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	433	485	+ 12.0%	769	891	+ 15.9%
Pending Sales	327	346	+ 5.8%	670	668	- 0.3%
Closed Sales	299	252	- 15.7%	528	500	- 5.3%
Median Sales Price*	\$392,500	\$374,000	- 4.7%	\$385,000	\$389,900	+ 1.3%
Average Sales Price*	\$441,791	\$438,099	- 0.8%	\$447,319	\$455,388	+ 1.8%
Percent of Original List Price Received*	96.7%	96.0%	- 0.7%	96.5%	95.7%	- 0.8%
List to Close	87	96	+ 10.3%	88	101	+ 14.8%
Days on Market Until Sale	40	55	+ 37.5%	41	58	+ 41.5%
Cumulative Days on Market Until Sale	45	66	+ 46.7%	45	66	+ 46.7%
Average List Price	\$454,883	\$515,058	+ 13.2%	\$448,157	\$499,180	+ 11.4%
Inventory of Homes for Sale	575	876	+ 52.3%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

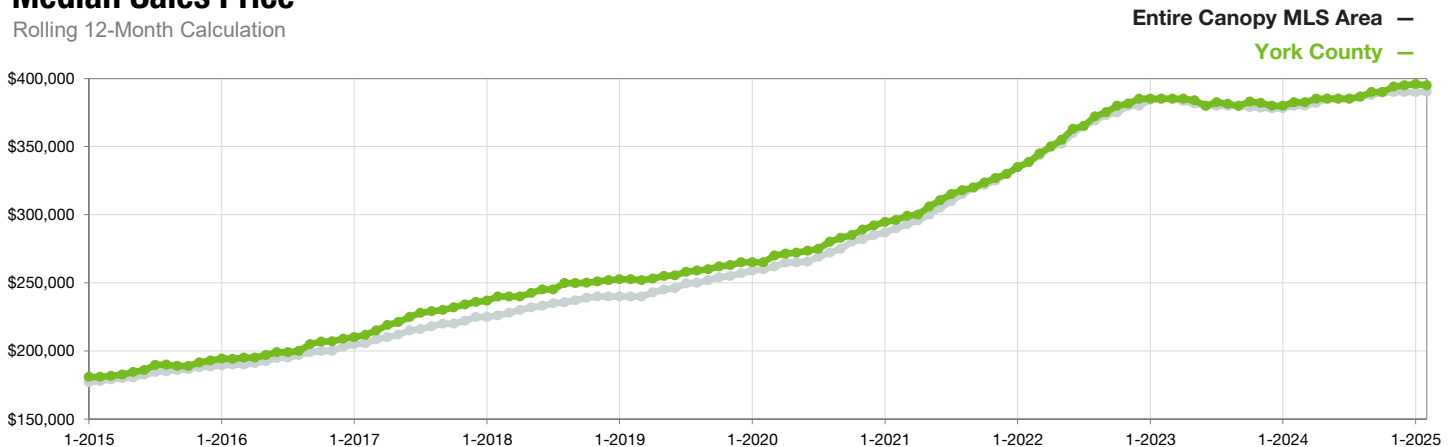
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February



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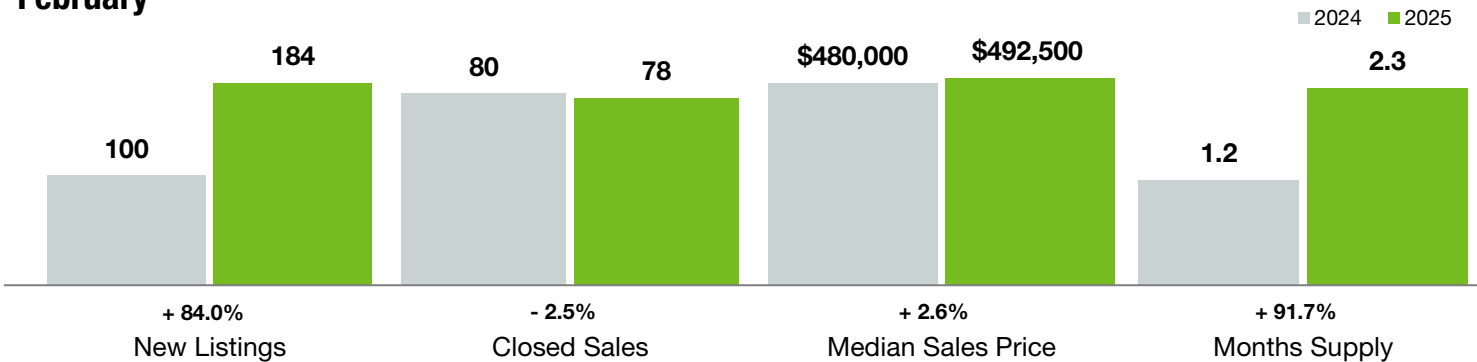
Fort Mill

South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	100	184	+ 84.0%	198	324	+ 63.6%
Pending Sales	85	121	+ 42.4%	166	228	+ 37.3%
Closed Sales	80	78	- 2.5%	141	164	+ 16.3%
Median Sales Price*	\$480,000	\$492,500	+ 2.6%	\$475,000	\$500,000	+ 5.3%
Average Sales Price*	\$537,960	\$546,907	+ 1.7%	\$552,141	\$556,391	+ 0.8%
Percent of Original List Price Received*	97.0%	96.9%	- 0.1%	96.7%	96.3%	- 0.4%
List to Close	93	88	- 5.4%	99	88	- 11.1%
Days on Market Until Sale	34	49	+ 44.1%	39	49	+ 25.6%
Cumulative Days on Market Until Sale	41	51	+ 24.4%	44	51	+ 15.9%
Average List Price	\$565,156	\$632,409	+ 11.9%	\$544,157	\$608,174	+ 11.8%
Inventory of Homes for Sale	118	275	+ 133.1%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--

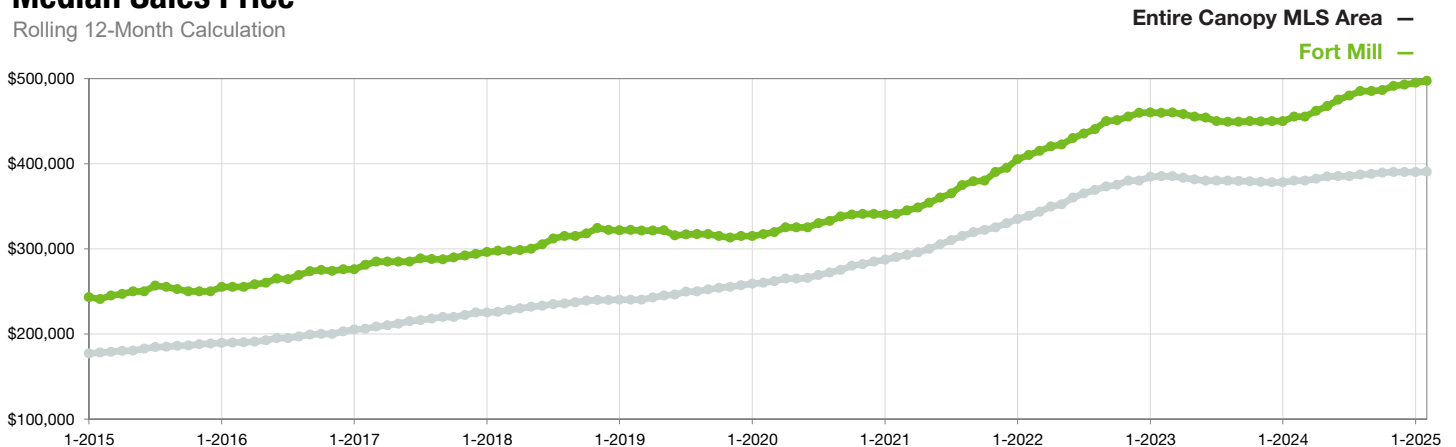
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February



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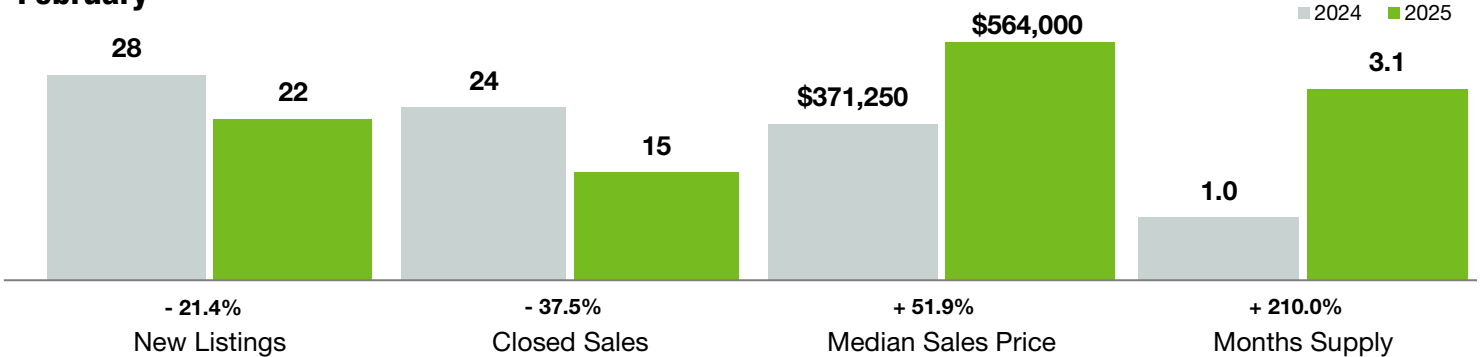
Tega Cay

South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	28	22	- 21.4%	47	42	- 10.6%
Pending Sales	20	11	- 45.0%	46	24	- 47.8%
Closed Sales	24	15	- 37.5%	39	26	- 33.3%
Median Sales Price*	\$371,250	\$564,000	+ 51.9%	\$390,000	\$527,750	+ 35.3%
Average Sales Price*	\$434,007	\$602,782	+ 38.9%	\$456,053	\$566,966	+ 24.3%
Percent of Original List Price Received*	97.2%	97.3%	+ 0.1%	95.9%	96.6%	+ 0.7%
List to Close	78	90	+ 15.4%	87	85	- 2.3%
Days on Market Until Sale	36	46	+ 27.8%	43	41	- 4.7%
Cumulative Days on Market Until Sale	46	49	+ 6.5%	52	45	- 13.5%
Average List Price	\$638,474	\$676,036	+ 5.9%	\$567,690	\$666,938	+ 17.5%
Inventory of Homes for Sale	22	49	+ 122.7%	--	--	--
Months Supply of Inventory	1.0	3.1	+ 210.0%	--	--	--

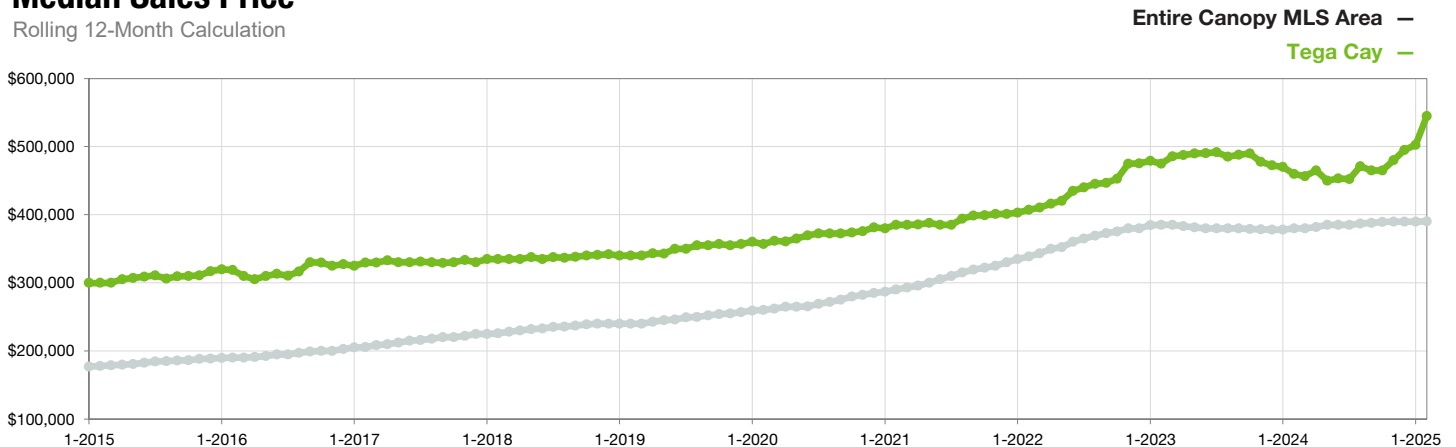
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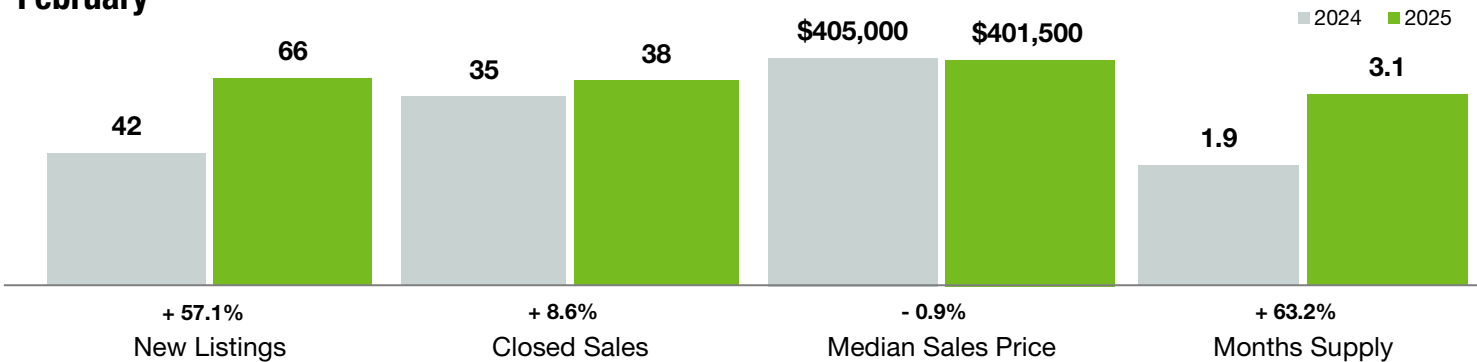
Town of Clover

South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	42	66	+ 57.1%	71	120	+ 69.0%
Pending Sales	29	44	+ 51.7%	67	90	+ 34.3%
Closed Sales	35	38	+ 8.6%	57	76	+ 33.3%
Median Sales Price*	\$405,000	\$401,500	- 0.9%	\$399,900	\$422,500	+ 5.7%
Average Sales Price*	\$453,814	\$467,932	+ 3.1%	\$448,910	\$503,488	+ 12.2%
Percent of Original List Price Received*	98.6%	96.4%	- 2.2%	97.9%	96.0%	- 1.9%
List to Close	84	102	+ 21.4%	81	118	+ 45.7%
Days on Market Until Sale	39	62	+ 59.0%	34	73	+ 114.7%
Cumulative Days on Market Until Sale	42	89	+ 111.9%	38	94	+ 147.4%
Average List Price	\$512,317	\$464,066	- 9.4%	\$483,457	\$454,868	- 5.9%
Inventory of Homes for Sale	65	118	+ 81.5%	--	--	--
Months Supply of Inventory	1.9	3.1	+ 63.2%	--	--	--

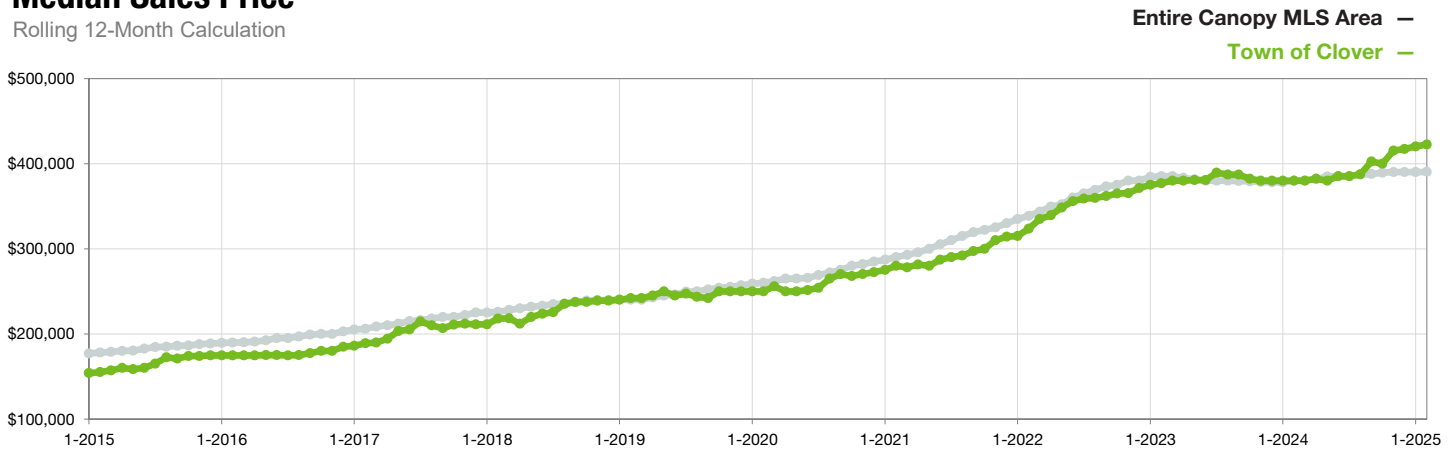
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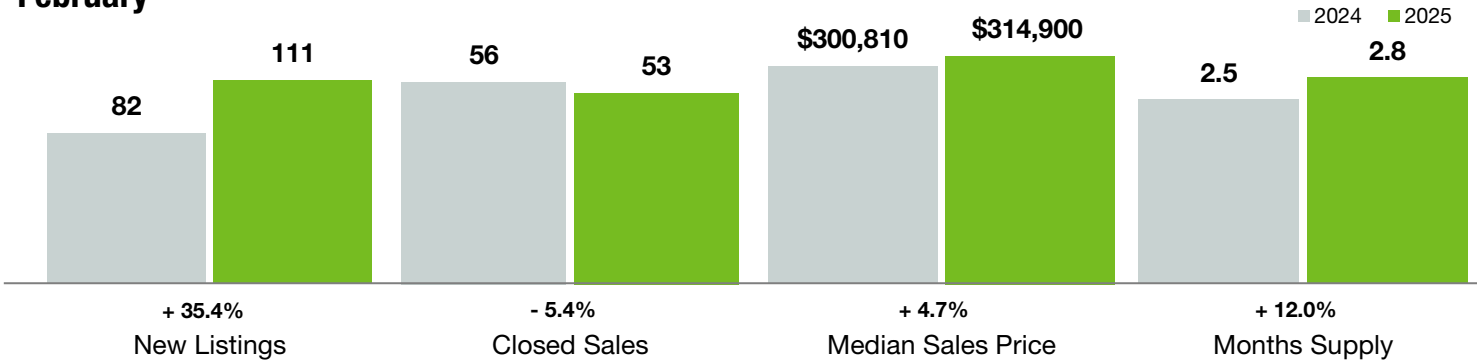
Town of Lancaster

South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	82	111	+ 35.4%	145	184	+ 26.9%
Pending Sales	64	76	+ 18.8%	125	142	+ 13.6%
Closed Sales	56	53	- 5.4%	87	88	+ 1.1%
Median Sales Price*	\$300,810	\$314,900	+ 4.7%	\$301,620	\$314,950	+ 4.4%
Average Sales Price*	\$336,540	\$370,621	+ 10.1%	\$348,977	\$350,736	+ 0.5%
Percent of Original List Price Received*	96.9%	95.1%	- 1.9%	96.4%	95.3%	- 1.1%
List to Close	97	106	+ 9.3%	96	104	+ 8.3%
Days on Market Until Sale	51	63	+ 23.5%	48	59	+ 22.9%
Cumulative Days on Market Until Sale	62	54	- 12.9%	54	55	+ 1.9%
Average List Price	\$362,711	\$410,362	+ 13.1%	\$354,838	\$432,382	+ 21.9%
Inventory of Homes for Sale	158	187	+ 18.4%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

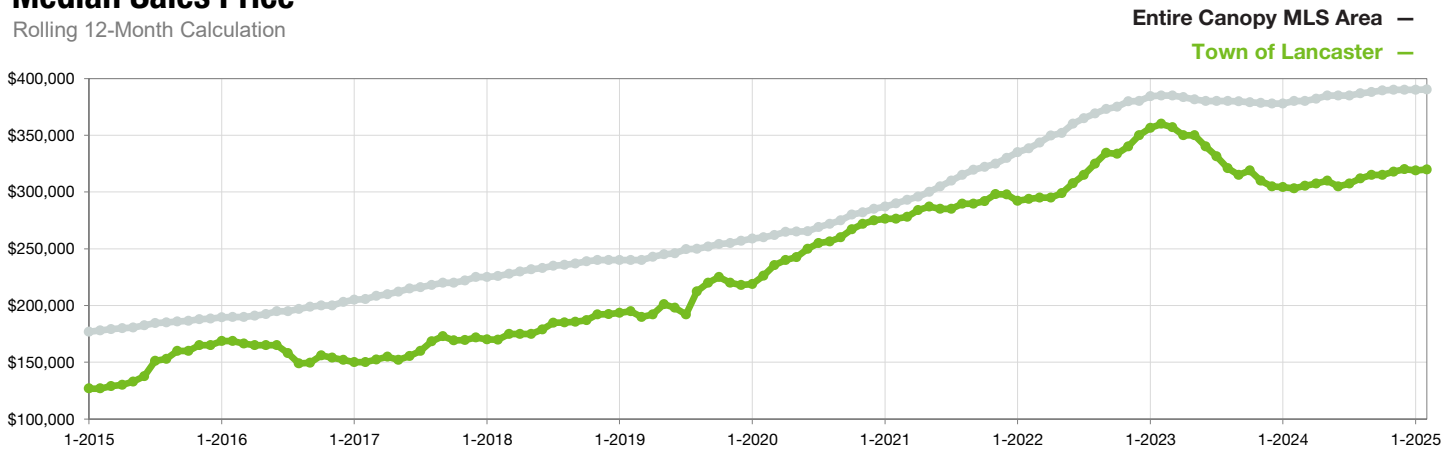
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.

Local Market Update for February 2025

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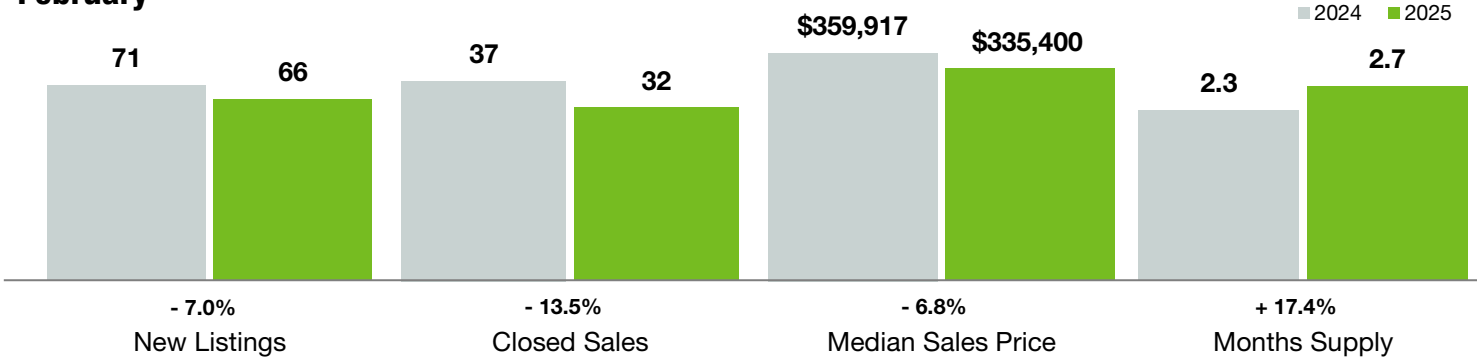
Town of York

South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	71	66	- 7.0%	127	128	+ 0.8%
Pending Sales	65	63	- 3.1%	118	119	+ 0.8%
Closed Sales	37	32	- 13.5%	64	78	+ 21.9%
Median Sales Price*	\$359,917	\$335,400	- 6.8%	\$373,495	\$340,815	- 8.7%
Average Sales Price*	\$420,013	\$349,123	- 16.9%	\$409,016	\$375,387	- 8.2%
Percent of Original List Price Received*	96.0%	95.1%	- 0.9%	96.3%	96.1%	- 0.2%
List to Close	102	113	+ 10.8%	96	107	+ 11.5%
Days on Market Until Sale	55	67	+ 21.8%	52	61	+ 17.3%
Cumulative Days on Market Until Sale	57	70	+ 22.8%	55	61	+ 10.9%
Average List Price	\$419,239	\$539,065	+ 28.6%	\$407,591	\$488,618	+ 19.9%
Inventory of Homes for Sale	119	153	+ 28.6%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

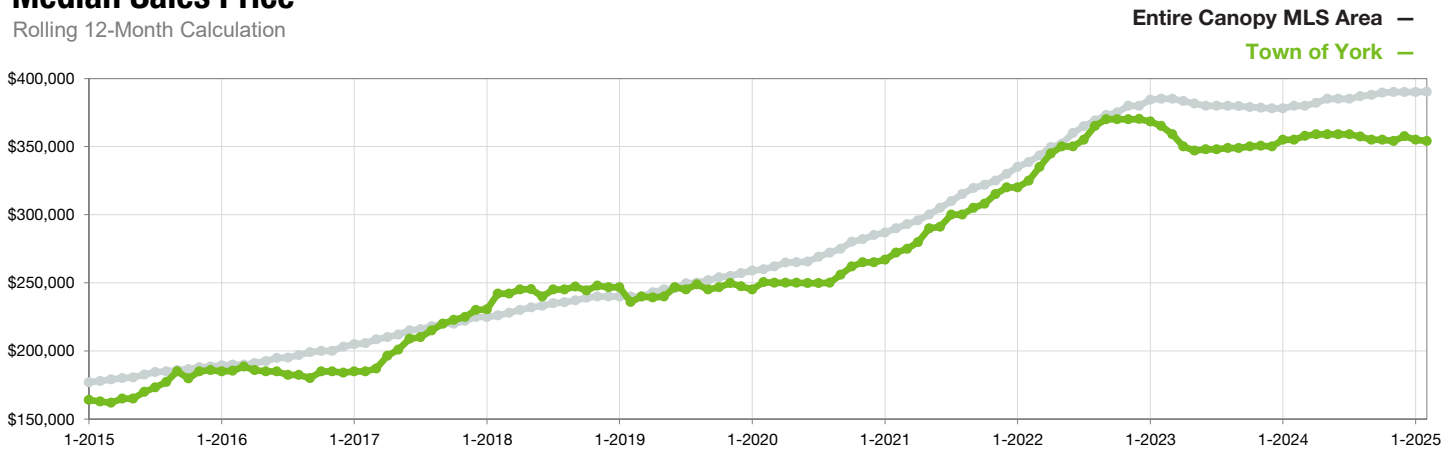
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February



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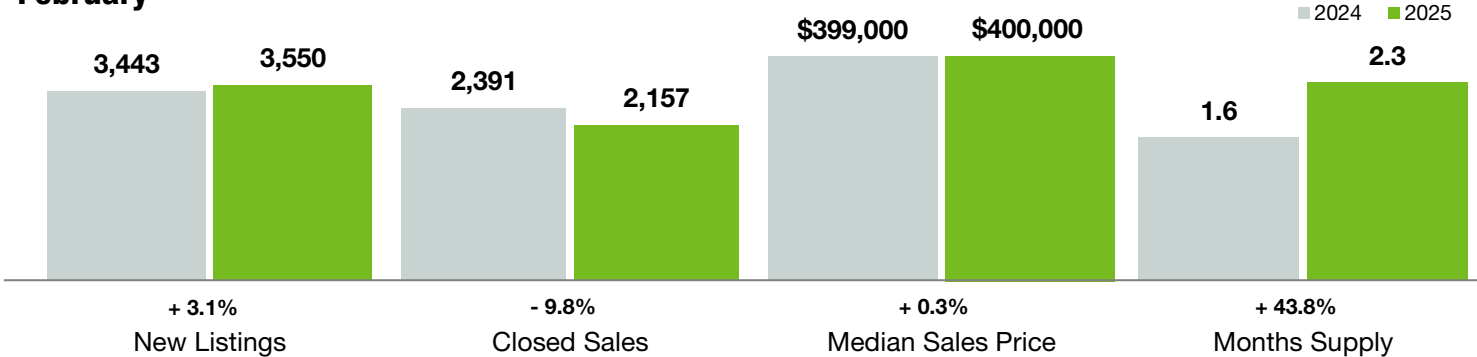
Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	3,443	3,550	+ 3.1%	6,354	6,848	+ 7.8%
Pending Sales	2,868	2,957	+ 3.1%	5,555	5,520	- 0.6%
Closed Sales	2,391	2,157	- 9.8%	4,251	4,223	- 0.7%
Median Sales Price*	\$399,000	\$400,000	+ 0.3%	\$392,020	\$399,995	+ 2.0%
Average Sales Price*	\$481,786	\$492,240	+ 2.2%	\$476,733	\$500,622	+ 5.0%
Percent of Original List Price Received*	97.2%	96.1%	- 1.1%	97.0%	95.8%	- 1.2%
List to Close	91	99	+ 8.8%	92	102	+ 10.9%
Days on Market Until Sale	43	54	+ 25.6%	42	55	+ 31.0%
Cumulative Days on Market Until Sale	46	61	+ 32.6%	45	62	+ 37.8%
Average List Price	\$526,679	\$553,850	+ 5.2%	\$516,640	\$536,847	+ 3.9%
Inventory of Homes for Sale	4,608	6,467	+ 40.3%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

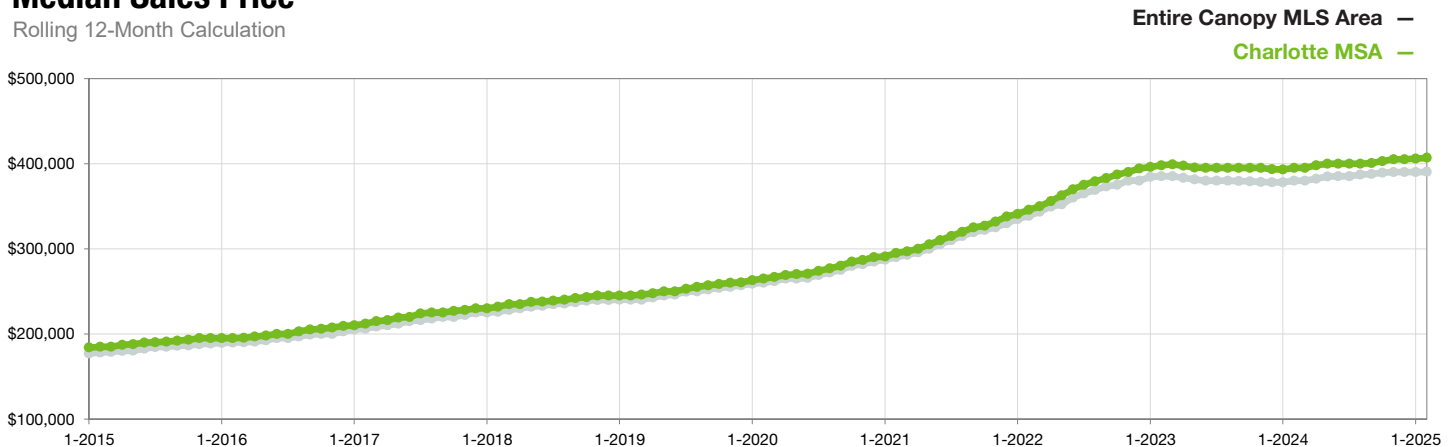
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