

# Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION  
FOR MORE INFORMATION, CONTACT A REALTOR®

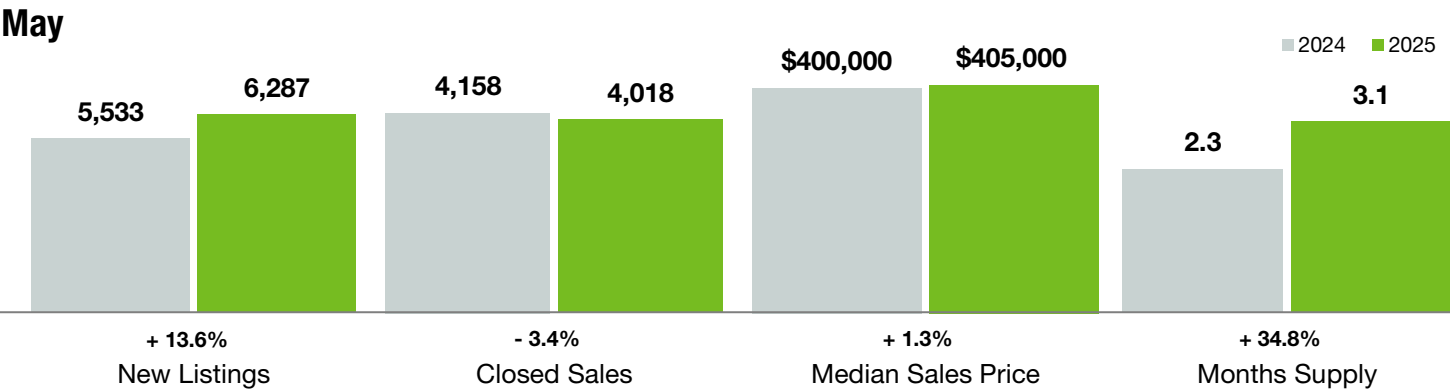


## Charlotte Region

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

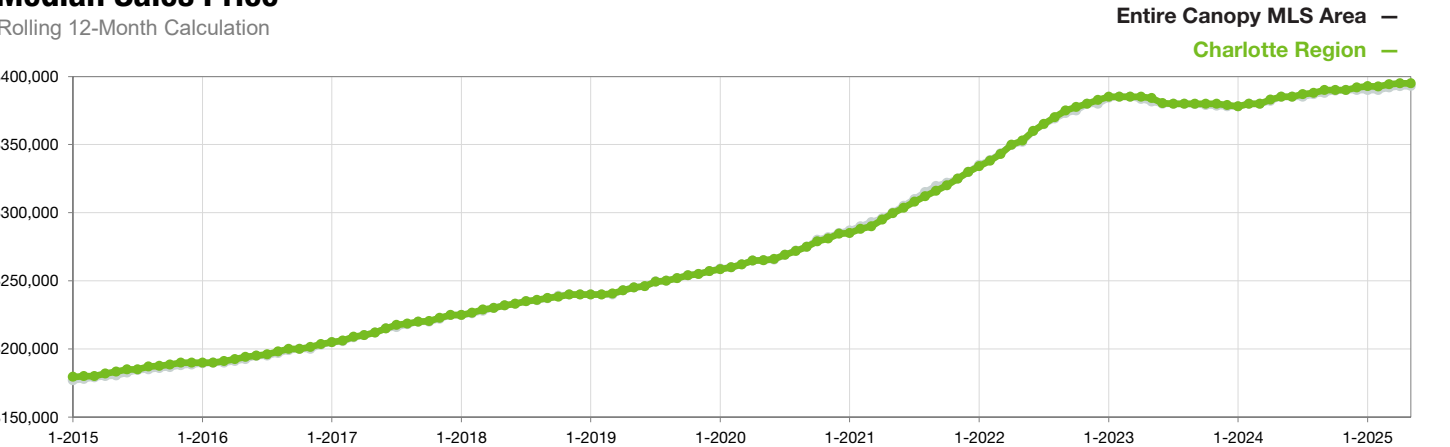
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	5,533	6,287	+ 13.6%	23,613	26,563	+ 12.5%
Pending Sales	3,874	4,516	+ 16.6%	18,759	19,644	+ 4.7%
Closed Sales	4,158	4,018	- 3.4%	16,854	16,969	+ 0.7%
Median Sales Price*	\$400,000	\$405,000	+ 1.3%	\$387,740	\$395,000	+ 1.9%
Average Sales Price*	\$521,845	\$525,220	+ 0.6%	\$487,787	\$505,321	+ 3.6%
Percent of Original List Price Received*	97.8%	96.6%	- 1.2%	97.3%	96.2%	- 1.1%
List to Close	81	87	+ 7.4%	87	96	+ 10.3%
Days on Market Until Sale	34	43	+ 26.5%	39	51	+ 30.8%
Cumulative Days on Market Until Sale	37	50	+ 35.1%	44	58	+ 31.8%
Average List Price	\$545,458	\$589,234	+ 8.0%	\$523,395	\$555,657	+ 6.2%
Inventory of Homes for Sale	7,877	11,011	+ 39.8%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

\* 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.



## Median Sales Price

Rolling 12-Month Calculation



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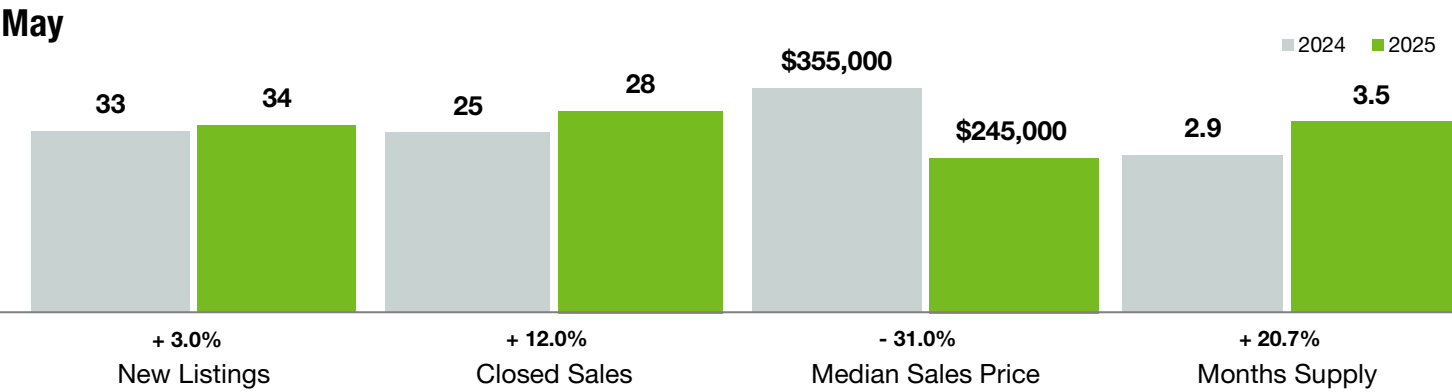


## Alexander County

North Carolina

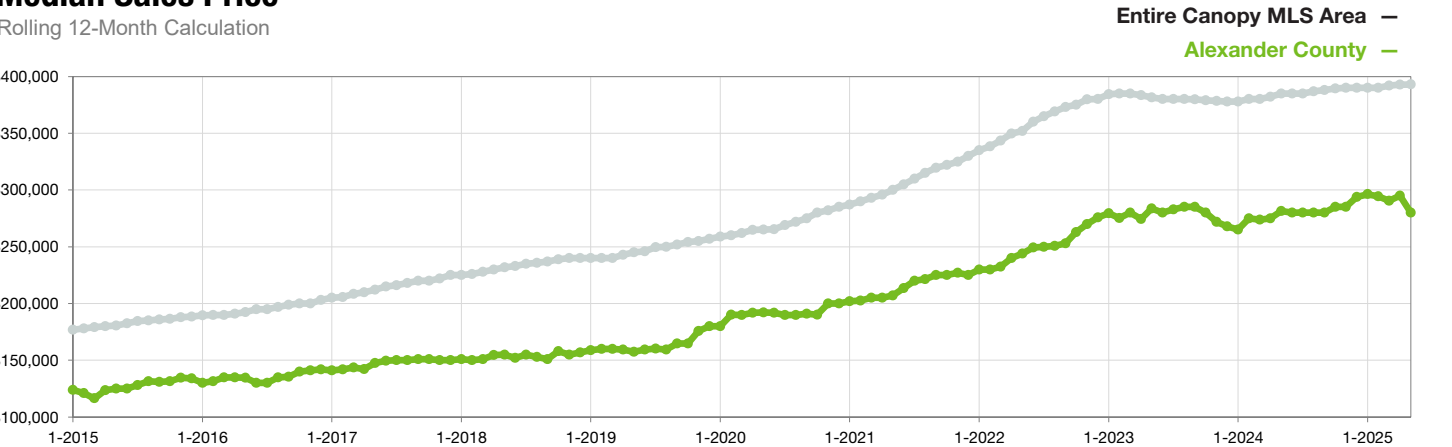
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	33	34	+ 3.0%	145	154	+ 6.2%
Pending Sales	28	27	- 3.6%	110	125	+ 13.6%
Closed Sales	25	28	+ 12.0%	95	113	+ 18.9%
Median Sales Price*	\$355,000	\$245,000	- 31.0%	\$315,000	\$274,000	- 13.0%
Average Sales Price*	\$424,728	\$301,825	- 28.9%	\$384,452	\$362,808	- 5.6%
Percent of Original List Price Received*	96.3%	95.2%	- 1.1%	96.7%	96.4%	- 0.3%
List to Close	95	108	+ 13.7%	89	100	+ 12.4%
Days on Market Until Sale	45	63	+ 40.0%	43	52	+ 20.9%
Cumulative Days on Market Until Sale	50	71	+ 42.0%	47	61	+ 29.8%
Average List Price	\$395,867	\$388,562	- 1.8%	\$389,520	\$377,813	- 3.0%
Inventory of Homes for Sale	63	79	+ 25.4%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

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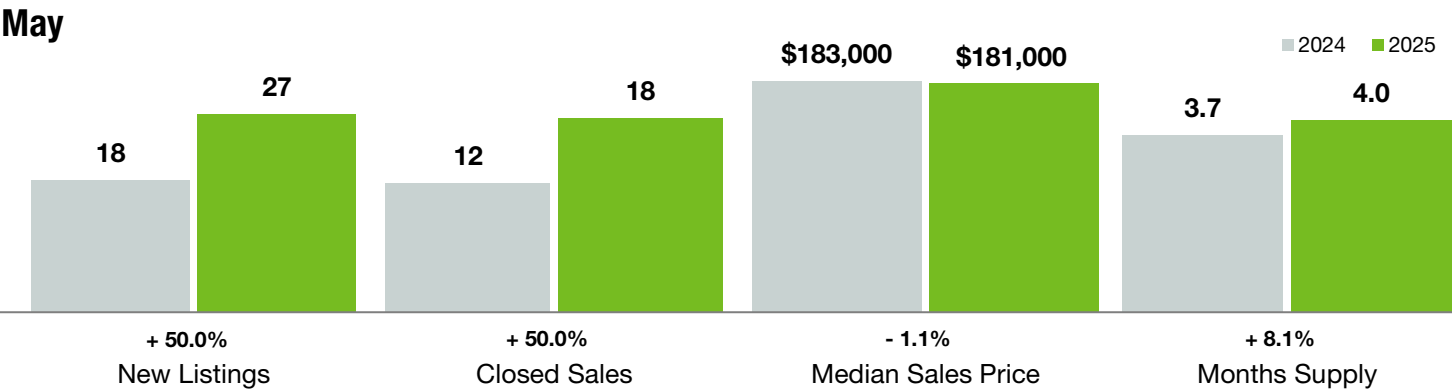


## Anson County

North Carolina

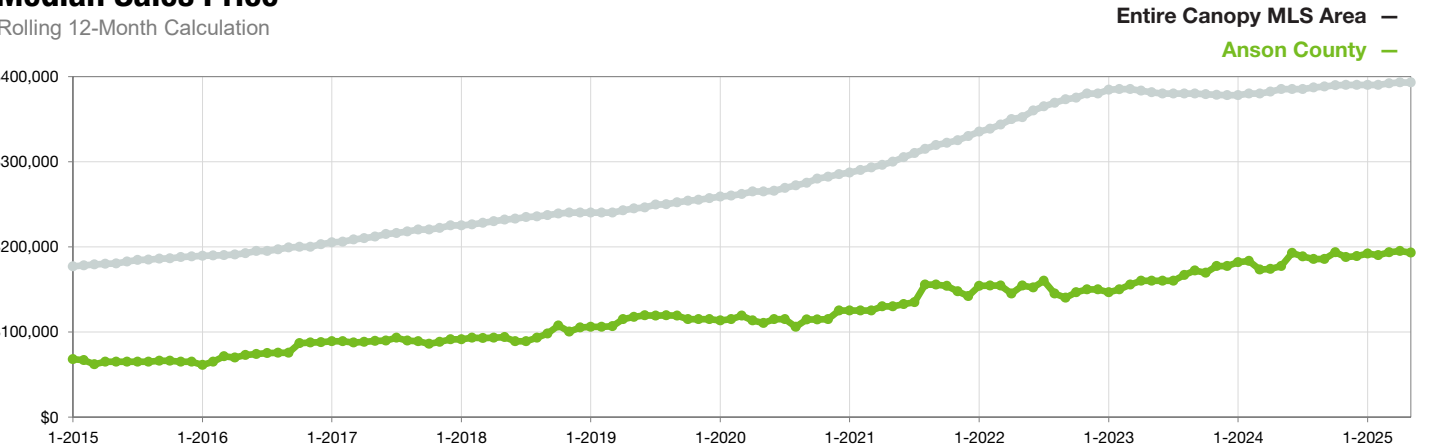
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	18	27	+ 50.0%	96	109	+ 13.5%
Pending Sales	12	26	+ 116.7%	63	86	+ 36.5%
Closed Sales	12	18	+ 50.0%	50	60	+ 20.0%
Median Sales Price*	\$183,000	\$181,000	- 1.1%	\$182,500	\$196,349	+ 7.6%
Average Sales Price*	\$199,691	\$235,403	+ 17.9%	\$243,017	\$257,825	+ 6.1%
Percent of Original List Price Received*	94.9%	90.6%	- 4.5%	94.3%	90.2%	- 4.3%
List to Close	118	111	- 5.9%	98	115	+ 17.3%
Days on Market Until Sale	68	53	- 22.1%	49	66	+ 34.7%
Cumulative Days on Market Until Sale	75	60	- 20.0%	55	78	+ 41.8%
Average List Price	\$251,282	\$486,157	+ 93.5%	\$229,587	\$290,829	+ 26.7%
Inventory of Homes for Sale	46	56	+ 21.7%	--	--	--
Months Supply of Inventory	3.7	4.0	+ 8.1%	--	--	--

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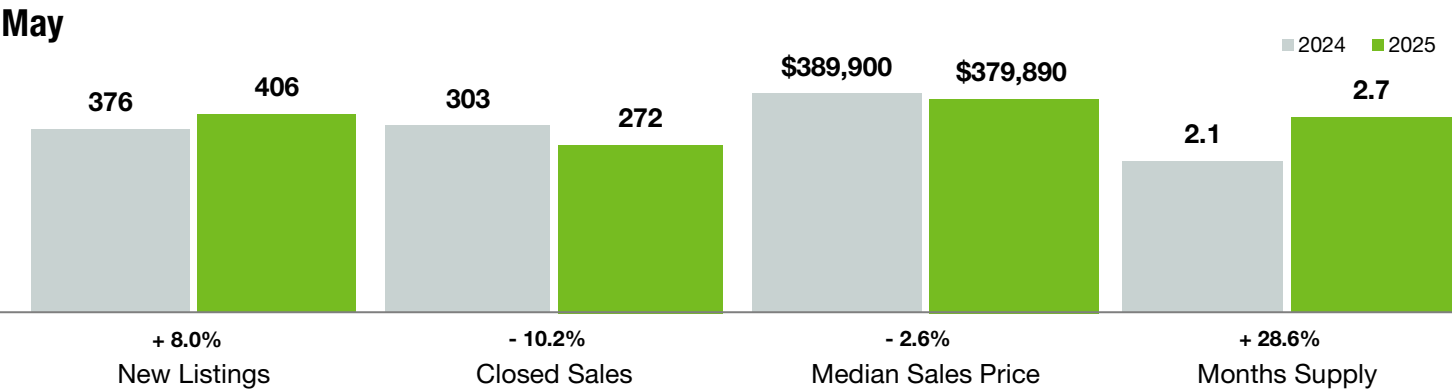


## Cabarrus County

North Carolina

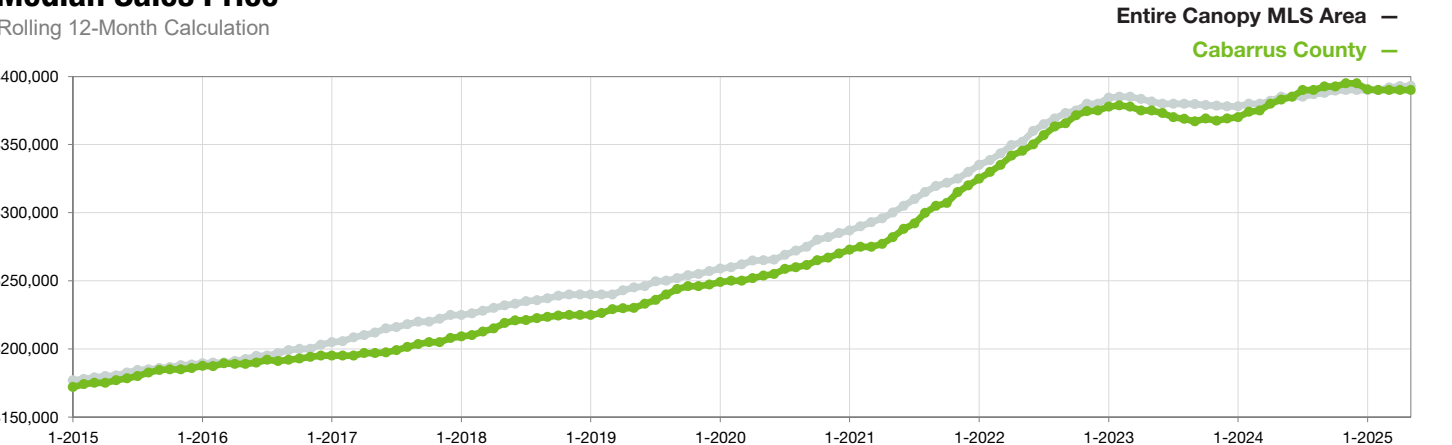
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	376	406	+ 8.0%	1,622	1,712	+ 5.5%
Pending Sales	265	326	+ 23.0%	1,276	1,342	+ 5.2%
Closed Sales	303	272	- 10.2%	1,192	1,138	- 4.5%
Median Sales Price*	\$389,900	\$379,890	- 2.6%	\$390,000	\$375,000	- 3.8%
Average Sales Price*	\$423,147	\$428,153	+ 1.2%	\$426,221	\$427,100	+ 0.2%
Percent of Original List Price Received*	98.3%	96.2%	- 2.1%	97.8%	95.6%	- 2.2%
List to Close	79	94	+ 19.0%	88	97	+ 10.2%
Days on Market Until Sale	26	52	+ 100.0%	36	53	+ 47.2%
Cumulative Days on Market Until Sale	28	56	+ 100.0%	39	60	+ 53.8%
Average List Price	\$466,400	\$486,756	+ 4.4%	\$447,715	\$471,880	+ 5.4%
Inventory of Homes for Sale	497	658	+ 32.4%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

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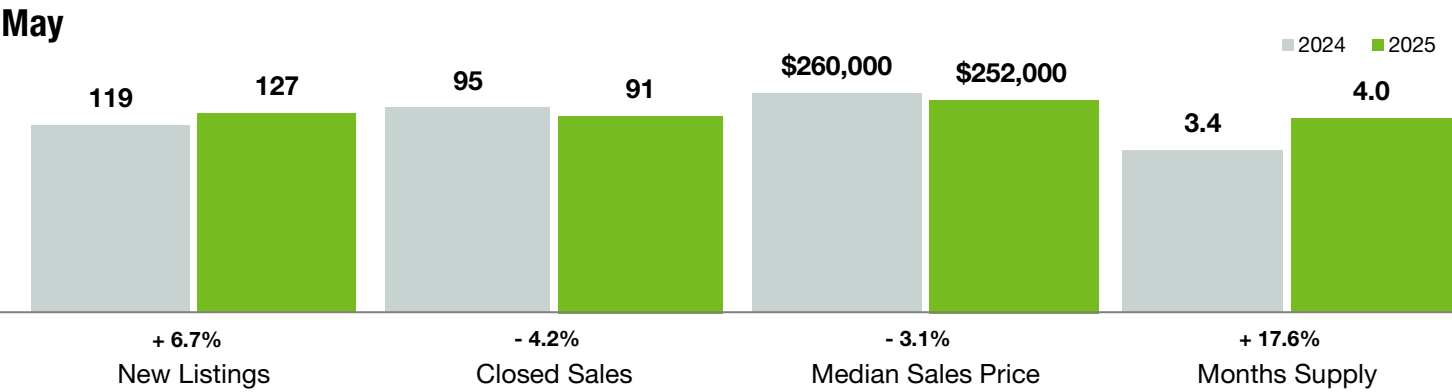


## Cleveland County

North Carolina

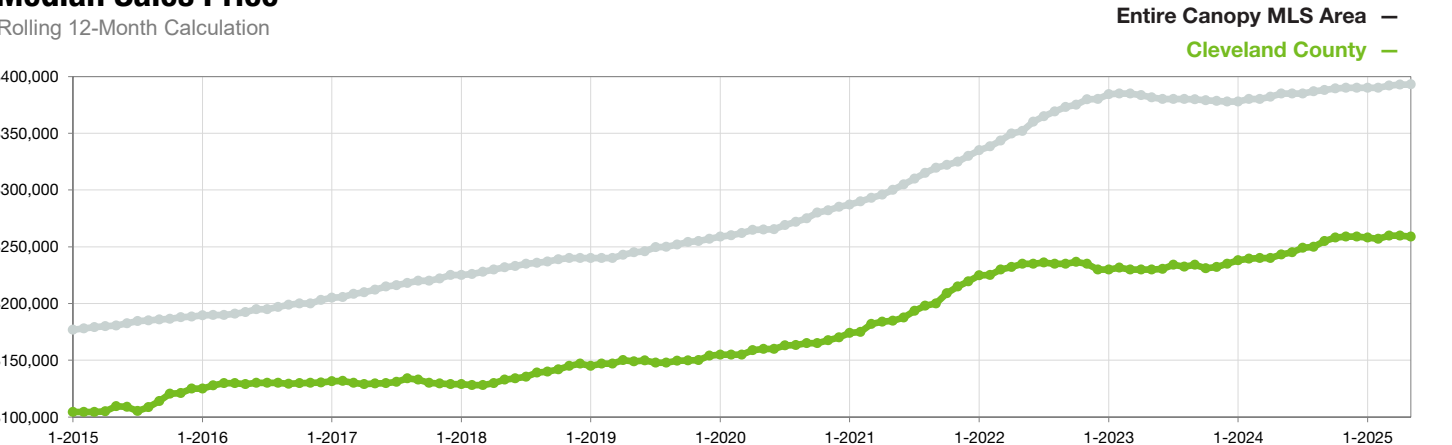
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	119	127	+ 6.7%	581	624	+ 7.4%
Pending Sales	87	127	+ 46.0%	417	482	+ 15.6%
Closed Sales	95	91	- 4.2%	383	386	+ 0.8%
Median Sales Price*	\$260,000	\$252,000	- 3.1%	\$250,000	\$246,000	- 1.6%
Average Sales Price*	\$359,400	\$280,559	- 21.9%	\$288,010	\$268,147	- 6.9%
Percent of Original List Price Received*	95.5%	93.6%	- 2.0%	95.7%	93.8%	- 2.0%
List to Close	87	97	+ 11.5%	93	109	+ 17.2%
Days on Market Until Sale	53	58	+ 9.4%	51	66	+ 29.4%
Cumulative Days on Market Until Sale	67	72	+ 7.5%	66	81	+ 22.7%
Average List Price	\$307,667	\$322,292	+ 4.8%	\$294,200	\$314,593	+ 6.9%
Inventory of Homes for Sale	269	328	+ 21.9%	--	--	--
Months Supply of Inventory	3.4	4.0	+ 17.6%	--	--	--

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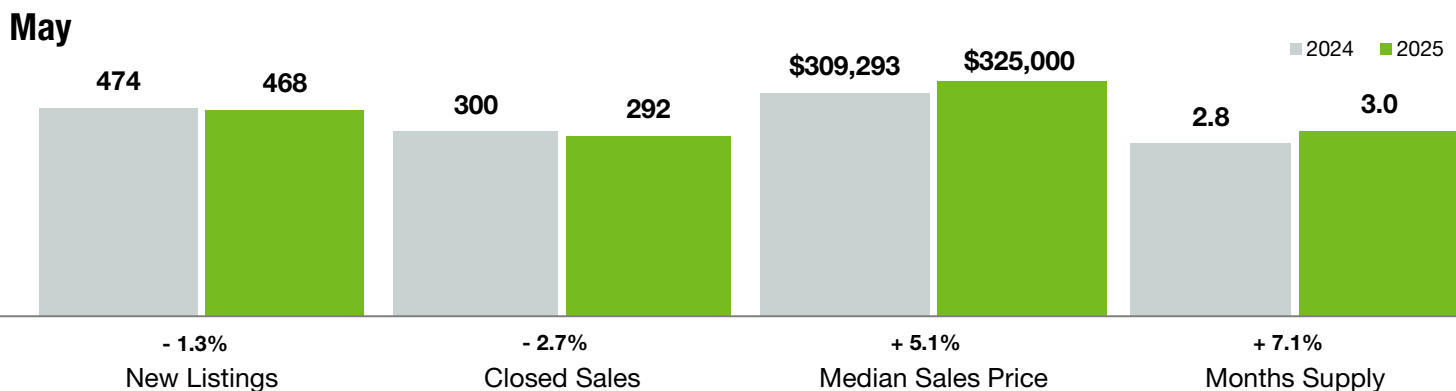


## Gaston County

North Carolina

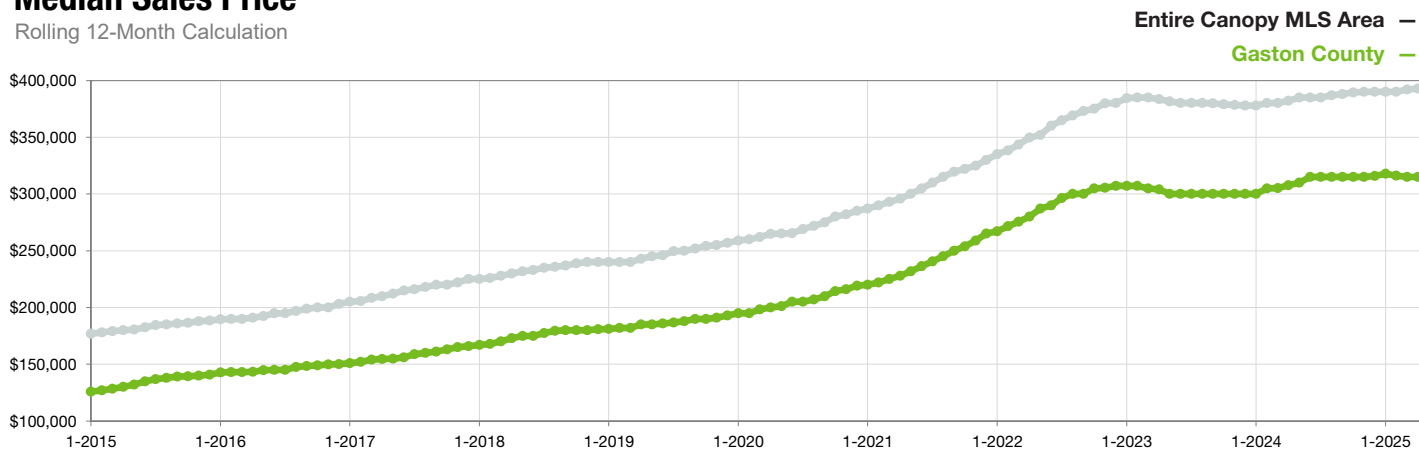
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	474	468	- 1.3%	2,066	2,086	+ 1.0%
Pending Sales	326	321	- 1.5%	1,550	1,575	+ 1.6%
Closed Sales	300	292	- 2.7%	1,360	1,440	+ 5.9%
Median Sales Price*	\$309,293	\$325,000	+ 5.1%	\$312,500	\$315,000	+ 0.8%
Average Sales Price*	\$358,954	\$390,302	+ 8.7%	\$351,653	\$353,014	+ 0.4%
Percent of Original List Price Received*	97.3%	95.4%	- 2.0%	96.4%	95.5%	- 0.9%
List to Close	79	97	+ 22.8%	87	99	+ 13.8%
Days on Market Until Sale	35	54	+ 54.3%	42	56	+ 33.3%
Cumulative Days on Market Until Sale	38	60	+ 57.9%	47	64	+ 36.2%
Average List Price	\$388,646	\$384,698	- 1.0%	\$373,313	\$378,694	+ 1.4%
Inventory of Homes for Sale	773	890	+ 15.1%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

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

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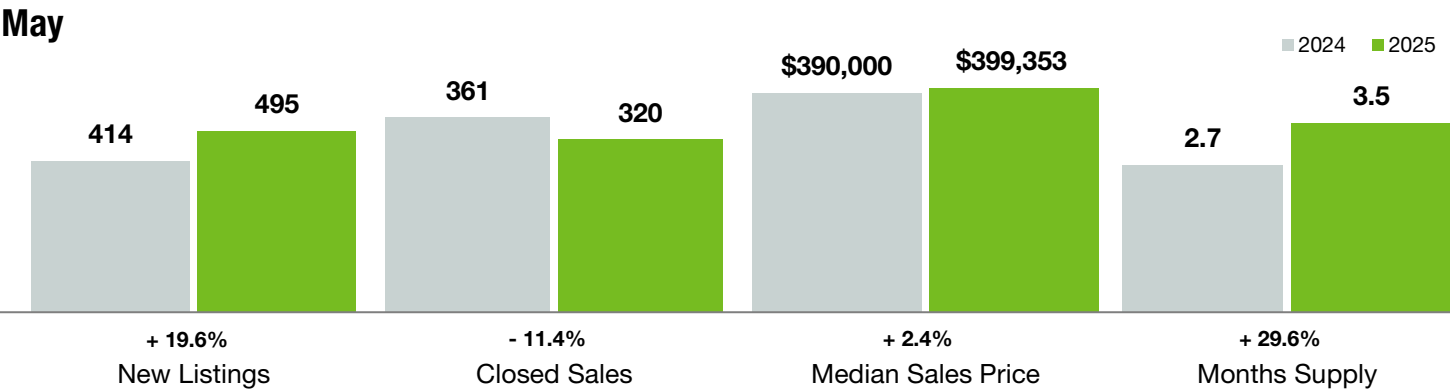


## Iredell County

North Carolina

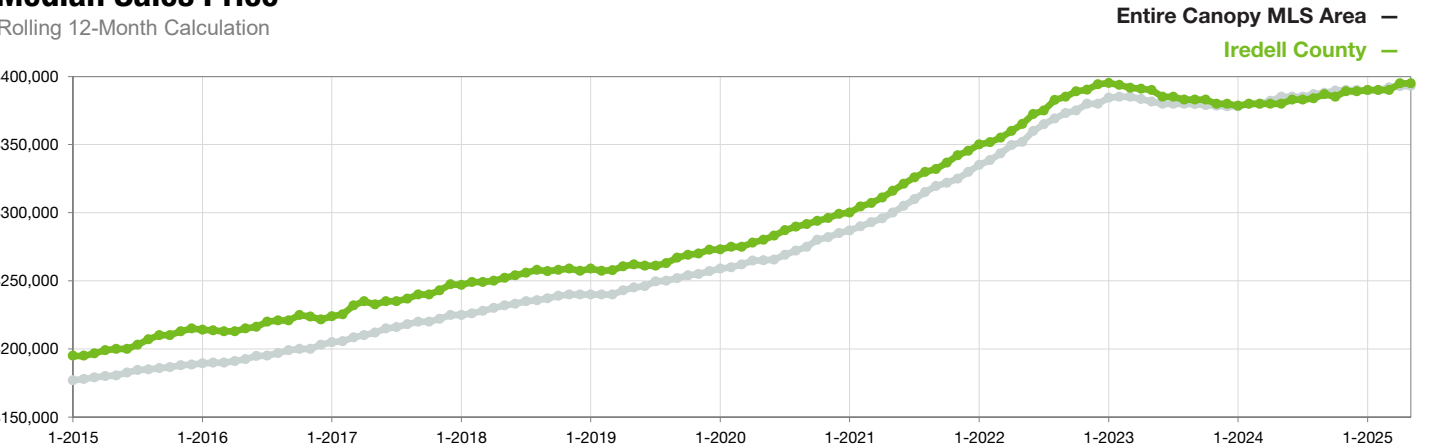
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	414	495	+ 19.6%	1,896	2,108	+ 11.2%
Pending Sales	308	345	+ 12.0%	1,519	1,532	+ 0.9%
Closed Sales	361	320	- 11.4%	1,405	1,297	- 7.7%
Median Sales Price*	\$390,000	\$399,353	+ 2.4%	\$379,000	\$395,000	+ 4.2%
Average Sales Price*	\$544,432	\$561,100	+ 3.1%	\$498,324	\$523,628	+ 5.1%
Percent of Original List Price Received*	95.7%	95.9%	+ 0.2%	95.9%	95.3%	- 0.6%
List to Close	96	99	+ 3.1%	103	106	+ 2.9%
Days on Market Until Sale	47	52	+ 10.6%	50	61	+ 22.0%
Cumulative Days on Market Until Sale	53	61	+ 15.1%	57	68	+ 19.3%
Average List Price	\$578,486	\$657,069	+ 13.6%	\$572,602	\$646,403	+ 12.9%
Inventory of Homes for Sale	745	987	+ 32.5%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

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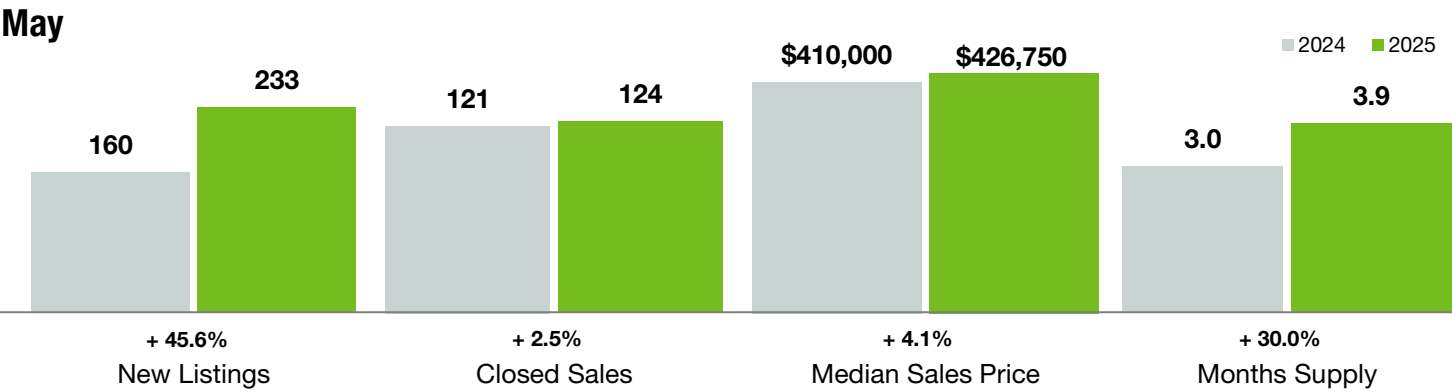


## Lincoln County

North Carolina

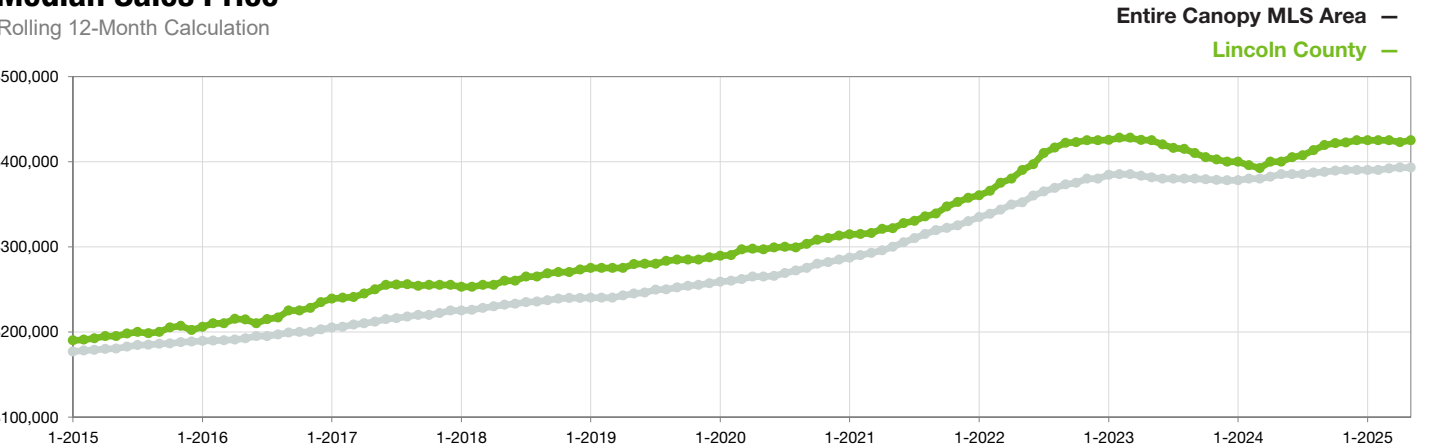
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	160	233	+ 45.6%	718	889	+ 23.8%
Pending Sales	95	128	+ 34.7%	520	592	+ 13.8%
Closed Sales	121	124	+ 2.5%	485	522	+ 7.6%
Median Sales Price*	\$410,000	\$426,750	+ 4.1%	\$410,000	\$414,995	+ 1.2%
Average Sales Price*	\$491,875	\$492,506	+ 0.1%	\$474,584	\$509,652	+ 7.4%
Percent of Original List Price Received*	96.9%	96.0%	- 0.9%	97.2%	95.3%	- 2.0%
List to Close	92	97	+ 5.4%	99	103	+ 4.0%
Days on Market Until Sale	38	53	+ 39.5%	44	59	+ 34.1%
Cumulative Days on Market Until Sale	40	62	+ 55.0%	50	70	+ 40.0%
Average List Price	\$686,011	\$645,628	- 5.9%	\$584,166	\$606,382	+ 3.8%
Inventory of Homes for Sale	310	441	+ 42.3%	--	--	--
Months Supply of Inventory	3.0	3.9	+ 30.0%	--	--	--

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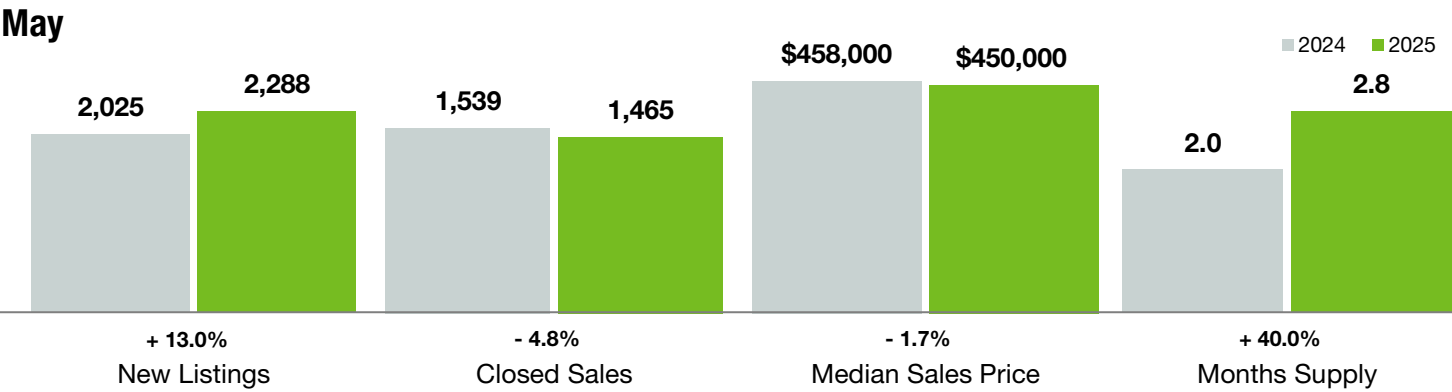


## Mecklenburg County

North Carolina

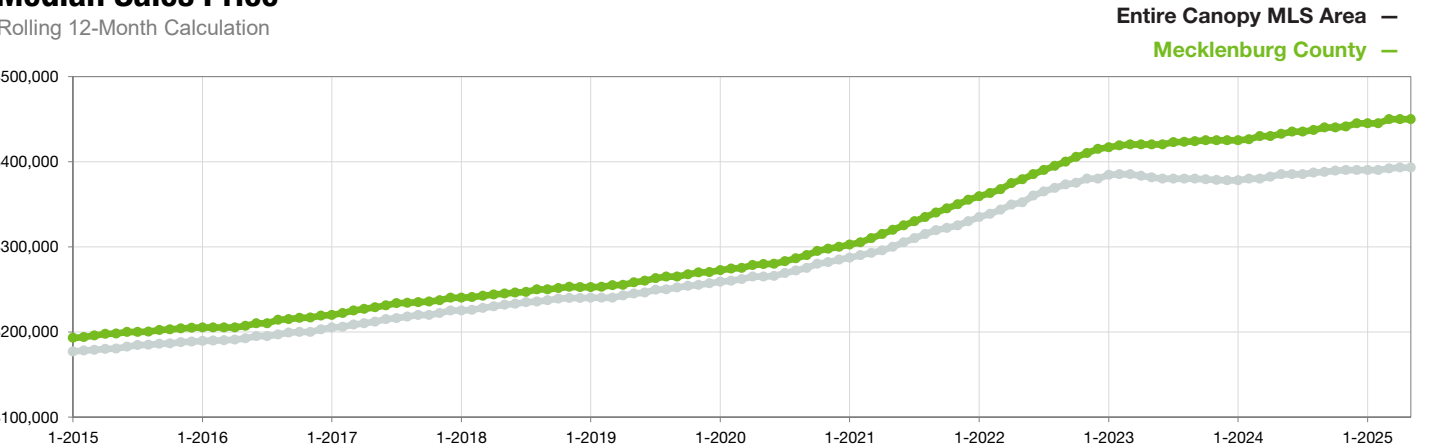
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	2,025	2,288	+ 13.0%	8,488	9,629	+ 13.4%
Pending Sales	1,415	1,621	+ 14.6%	6,920	7,164	+ 3.5%
Closed Sales	1,539	1,465	- 4.8%	6,256	6,198	- 0.9%
Median Sales Price*	\$458,000	\$450,000	- 1.7%	\$437,135	\$449,900	+ 2.9%
Average Sales Price*	\$624,983	\$625,735	+ 0.1%	\$585,372	\$612,083	+ 4.6%
Percent of Original List Price Received*	99.0%	97.6%	- 1.4%	98.5%	97.2%	- 1.3%
List to Close	73	79	+ 8.2%	81	89	+ 9.9%
Days on Market Until Sale	27	34	+ 25.9%	33	43	+ 30.3%
Cumulative Days on Market Until Sale	29	40	+ 37.9%	36	49	+ 36.1%
Average List Price	\$645,060	\$676,064	+ 4.8%	\$626,958	\$642,902	+ 2.5%
Inventory of Homes for Sale	2,449	3,578	+ 46.1%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

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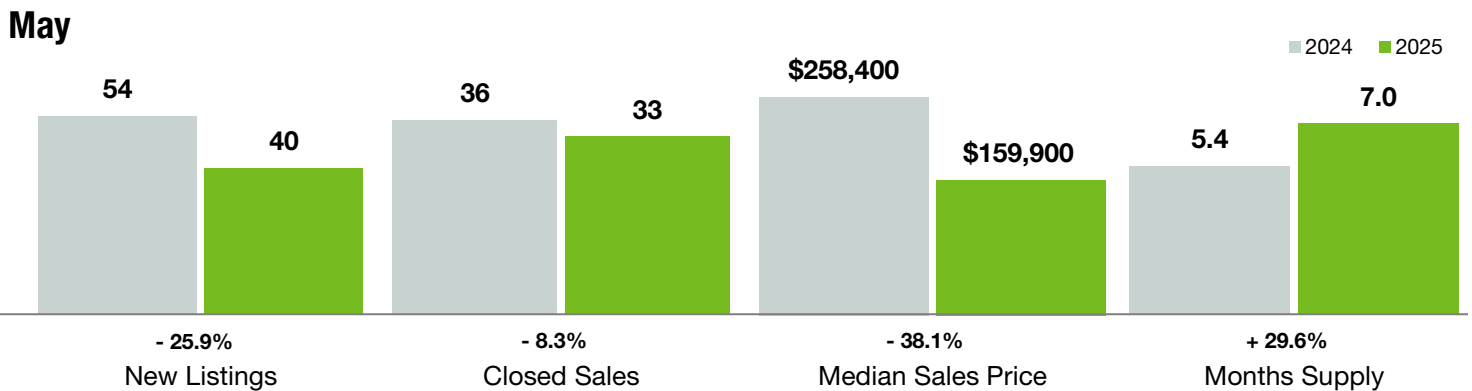


## Montgomery County

North Carolina

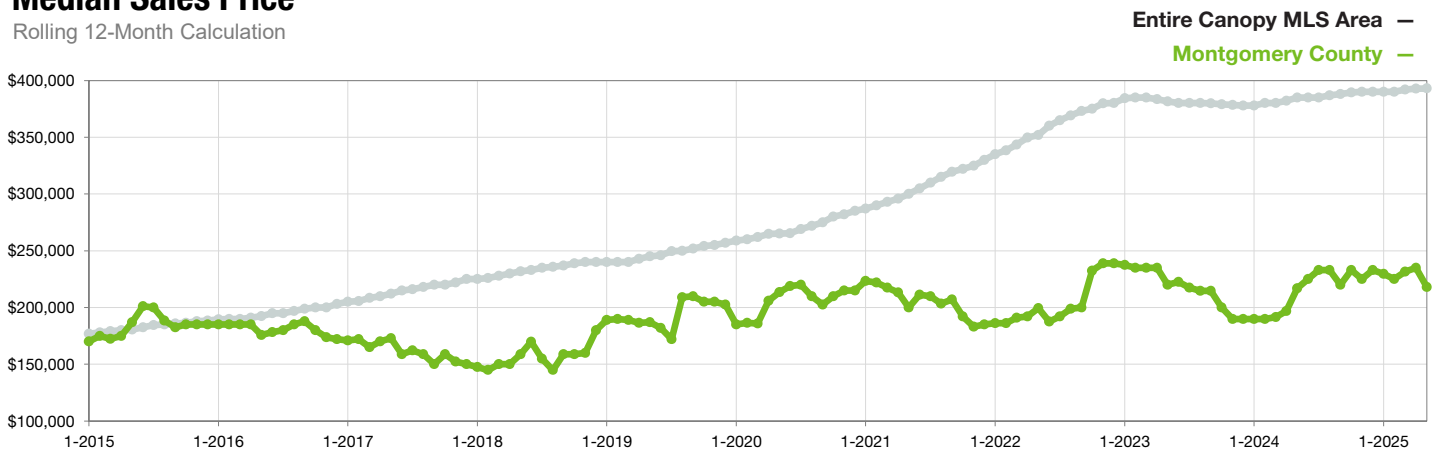
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	54	40	- 25.9%	218	202	- 7.3%
Pending Sales	29	39	+ 34.5%	139	127	- 8.6%
Closed Sales	36	33	- 8.3%	124	114	- 8.1%
Median Sales Price*	\$258,400	\$159,900	- 38.1%	\$223,500	\$199,900	- 10.6%
Average Sales Price*	\$401,910	\$306,029	- 23.9%	\$361,596	\$290,393	- 19.7%
Percent of Original List Price Received*	94.6%	90.2%	- 4.7%	92.2%	90.6%	- 1.7%
List to Close	84	130	+ 54.8%	109	128	+ 17.4%
Days on Market Until Sale	49	94	+ 91.8%	74	88	+ 18.9%
Cumulative Days on Market Until Sale	50	115	+ 130.0%	87	103	+ 18.4%
Average List Price	\$409,317	\$410,037	+ 0.2%	\$366,226	\$406,235	+ 10.9%
Inventory of Homes for Sale	138	155	+ 12.3%	--	--	--
Months Supply of Inventory	5.4	7.0	+ 29.6%	--	--	--

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### Median Sales Price

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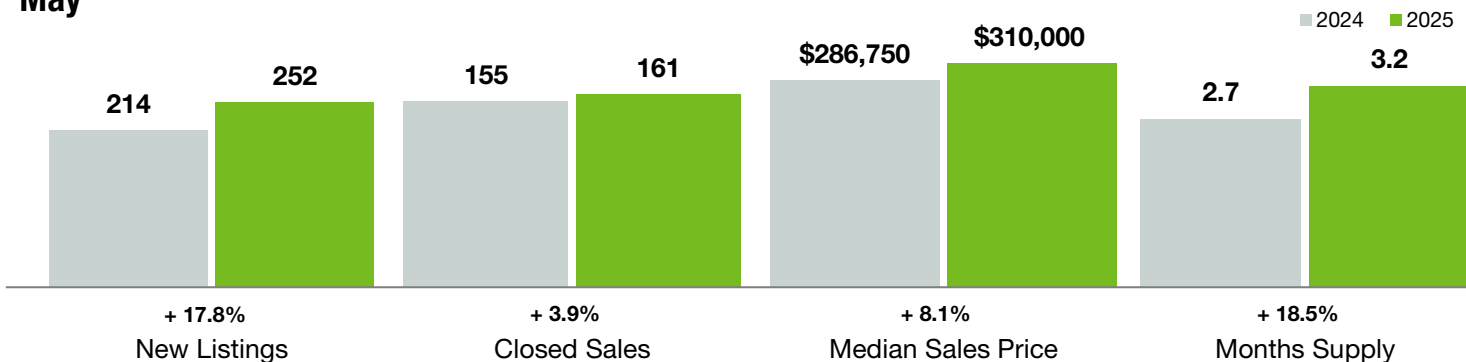
## Rowan County

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	214	252	+ 17.8%	905	1,075	+ 18.8%
Pending Sales	161	193	+ 19.9%	708	816	+ 15.3%
Closed Sales	155	161	+ 3.9%	646	694	+ 7.4%
Median Sales Price*	\$286,750	\$310,000	+ 8.1%	\$279,500	\$280,000	+ 0.2%
Average Sales Price*	\$365,732	\$337,664	- 7.7%	\$319,084	\$321,210	+ 0.7%
Percent of Original List Price Received*	96.1%	94.4%	- 1.8%	95.3%	94.2%	- 1.2%
List to Close	98	87	- 11.2%	94	99	+ 5.3%
Days on Market Until Sale	54	48	- 11.1%	50	56	+ 12.0%
Cumulative Days on Market Until Sale	64	59	- 7.8%	57	66	+ 15.8%
Average List Price	\$371,363	\$373,734	+ 0.6%	\$352,523	\$365,229	+ 3.6%
Inventory of Homes for Sale	358	490	+ 36.9%	--	--	--
Months Supply of Inventory	2.7	3.2	+ 18.5%	--	--	--

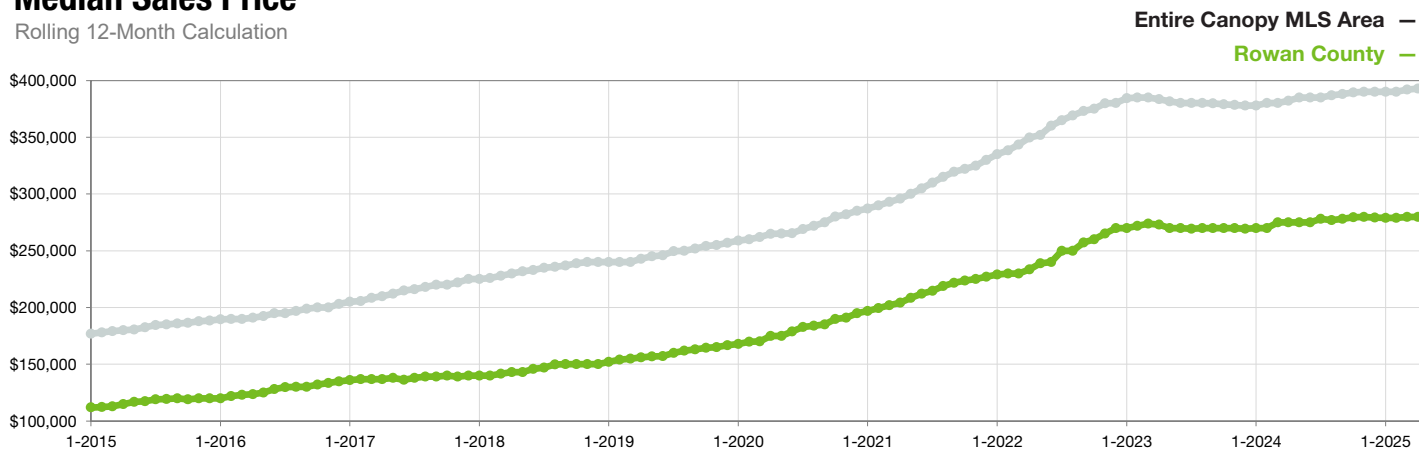
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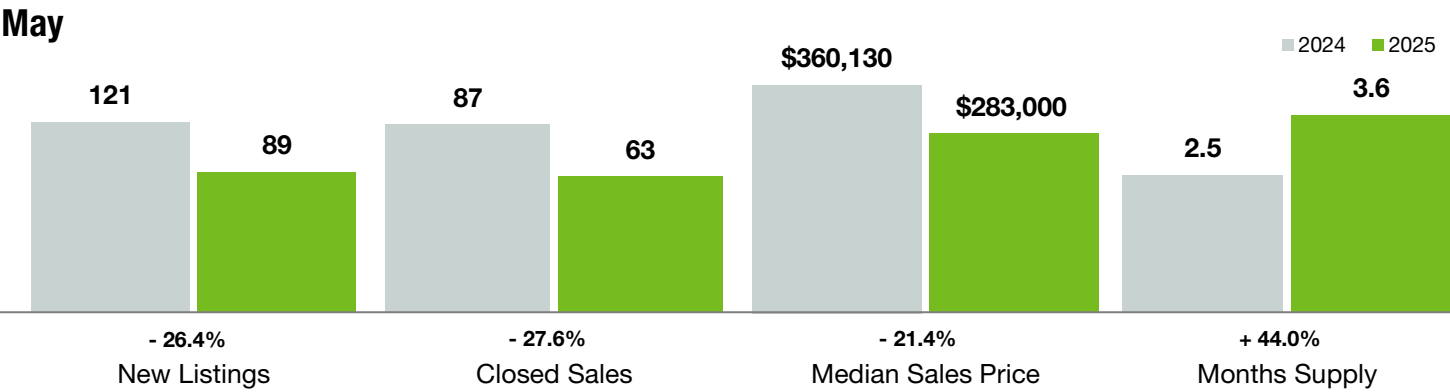


## Stanly County

North Carolina

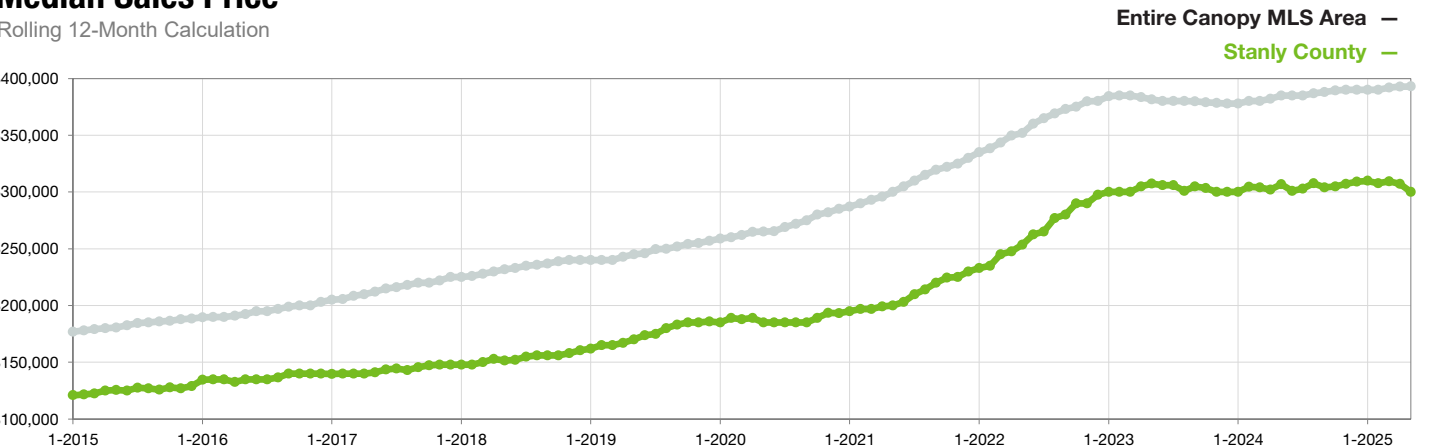
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	121	89	- 26.4%	467	471	+ 0.9%
Pending Sales	71	76	+ 7.0%	406	333	- 18.0%
Closed Sales	87	63	- 27.6%	374	316	- 15.5%
Median Sales Price*	\$360,130	\$283,000	- 21.4%	\$320,000	\$295,000	- 7.8%
Average Sales Price*	\$374,913	\$303,894	- 18.9%	\$344,890	\$338,508	- 1.9%
Percent of Original List Price Received*	95.9%	94.6%	- 1.4%	95.0%	94.6%	- 0.4%
List to Close	95	80	- 15.8%	107	100	- 6.5%
Days on Market Until Sale	52	43	- 17.3%	62	58	- 6.5%
Cumulative Days on Market Until Sale	55	59	+ 7.3%	68	71	+ 4.4%
Average List Price	\$348,783	\$472,376	+ 35.4%	\$340,937	\$409,548	+ 20.1%
Inventory of Homes for Sale	188	232	+ 23.4%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--

\* 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.



### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION  
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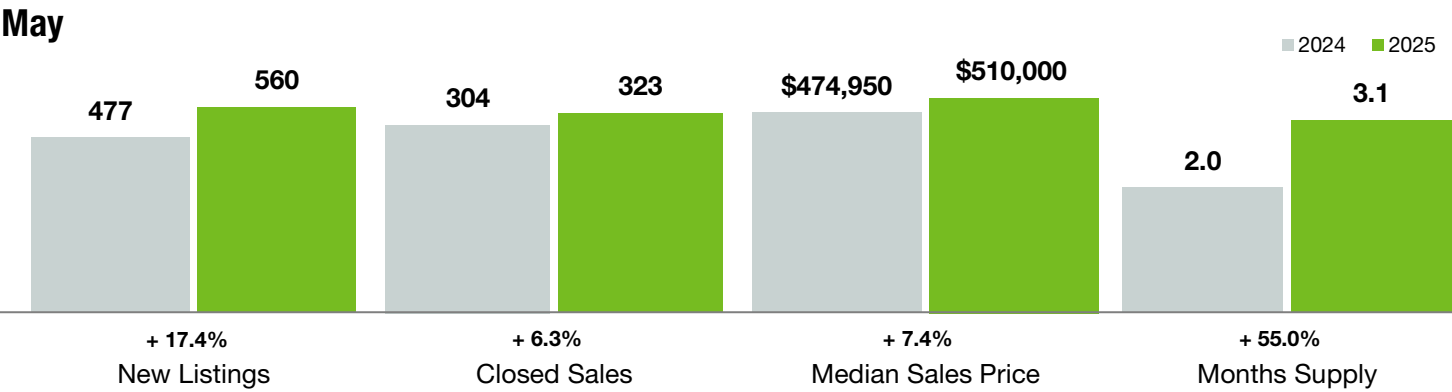


## Union County

North Carolina

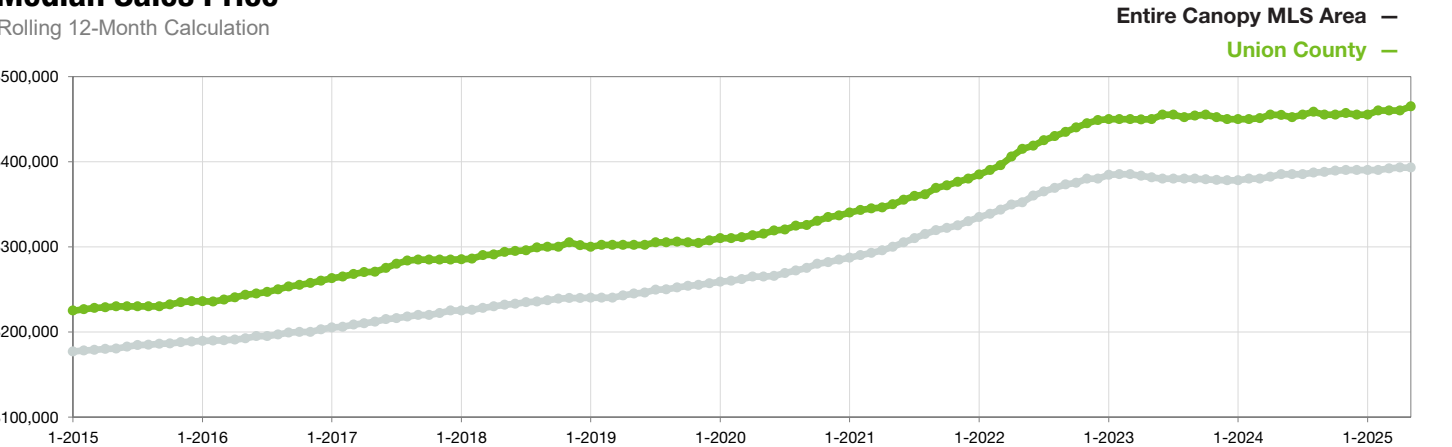
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	477	560	+ 17.4%	1,905	2,160	+ 13.4%
Pending Sales	323	399	+ 23.5%	1,521	1,605	+ 5.5%
Closed Sales	304	323	+ 6.3%	1,298	1,353	+ 4.2%
Median Sales Price*	\$474,950	\$510,000	+ 7.4%	\$450,000	\$473,692	+ 5.3%
Average Sales Price*	\$643,708	\$661,966	+ 2.8%	\$583,331	\$618,669	+ 6.1%
Percent of Original List Price Received*	98.9%	98.0%	- 0.9%	98.3%	97.3%	- 1.0%
List to Close	77	77	0.0%	84	99	+ 17.9%
Days on Market Until Sale	28	36	+ 28.6%	34	53	+ 55.9%
Cumulative Days on Market Until Sale	31	38	+ 22.6%	36	54	+ 50.0%
Average List Price	\$637,031	\$772,480	+ 21.3%	\$625,615	\$698,808	+ 11.7%
Inventory of Homes for Sale	545	897	+ 64.6%	--	--	--
Months Supply of Inventory	2.0	3.1	+ 55.0%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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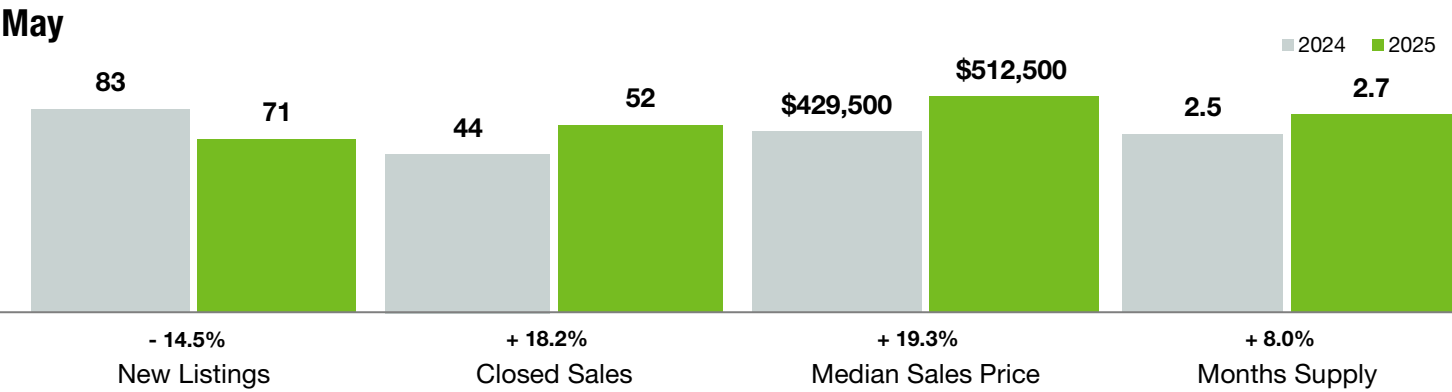


## Belmont

North Carolina

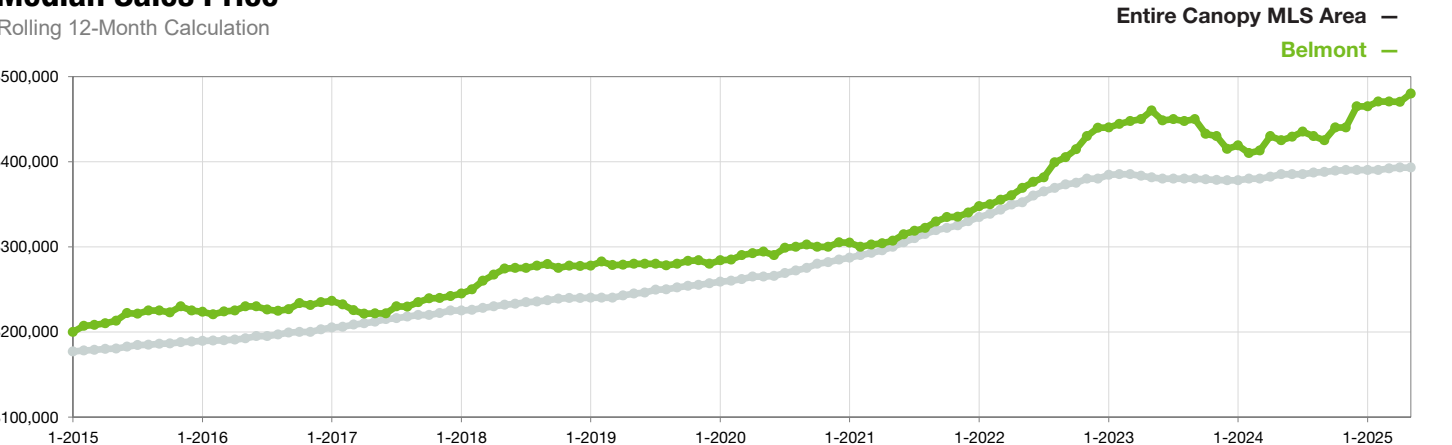
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	83	71	- 14.5%	287	298	+ 3.8%
Pending Sales	49	50	+ 2.0%	224	228	+ 1.8%
Closed Sales	44	52	+ 18.2%	195	206	+ 5.6%
Median Sales Price*	\$429,500	\$512,500	+ 19.3%	\$440,000	\$487,340	+ 10.8%
Average Sales Price*	\$540,164	\$581,828	+ 7.7%	\$555,354	\$555,314	- 0.0%
Percent of Original List Price Received*	99.1%	98.0%	- 1.1%	98.0%	96.5%	- 1.5%
List to Close	82	81	- 1.2%	70	94	+ 34.3%
Days on Market Until Sale	41	37	- 9.8%	33	56	+ 69.7%
Cumulative Days on Market Until Sale	35	30	- 14.3%	33	51	+ 54.5%
Average List Price	\$637,963	\$535,087	- 16.1%	\$590,101	\$581,095	- 1.5%
Inventory of Homes for Sale	101	117	+ 15.8%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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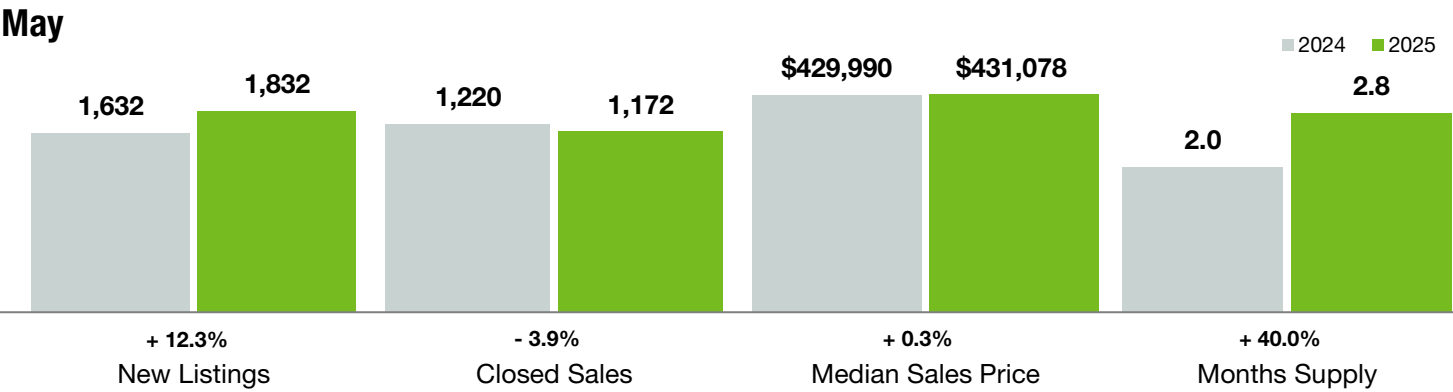


## City of Charlotte

North Carolina

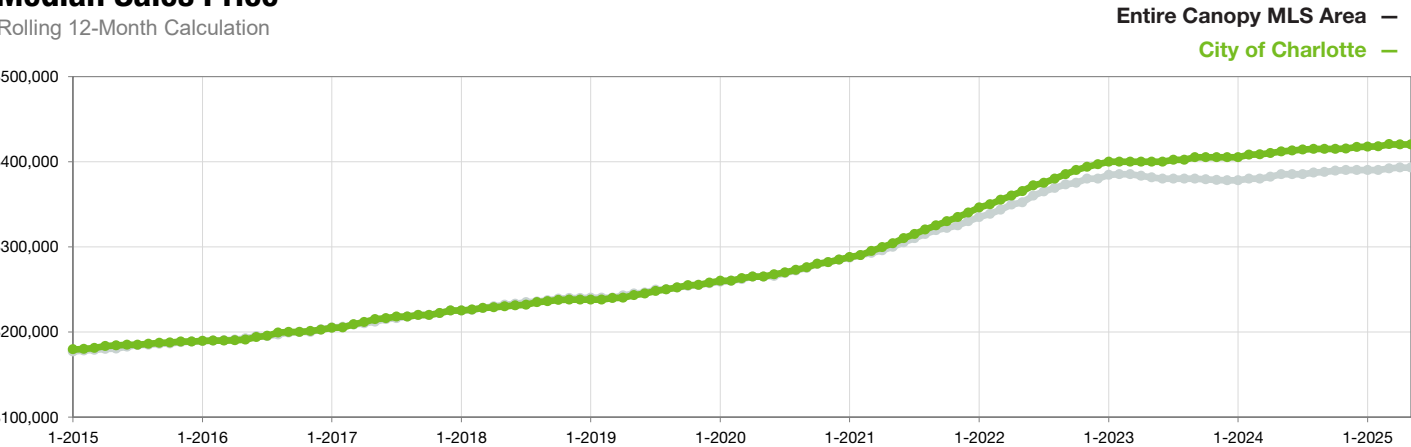
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	1,632	1,832	+ 12.3%	6,890	7,752	+ 12.5%
Pending Sales	1,127	1,327	+ 17.7%	5,600	5,786	+ 3.3%
Closed Sales	1,220	1,172	- 3.9%	5,064	4,967	- 1.9%
Median Sales Price*	\$429,990	\$431,078	+ 0.3%	\$415,000	\$425,000	+ 2.4%
Average Sales Price*	\$604,616	\$597,773	- 1.1%	\$571,768	\$591,923	+ 3.5%
Percent of Original List Price Received*	99.1%	97.6%	- 1.5%	98.5%	97.2%	- 1.3%
List to Close	73	80	+ 9.6%	82	88	+ 7.3%
Days on Market Until Sale	27	35	+ 29.6%	33	44	+ 33.3%
Cumulative Days on Market Until Sale	30	40	+ 33.3%	37	49	+ 32.4%
Average List Price	\$621,979	\$650,068	+ 4.5%	\$603,502	\$611,988	+ 1.4%
Inventory of Homes for Sale	2,006	2,845	+ 41.8%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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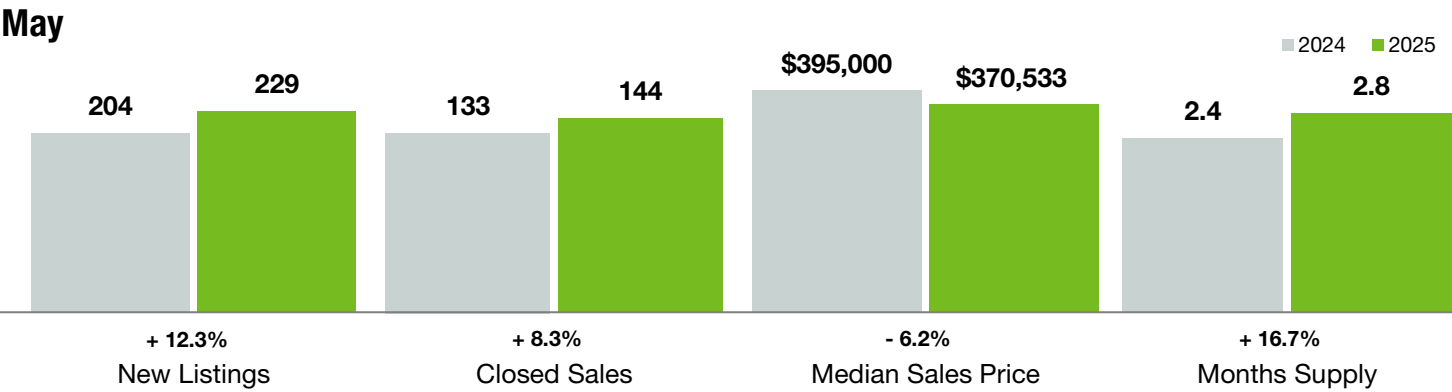


## Concord

North Carolina

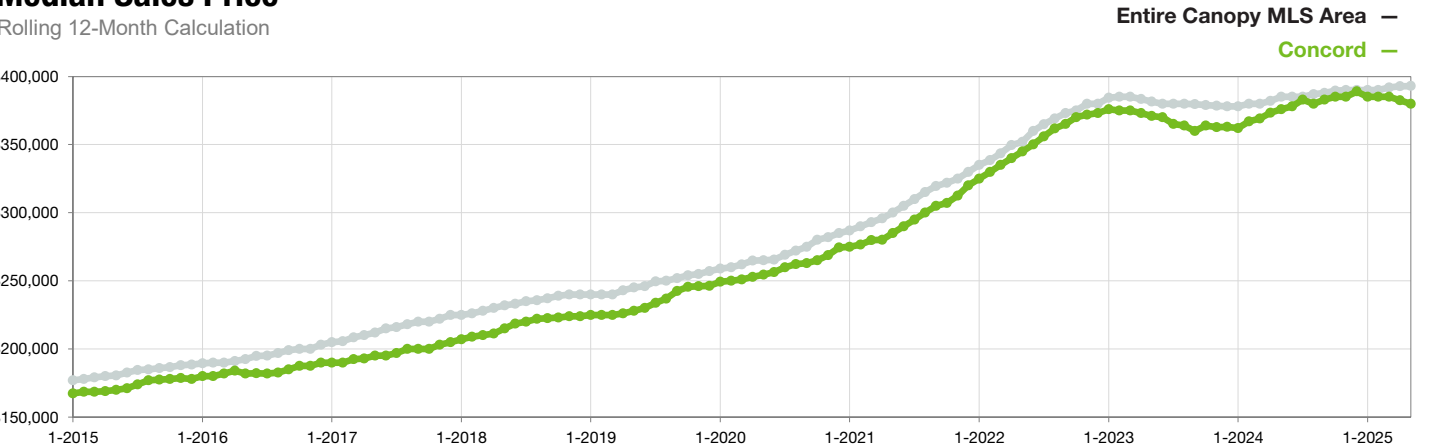
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	204	229	+ 12.3%	843	919	+ 9.0%
Pending Sales	148	157	+ 6.1%	636	697	+ 9.6%
Closed Sales	133	144	+ 8.3%	579	604	+ 4.3%
Median Sales Price*	\$395,000	\$370,533	- 6.2%	\$387,500	\$369,950	- 4.5%
Average Sales Price*	\$453,012	\$428,623	- 5.4%	\$435,873	\$429,613	- 1.4%
Percent of Original List Price Received*	97.9%	96.5%	- 1.4%	97.5%	95.7%	- 1.8%
List to Close	66	89	+ 34.8%	74	96	+ 29.7%
Days on Market Until Sale	24	47	+ 95.8%	33	51	+ 54.5%
Cumulative Days on Market Until Sale	26	52	+ 100.0%	37	59	+ 59.5%
Average List Price	\$480,895	\$483,012	+ 0.4%	\$458,697	\$477,469	+ 4.1%
Inventory of Homes for Sale	284	362	+ 27.5%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation





# Local Market Update for May 2025

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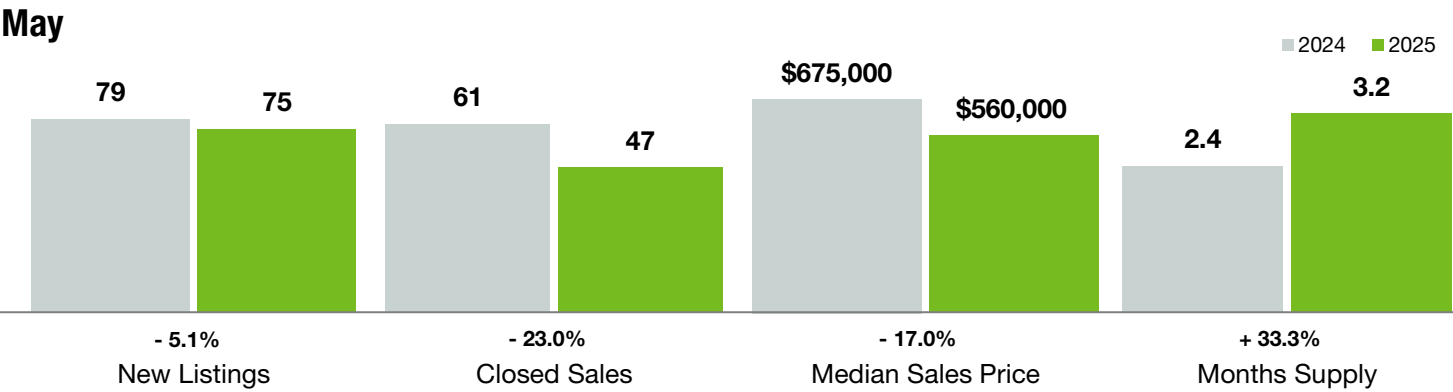


## Cornelius

North Carolina

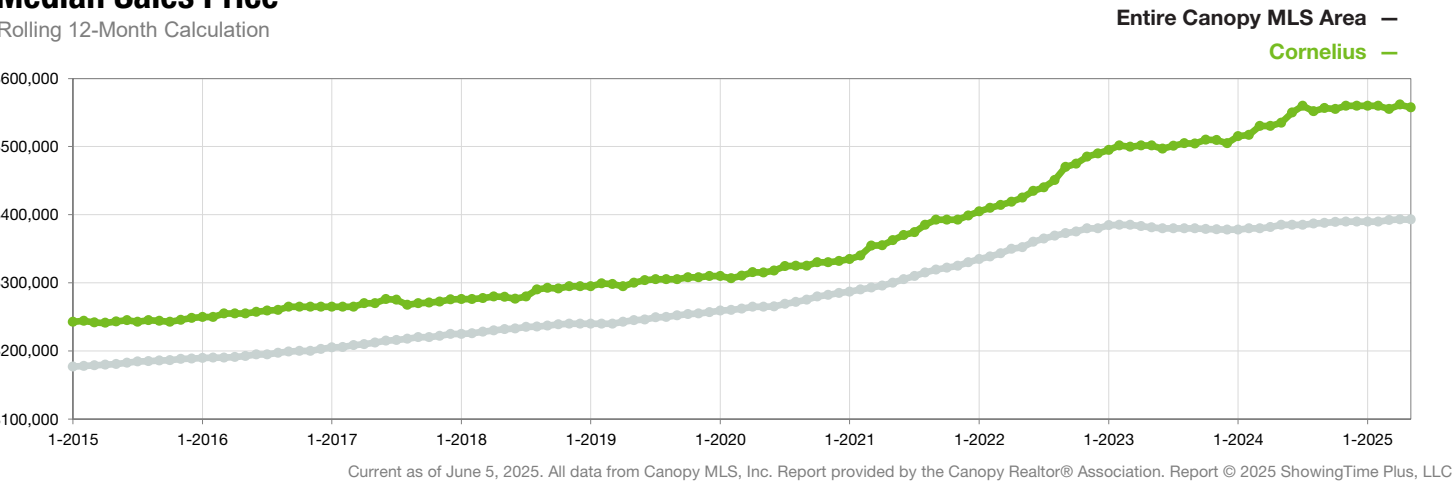
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	79	75	- 5.1%	306	341	+ 11.4%
Pending Sales	49	45	- 8.2%	239	242	+ 1.3%
Closed Sales	61	47	- 23.0%	234	234	0.0%
Median Sales Price*	\$675,000	\$560,000	- 17.0%	\$549,950	\$542,500	- 1.4%
Average Sales Price*	\$928,904	\$1,038,473	+ 11.8%	\$783,326	\$821,572	+ 4.9%
Percent of Original List Price Received*	97.4%	95.0%	- 2.5%	96.9%	96.1%	- 0.8%
List to Close	80	81	+ 1.3%	90	88	- 2.2%
Days on Market Until Sale	40	43	+ 7.5%	48	43	- 10.4%
Cumulative Days on Market Until Sale	37	50	+ 35.1%	41	52	+ 26.8%
Average List Price	\$856,065	\$1,107,401	+ 29.4%	\$978,221	\$1,046,946	+ 7.0%
Inventory of Homes for Sale	104	152	+ 46.2%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 33.3%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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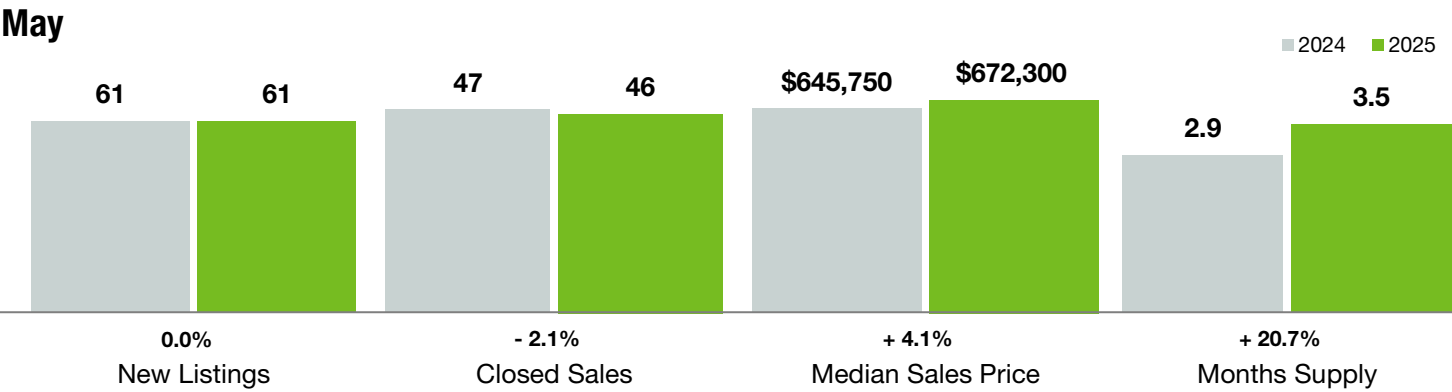


## Davidson

North Carolina

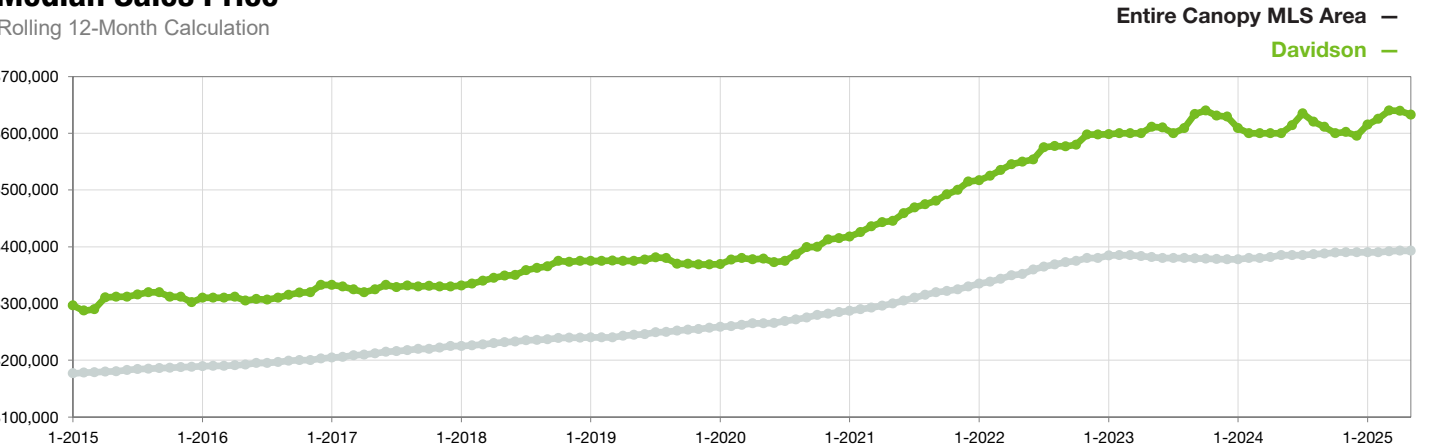
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	61	61	0.0%	268	300	+ 11.9%
Pending Sales	41	38	- 7.3%	198	199	+ 0.5%
Closed Sales	47	46	- 2.1%	178	181	+ 1.7%
Median Sales Price*	\$645,750	\$672,300	+ 4.1%	\$580,200	\$655,000	+ 12.9%
Average Sales Price*	\$894,081	\$963,887	+ 7.8%	\$747,237	\$867,402	+ 16.1%
Percent of Original List Price Received*	98.3%	97.0%	- 1.3%	98.0%	96.6%	- 1.4%
List to Close	86	72	- 16.3%	100	99	- 1.0%
Days on Market Until Sale	38	27	- 28.9%	40	44	+ 10.0%
Cumulative Days on Market Until Sale	41	35	- 14.6%	50	54	+ 8.0%
Average List Price	\$973,501	\$987,169	+ 1.4%	\$897,037	\$986,809	+ 10.0%
Inventory of Homes for Sale	100	133	+ 33.0%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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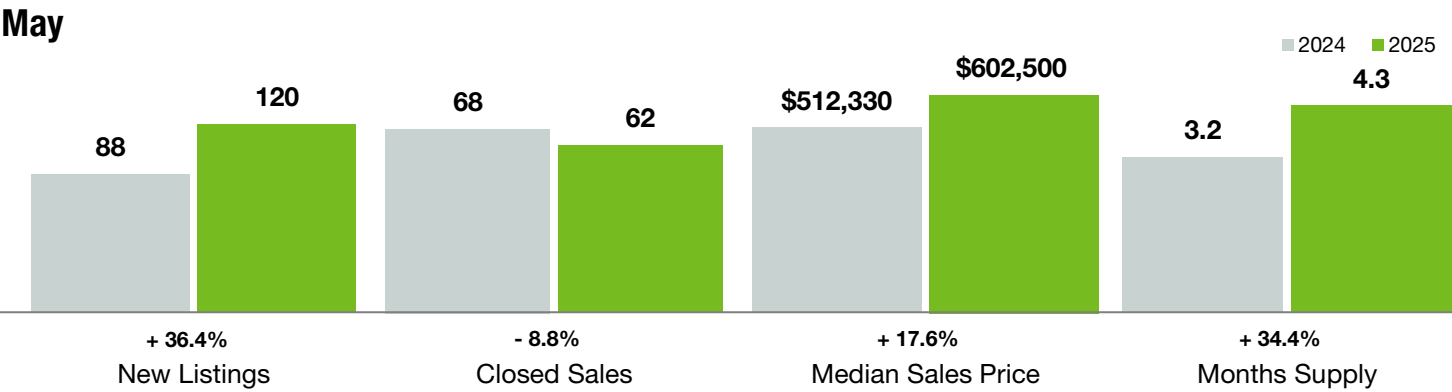


## Denver

North Carolina

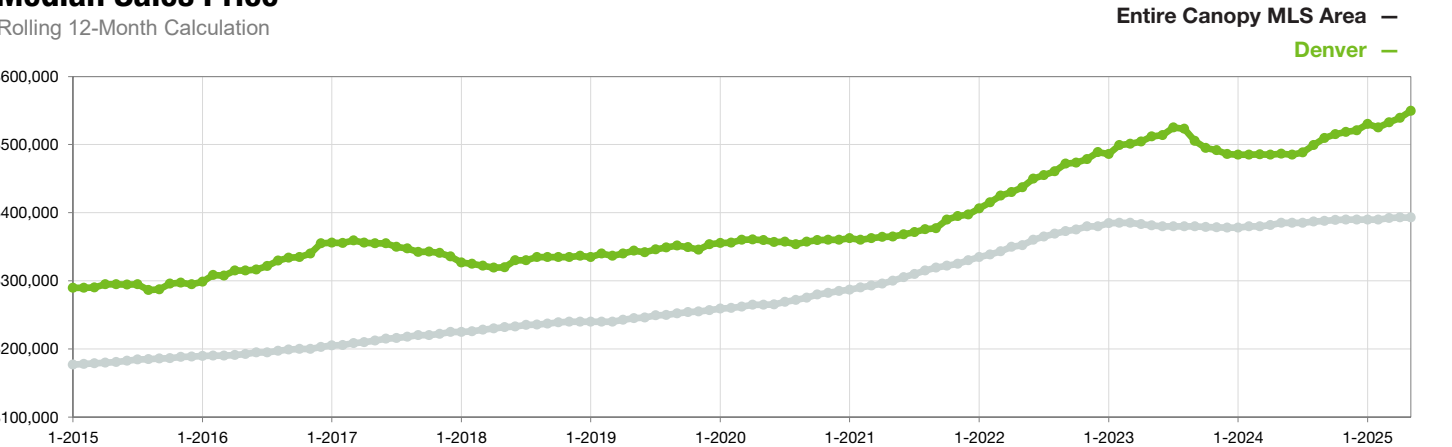
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	88	120	+ 36.4%	377	447	+ 18.6%
Pending Sales	56	53	- 5.4%	275	261	- 5.1%
Closed Sales	68	62	- 8.8%	253	233	- 7.9%
Median Sales Price*	\$512,330	\$602,500	+ 17.6%	\$495,000	\$561,815	+ 13.5%
Average Sales Price*	\$564,851	\$663,731	+ 17.5%	\$563,313	\$694,822	+ 23.3%
Percent of Original List Price Received*	97.3%	95.9%	- 1.4%	98.2%	95.4%	- 2.9%
List to Close	100	99	- 1.0%	110	99	- 10.0%
Days on Market Until Sale	40	52	+ 30.0%	47	54	+ 14.9%
Cumulative Days on Market Until Sale	43	57	+ 32.6%	48	64	+ 33.3%
Average List Price	\$859,489	\$803,598	- 6.5%	\$744,901	\$800,865	+ 7.5%
Inventory of Homes for Sale	165	230	+ 39.4%	--	--	--
Months Supply of Inventory	3.2	4.3	+ 34.4%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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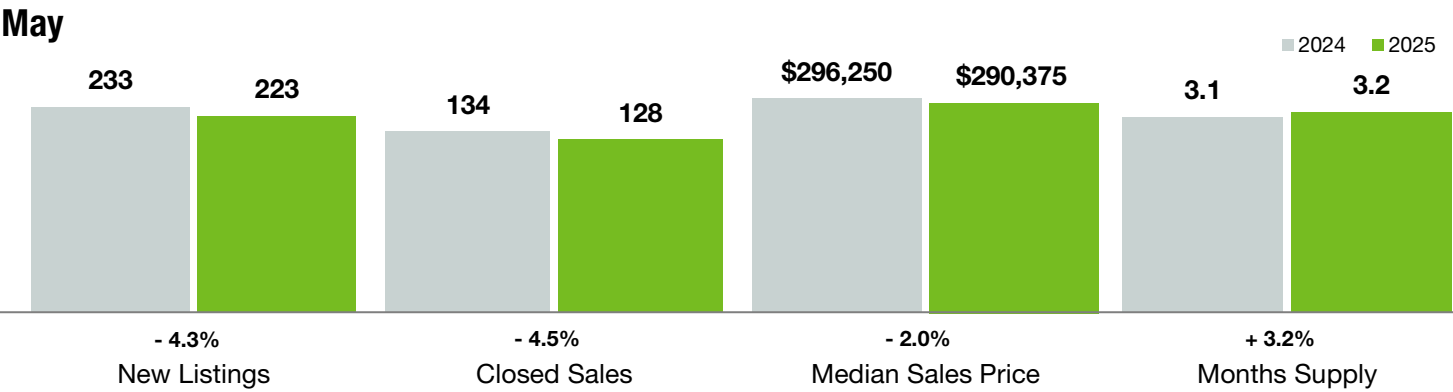


## Gastonia

North Carolina

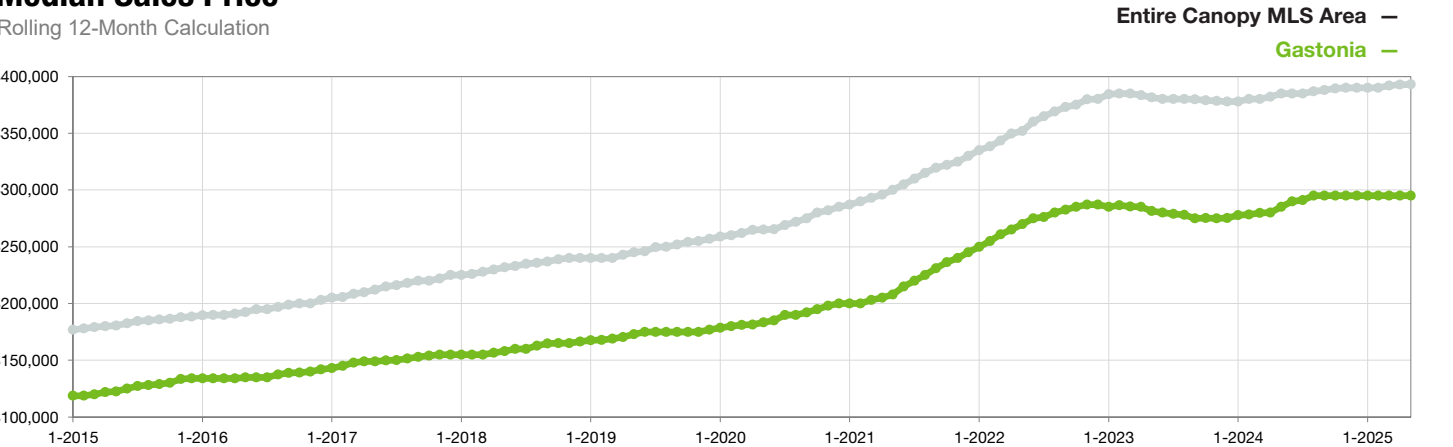
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	233	223	- 4.3%	1,001	1,030	+ 2.9%
Pending Sales	154	150	- 2.6%	723	772	+ 6.8%
Closed Sales	134	128	- 4.5%	616	695	+ 12.8%
Median Sales Price*	\$296,250	\$290,375	- 2.0%	\$293,500	\$289,990	- 1.2%
Average Sales Price*	\$314,221	\$330,876	+ 5.3%	\$305,058	\$304,079	- 0.3%
Percent of Original List Price Received*	97.4%	95.3%	- 2.2%	95.8%	95.3%	- 0.5%
List to Close	79	100	+ 26.6%	93	97	+ 4.3%
Days on Market Until Sale	34	57	+ 67.6%	46	52	+ 13.0%
Cumulative Days on Market Until Sale	40	71	+ 77.5%	54	66	+ 22.2%
Average List Price	\$322,192	\$345,763	+ 7.3%	\$331,468	\$330,489	- 0.3%
Inventory of Homes for Sale	398	456	+ 14.6%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



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

# Local Market Update for May 2025

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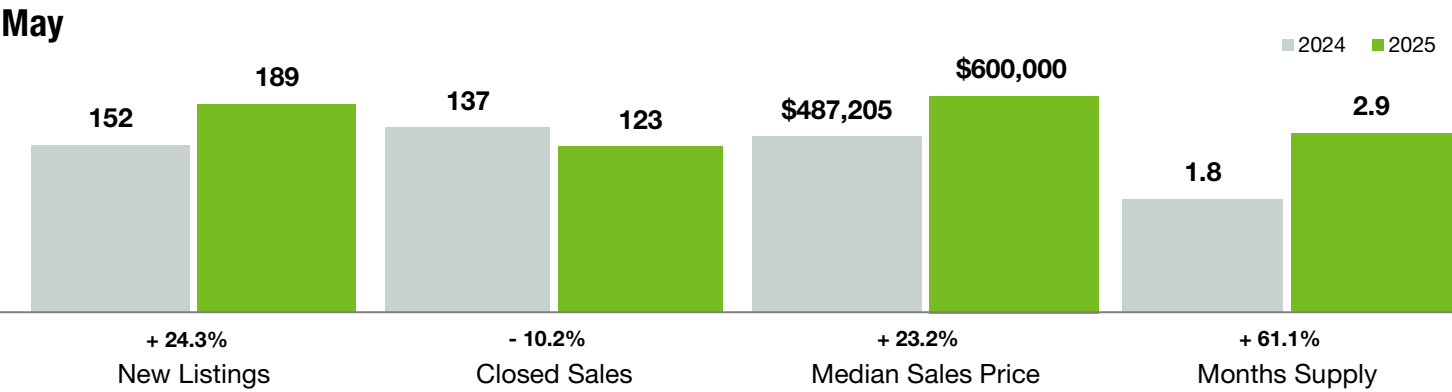


## Huntersville

North Carolina

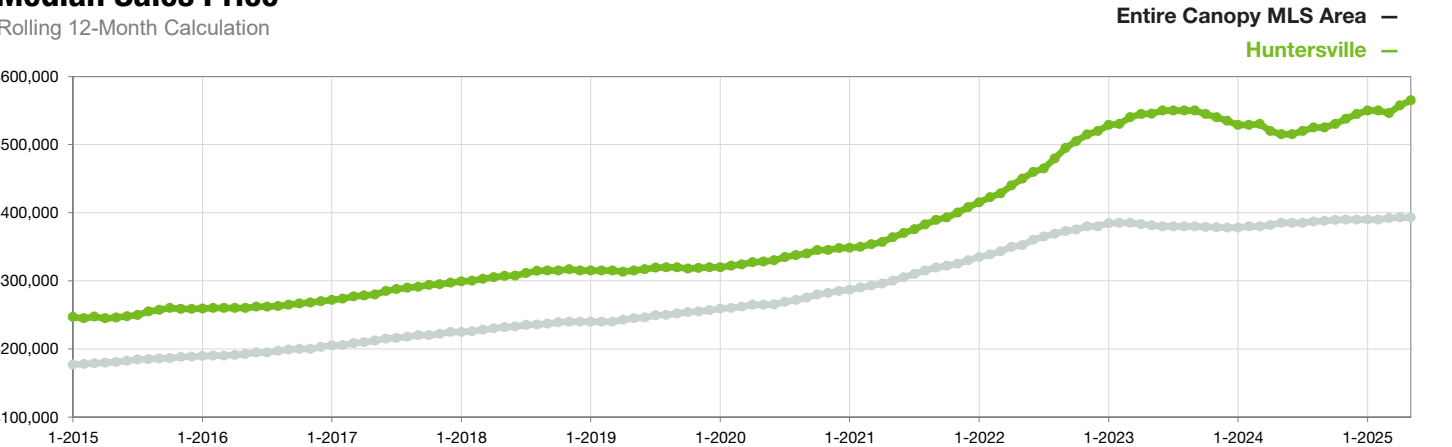
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	152	189	+ 24.3%	639	745	+ 16.6%
Pending Sales	125	121	- 3.2%	525	559	+ 6.5%
Closed Sales	137	123	- 10.2%	470	497	+ 5.7%
Median Sales Price*	\$487,205	\$600,000	+ 23.2%	\$519,000	\$566,635	+ 9.2%
Average Sales Price*	\$592,947	\$664,346	+ 12.0%	\$583,511	\$654,125	+ 12.1%
Percent of Original List Price Received*	99.0%	98.0%	- 1.0%	99.3%	97.8%	- 1.5%
List to Close	80	87	+ 8.7%	85	93	+ 9.4%
Days on Market Until Sale	24	37	+ 54.2%	26	44	+ 69.2%
Cumulative Days on Market Until Sale	22	41	+ 86.4%	27	49	+ 81.5%
Average List Price	\$677,109	\$714,079	+ 5.5%	\$622,776	\$679,058	+ 9.0%
Inventory of Homes for Sale	167	284	+ 70.1%	--	--	--
Months Supply of Inventory	1.8	2.9	+ 61.1%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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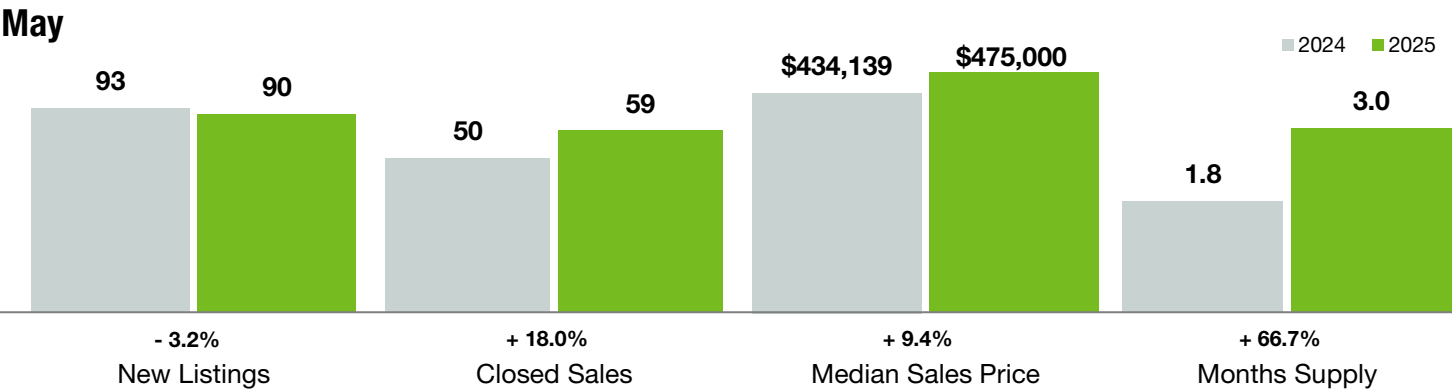


## Indian Trail

North Carolina

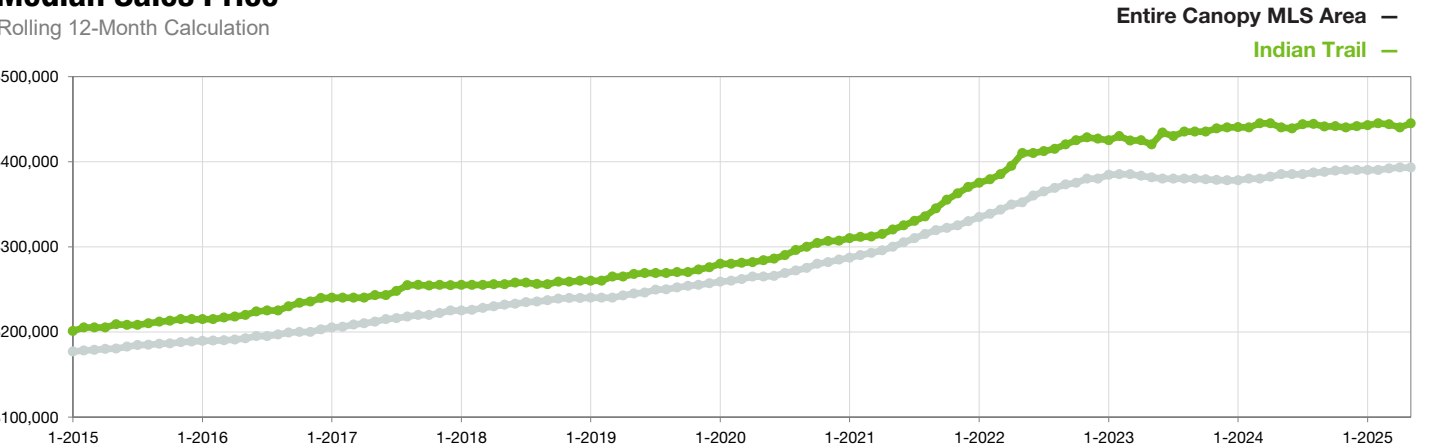
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	93	90	- 3.2%	326	405	+ 24.2%
Pending Sales	55	59	+ 7.3%	257	296	+ 15.2%
Closed Sales	50	59	+ 18.0%	229	230	+ 0.4%
Median Sales Price*	\$434,139	\$475,000	+ 9.4%	\$444,000	\$450,000	+ 1.4%
Average Sales Price*	\$449,290	\$510,325	+ 13.6%	\$459,525	\$476,606	+ 3.7%
Percent of Original List Price Received*	99.2%	99.7%	+ 0.5%	98.4%	98.2%	- 0.2%
List to Close	70	68	- 2.9%	81	88	+ 8.6%
Days on Market Until Sale	23	25	+ 8.7%	34	41	+ 20.6%
Cumulative Days on Market Until Sale	20	25	+ 25.0%	35	43	+ 22.9%
Average List Price	\$453,186	\$508,320	+ 12.2%	\$468,293	\$492,420	+ 5.2%
Inventory of Homes for Sale	89	156	+ 75.3%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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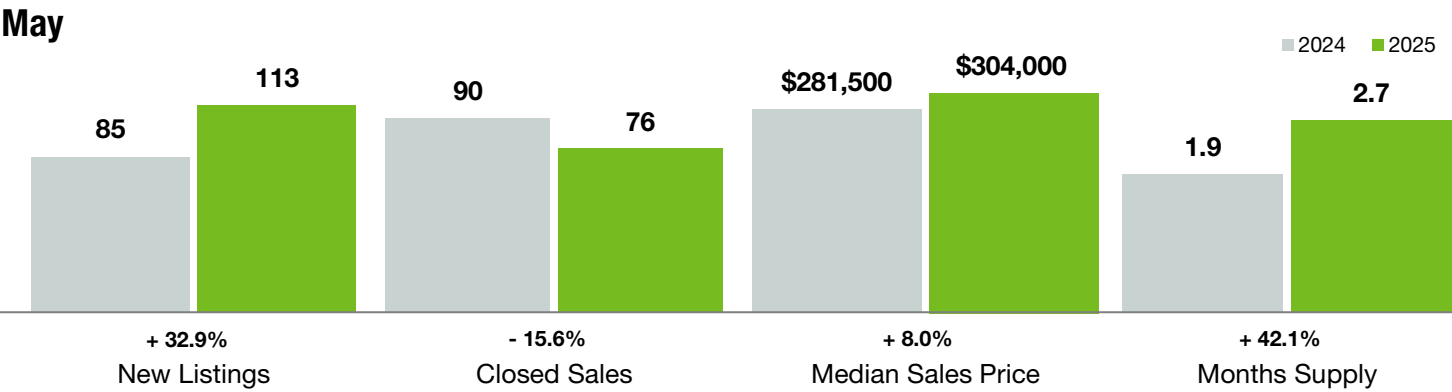


## Kannapolis

North Carolina

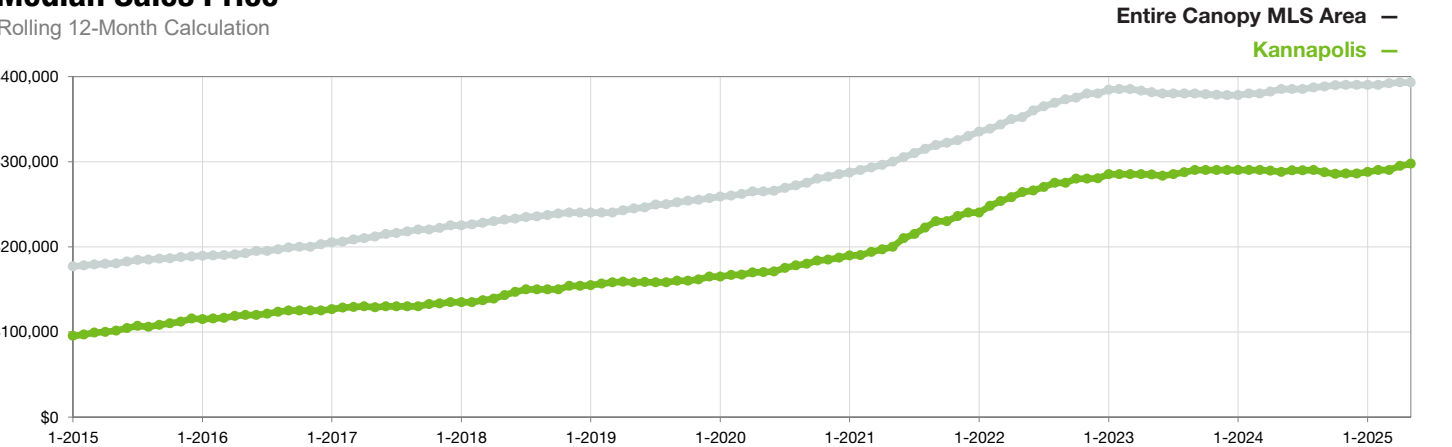
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	85	113	+ 32.9%	421	474	+ 12.6%
Pending Sales	52	87	+ 67.3%	325	387	+ 19.1%
Closed Sales	90	76	- 15.6%	316	324	+ 2.5%
Median Sales Price*	\$281,500	\$304,000	+ 8.0%	\$279,900	\$305,305	+ 9.1%
Average Sales Price*	\$305,169	\$305,272	+ 0.0%	\$303,756	\$324,414	+ 6.8%
Percent of Original List Price Received*	96.9%	94.8%	- 2.2%	96.1%	95.0%	- 1.1%
List to Close	77	93	+ 20.8%	80	93	+ 16.3%
Days on Market Until Sale	33	49	+ 48.5%	37	48	+ 29.7%
Cumulative Days on Market Until Sale	35	60	+ 71.4%	42	57	+ 35.7%
Average List Price	\$314,432	\$372,277	+ 18.4%	\$312,851	\$347,183	+ 11.0%
Inventory of Homes for Sale	124	181	+ 46.0%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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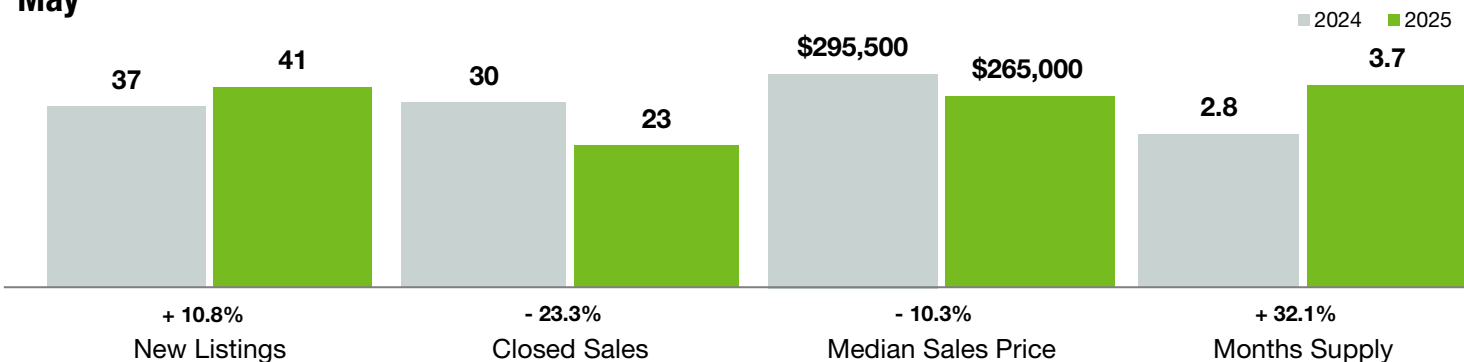
## Kings Mountain

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	37	41	+ 10.8%	163	196	+ 20.2%
Pending Sales	23	34	+ 47.8%	121	142	+ 17.4%
Closed Sales	30	23	- 23.3%	115	122	+ 6.1%
Median Sales Price*	\$295,500	\$265,000	- 10.3%	\$260,000	\$285,000	+ 9.6%
Average Sales Price*	\$318,065	\$278,974	- 12.3%	\$283,676	\$285,044	+ 0.5%
Percent of Original List Price Received*	96.7%	92.1%	- 4.8%	95.7%	94.2%	- 1.6%
List to Close	54	98	+ 81.5%	80	102	+ 27.5%
Days on Market Until Sale	21	51	+ 142.9%	42	56	+ 33.3%
Cumulative Days on Market Until Sale	28	51	+ 82.1%	54	68	+ 25.9%
Average List Price	\$396,473	\$411,732	+ 3.8%	\$317,506	\$381,029	+ 20.0%
Inventory of Homes for Sale	61	96	+ 57.4%	--	--	--
Months Supply of Inventory	2.8	3.7	+ 32.1%	--	--	--

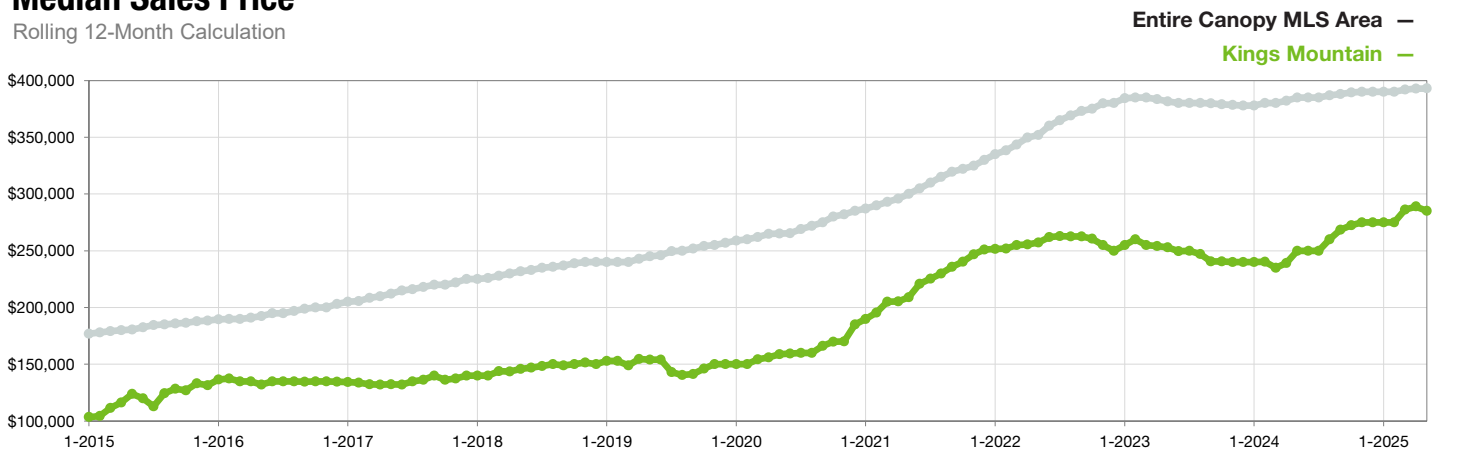
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### May



### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for May 2025

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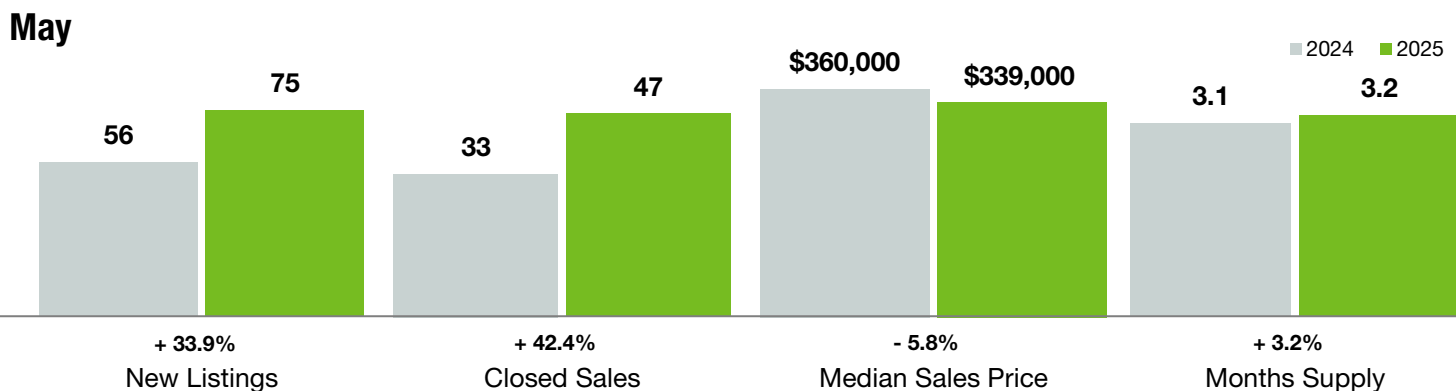


## Lincolnton

North Carolina

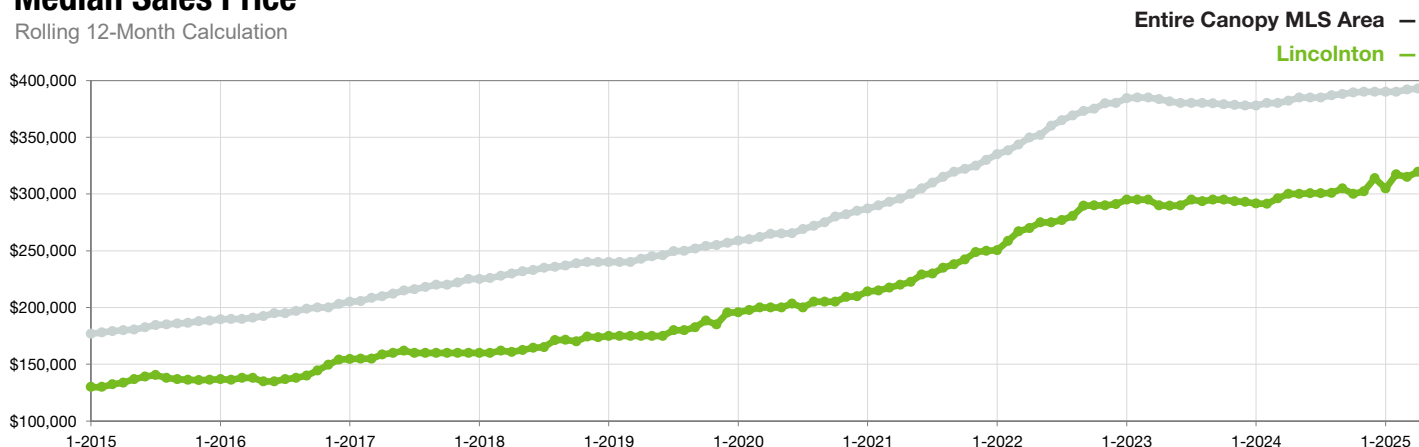
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	56	75	+ 33.9%	234	296	+ 26.5%
Pending Sales	30	52	+ 73.3%	166	239	+ 44.0%
Closed Sales	33	47	+ 42.4%	153	211	+ 37.9%
Median Sales Price*	\$360,000	\$339,000	- 5.8%	\$302,500	\$324,990	+ 7.4%
Average Sales Price*	\$387,671	\$331,990	- 14.4%	\$342,662	\$340,108	- 0.7%
Percent of Original List Price Received*	96.2%	96.1%	- 0.1%	96.5%	95.3%	- 1.2%
List to Close	87	96	+ 10.3%	89	110	+ 23.6%
Days on Market Until Sale	38	55	+ 44.7%	43	65	+ 51.2%
Cumulative Days on Market Until Sale	44	74	+ 68.2%	57	78	+ 36.8%
Average List Price	\$333,683	\$391,779	+ 17.4%	\$365,139	\$381,383	+ 4.4%
Inventory of Homes for Sale	103	139	+ 35.0%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--

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### Median Sales Price

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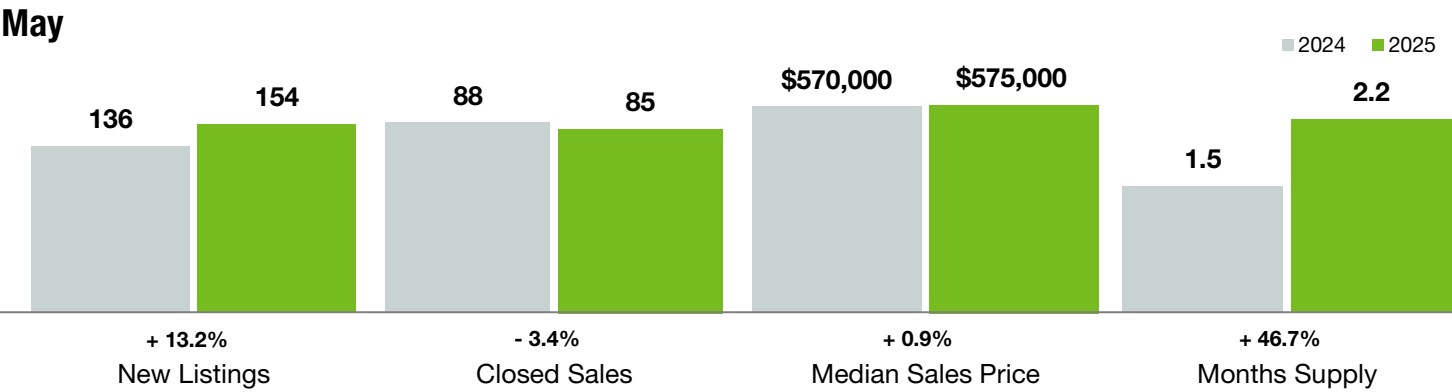


## Matthews

North Carolina

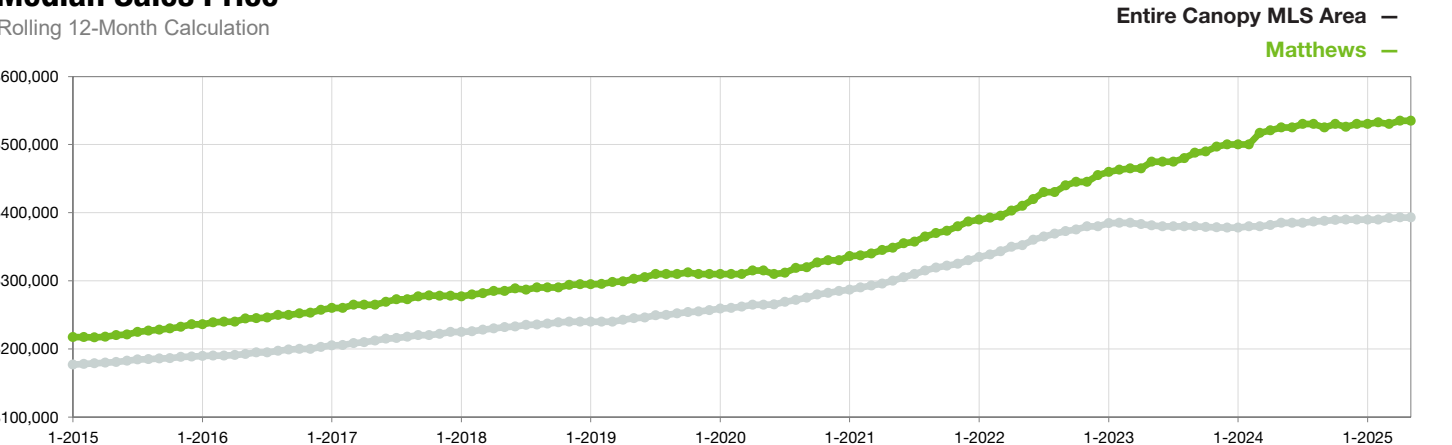
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	136	154	+ 13.2%	464	561	+ 20.9%
Pending Sales	94	115	+ 22.3%	397	441	+ 11.1%
Closed Sales	88	85	- 3.4%	317	349	+ 10.1%
Median Sales Price*	\$570,000	\$575,000	+ 0.9%	\$530,000	\$540,000	+ 1.9%
Average Sales Price*	\$712,278	\$675,654	- 5.1%	\$640,037	\$615,196	- 3.9%
Percent of Original List Price Received*	100.2%	98.9%	- 1.3%	99.6%	98.4%	- 1.2%
List to Close	61	62	+ 1.6%	62	72	+ 16.1%
Days on Market Until Sale	18	20	+ 11.1%	21	28	+ 33.3%
Cumulative Days on Market Until Sale	20	23	+ 15.0%	22	35	+ 59.1%
Average List Price	\$686,814	\$710,579	+ 3.5%	\$658,552	\$667,301	+ 1.3%
Inventory of Homes for Sale	100	175	+ 75.0%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

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### Median Sales Price

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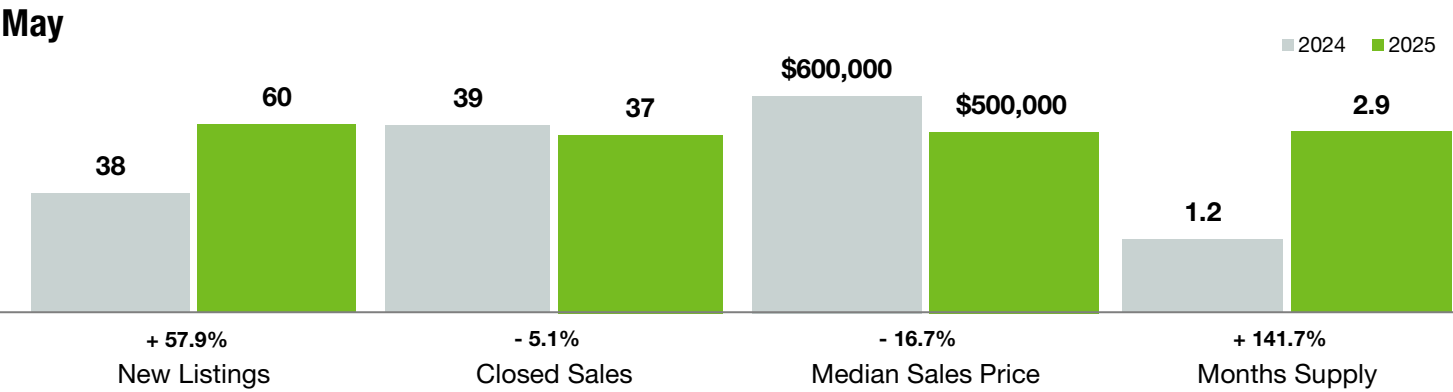


## Mint Hill

North Carolina

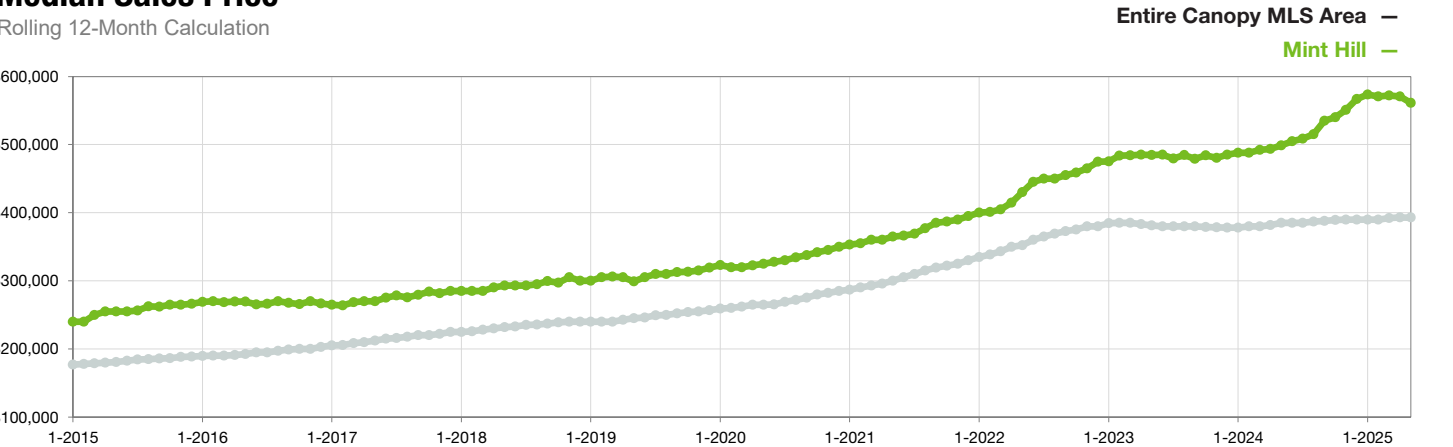
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	38	60	+ 57.9%	195	224	+ 14.9%
Pending Sales	29	42	+ 44.8%	181	169	- 6.6%
Closed Sales	39	37	- 5.1%	178	146	- 18.0%
Median Sales Price*	\$600,000	\$500,000	- 16.7%	\$543,000	\$541,215	- 0.3%
Average Sales Price*	\$595,031	\$535,343	- 10.0%	\$561,727	\$565,878	+ 0.7%
Percent of Original List Price Received*	98.1%	98.1%	0.0%	98.1%	97.2%	- 0.9%
List to Close	82	75	- 8.5%	88	94	+ 6.8%
Days on Market Until Sale	29	32	+ 10.3%	33	50	+ 51.5%
Cumulative Days on Market Until Sale	29	33	+ 13.8%	35	57	+ 62.9%
Average List Price	\$635,345	\$715,266	+ 12.6%	\$592,845	\$628,245	+ 6.0%
Inventory of Homes for Sale	45	89	+ 97.8%	--	--	--
Months Supply of Inventory	1.2	2.9	+ 141.7%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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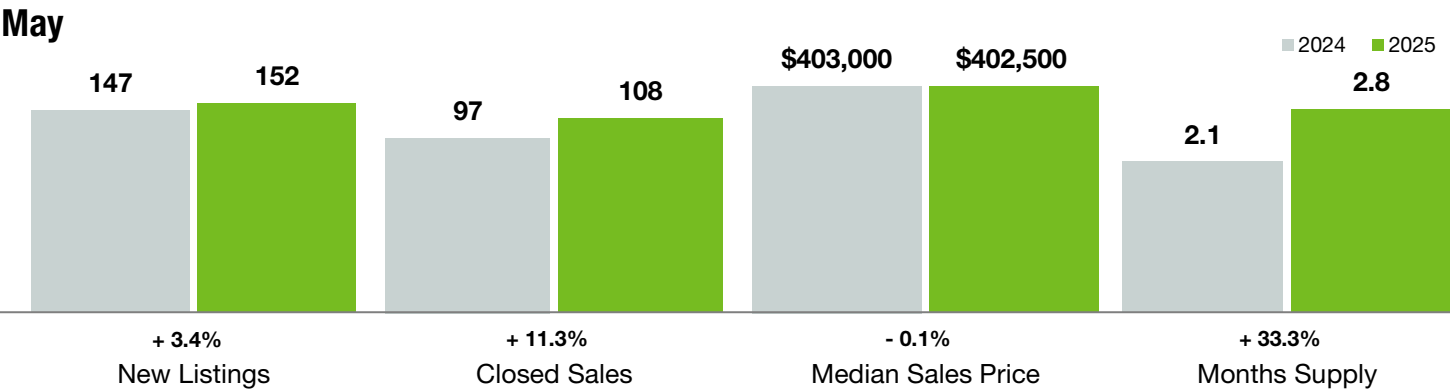


## Monroe

North Carolina

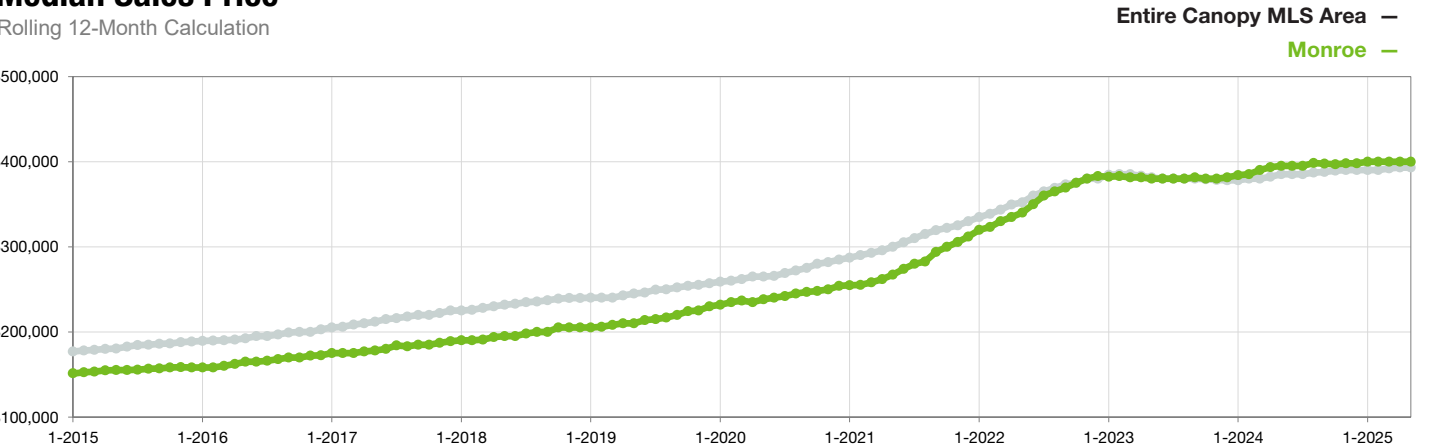
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	147	152	+ 3.4%	658	683	+ 3.8%
Pending Sales	104	132	+ 26.9%	542	560	+ 3.3%
Closed Sales	97	108	+ 11.3%	494	484	- 2.0%
Median Sales Price*	\$403,000	\$402,500	- 0.1%	\$399,755	\$405,423	+ 1.4%
Average Sales Price*	\$423,164	\$422,794	- 0.1%	\$419,990	\$427,355	+ 1.8%
Percent of Original List Price Received*	98.2%	97.2%	- 1.0%	97.8%	96.7%	- 1.1%
List to Close	80	90	+ 12.5%	89	108	+ 21.3%
Days on Market Until Sale	32	46	+ 43.8%	37	61	+ 64.9%
Cumulative Days on Market Until Sale	38	48	+ 26.3%	41	59	+ 43.9%
Average List Price	\$442,386	\$537,891	+ 21.6%	\$447,556	\$477,701	+ 6.7%
Inventory of Homes for Sale	199	277	+ 39.2%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 33.3%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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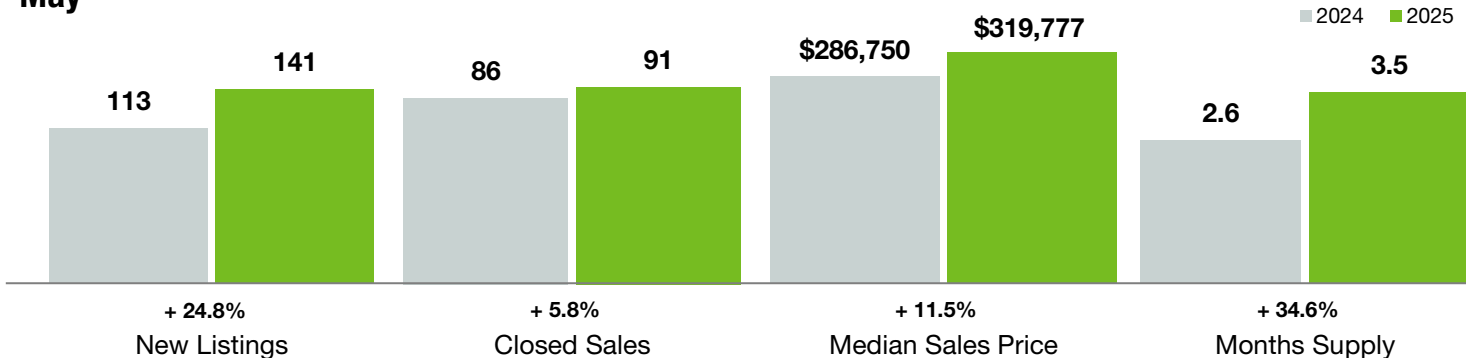
## Salisbury

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	113	141	+ 24.8%	481	601	+ 24.9%
Pending Sales	104	109	+ 4.8%	378	453	+ 19.8%
Closed Sales	86	91	+ 5.8%	328	387	+ 18.0%
Median Sales Price*	\$286,750	\$319,777	+ 11.5%	\$279,710	\$290,000	+ 3.7%
Average Sales Price*	\$370,265	\$329,796	- 10.9%	\$318,528	\$322,934	+ 1.4%
Percent of Original List Price Received*	96.7%	93.6%	- 3.2%	95.7%	93.8%	- 2.0%
List to Close	91	94	+ 3.3%	91	103	+ 13.2%
Days on Market Until Sale	50	55	+ 10.0%	48	60	+ 25.0%
Cumulative Days on Market Until Sale	54	64	+ 18.5%	54	69	+ 27.8%
Average List Price	\$334,038	\$379,757	+ 13.7%	\$340,778	\$356,166	+ 4.5%
Inventory of Homes for Sale	191	285	+ 49.2%	--	--	--
Months Supply of Inventory	2.6	3.5	+ 34.6%	--	--	--

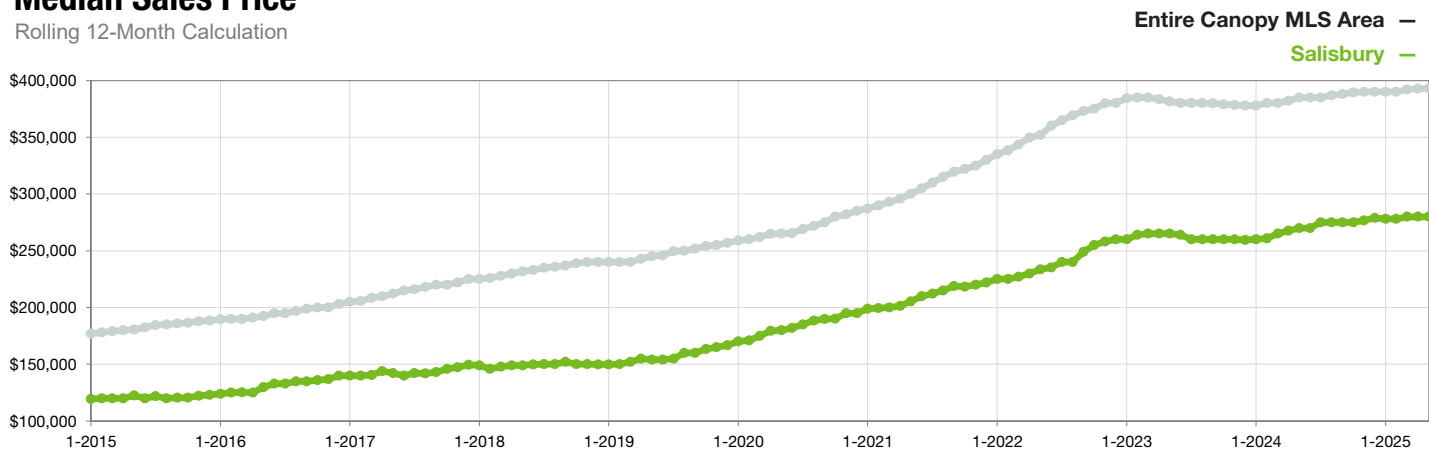
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### May



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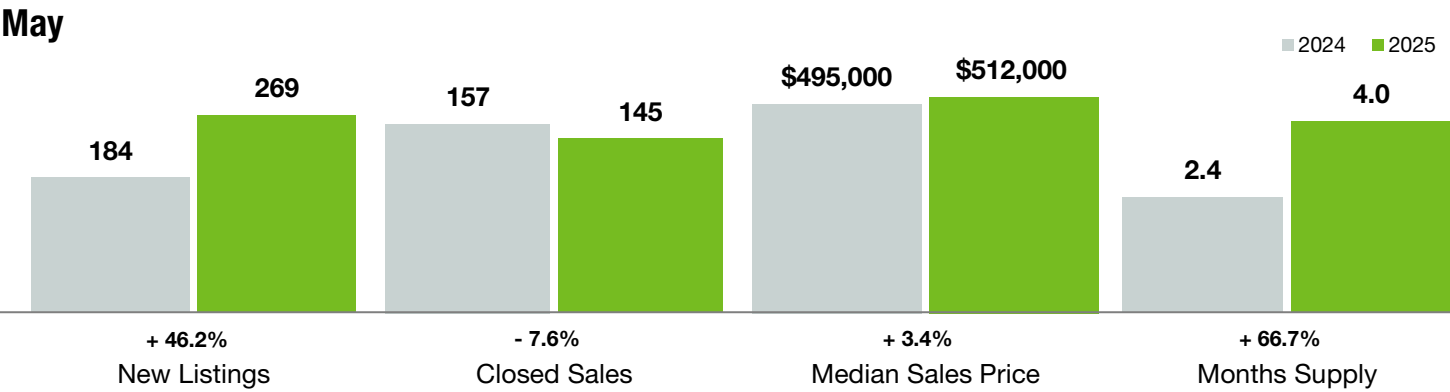


## Mooreville

North Carolina

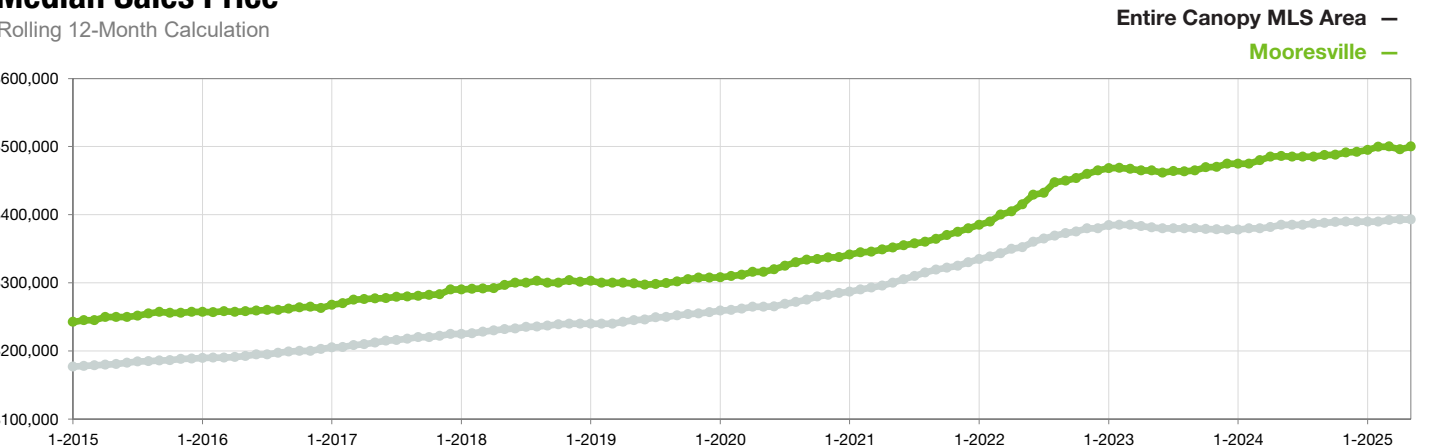
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	184	269	+ 46.2%	805	1,048	+ 30.2%
Pending Sales	141	169	+ 19.9%	664	705	+ 6.2%
Closed Sales	157	145	- 7.6%	594	601	+ 1.2%
Median Sales Price*	\$495,000	\$512,000	+ 3.4%	\$488,979	\$500,000	+ 2.3%
Average Sales Price*	\$750,554	\$790,408	+ 5.3%	\$696,009	\$713,371	+ 2.5%
Percent of Original List Price Received*	95.9%	95.4%	- 0.5%	95.7%	95.4%	- 0.3%
List to Close	78	91	+ 16.7%	93	98	+ 5.4%
Days on Market Until Sale	40	47	+ 17.5%	49	55	+ 12.2%
Cumulative Days on Market Until Sale	47	54	+ 14.9%	54	63	+ 16.7%
Average List Price	\$810,618	\$855,250	+ 5.5%	\$796,793	\$849,346	+ 6.6%
Inventory of Homes for Sale	292	510	+ 74.7%	--	--	--
Months Supply of Inventory	2.4	4.0	+ 66.7%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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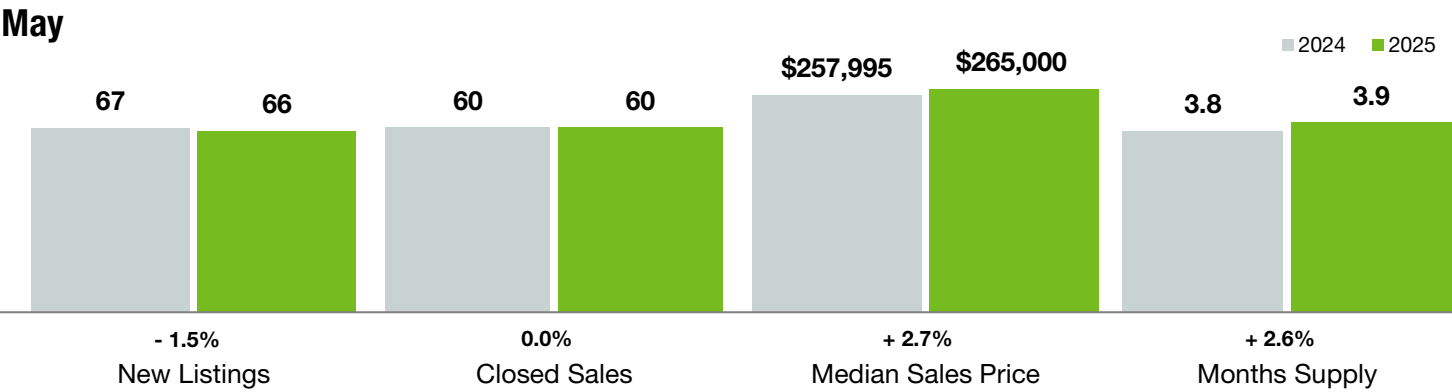


## Shelby

North Carolina

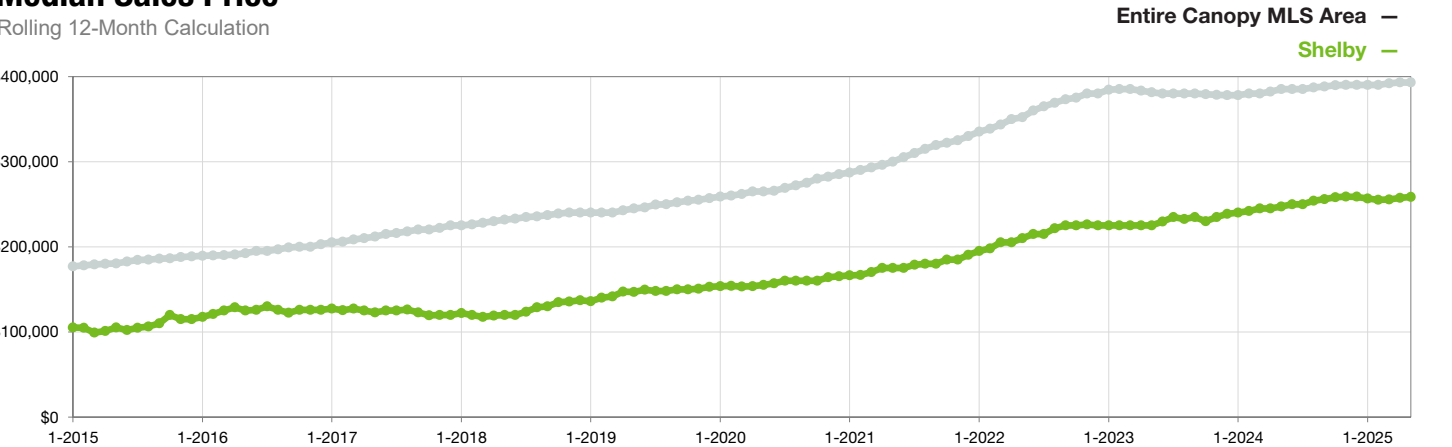
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	67	66	- 1.5%	382	359	- 6.0%
Pending Sales	55	81	+ 47.3%	256	294	+ 14.8%
Closed Sales	60	60	0.0%	232	235	+ 1.3%
Median Sales Price*	\$257,995	\$265,000	+ 2.7%	\$250,000	\$245,500	- 1.8%
Average Sales Price*	\$389,868	\$292,362	- 25.0%	\$288,123	\$267,027	- 7.3%
Percent of Original List Price Received*	95.5%	94.1%	- 1.5%	95.6%	93.8%	- 1.9%
List to Close	96	101	+ 5.2%	97	114	+ 17.5%
Days on Market Until Sale	66	64	- 3.0%	54	74	+ 37.0%
Cumulative Days on Market Until Sale	83	78	- 6.0%	72	89	+ 23.6%
Average List Price	\$319,609	\$290,753	- 9.0%	\$290,039	\$299,944	+ 3.4%
Inventory of Homes for Sale	190	195	+ 2.6%	--	--	--
Months Supply of Inventory	3.8	3.9	+ 2.6%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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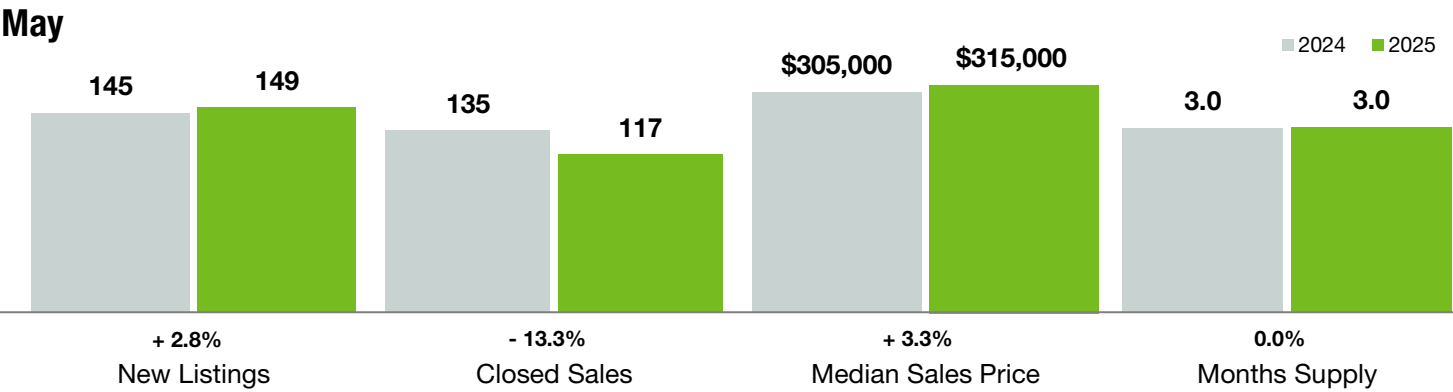


## Statesville

North Carolina

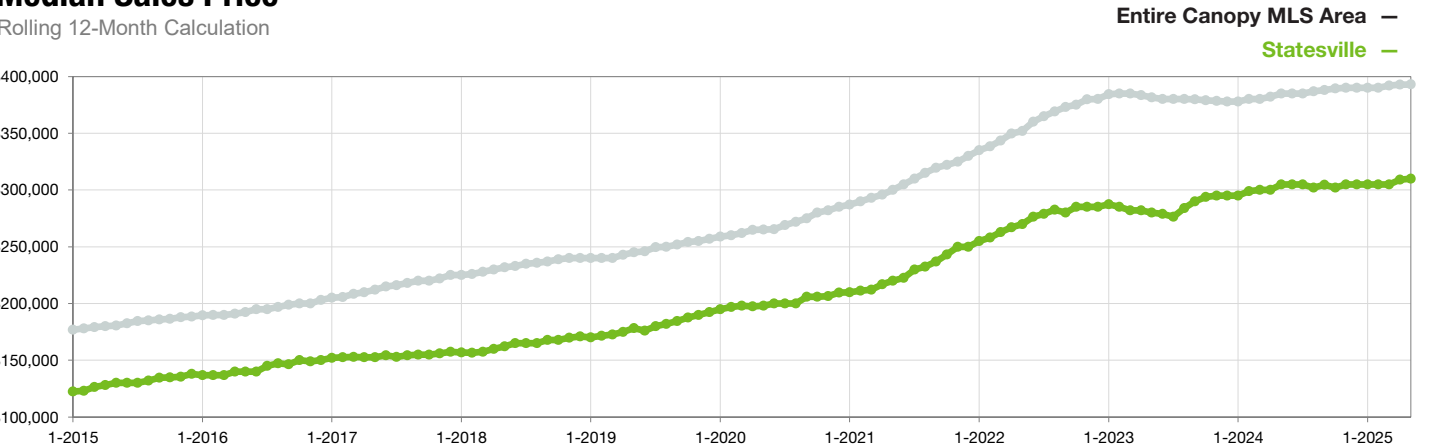
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	145	149	+ 2.8%	696	679	- 2.4%
Pending Sales	109	120	+ 10.1%	546	538	- 1.5%
Closed Sales	135	117	- 13.3%	530	452	- 14.7%
Median Sales Price*	\$305,000	\$315,000	+ 3.3%	\$302,000	\$310,000	+ 2.6%
Average Sales Price*	\$321,720	\$330,053	+ 2.6%	\$315,450	\$328,983	+ 4.3%
Percent of Original List Price Received*	95.2%	96.1%	+ 0.9%	95.4%	95.0%	- 0.4%
List to Close	85	100	+ 17.6%	92	108	+ 17.4%
Days on Market Until Sale	43	54	+ 25.6%	47	63	+ 34.0%
Cumulative Days on Market Until Sale	49	66	+ 34.7%	52	72	+ 38.5%
Average List Price	\$354,603	\$386,525	+ 9.0%	\$348,217	\$380,372	+ 9.2%
Inventory of Homes for Sale	293	298	+ 1.7%	--	--	--
Months Supply of Inventory	3.0	3.0	0.0%	--	--	--

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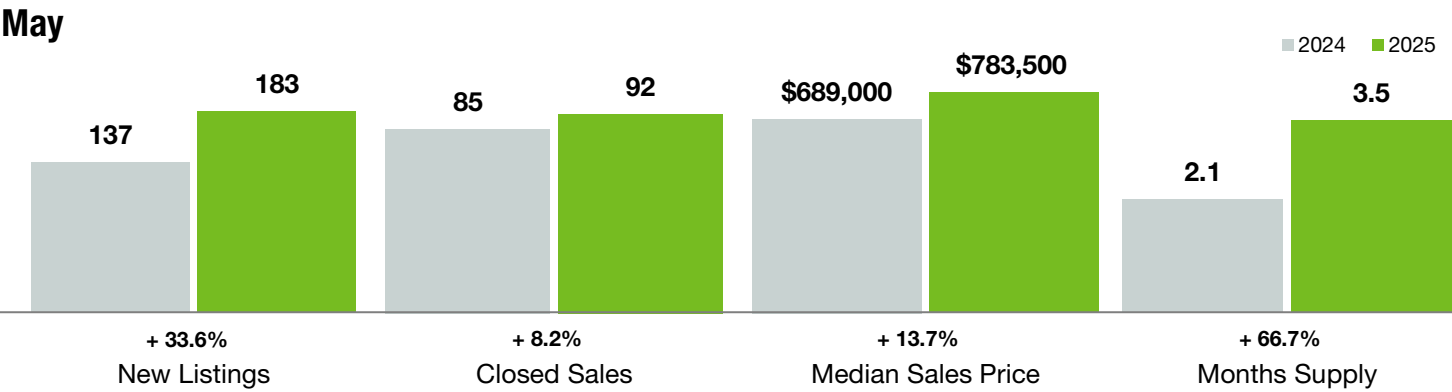


## Waxhaw

North Carolina

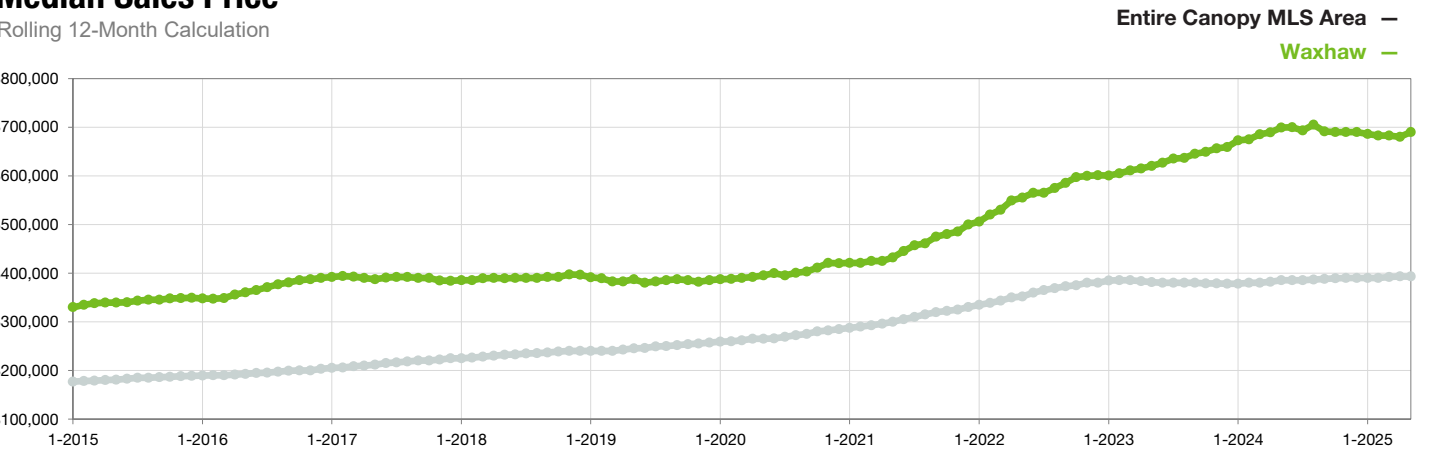
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	137	183	+ 33.6%	504	606	+ 20.2%
Pending Sales	90	114	+ 26.7%	378	404	+ 6.9%
Closed Sales	85	92	+ 8.2%	293	343	+ 17.1%
Median Sales Price*	\$689,000	\$783,500	+ 13.7%	\$722,860	\$715,000	- 1.1%
Average Sales Price*	\$915,496	\$914,961	- 0.1%	\$861,546	\$860,991	- 0.1%
Percent of Original List Price Received*	100.1%	97.6%	- 2.5%	99.2%	97.3%	- 1.9%
List to Close	83	81	- 2.4%	76	95	+ 25.0%
Days on Market Until Sale	30	41	+ 36.7%	32	57	+ 78.1%
Cumulative Days on Market Until Sale	27	37	+ 37.0%	29	54	+ 86.2%
Average List Price	\$837,619	\$1,021,780	+ 22.0%	\$857,806	\$964,576	+ 12.4%
Inventory of Homes for Sale	138	264	+ 91.3%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--

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### Median Sales Price

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# Local Market Update for May 2025

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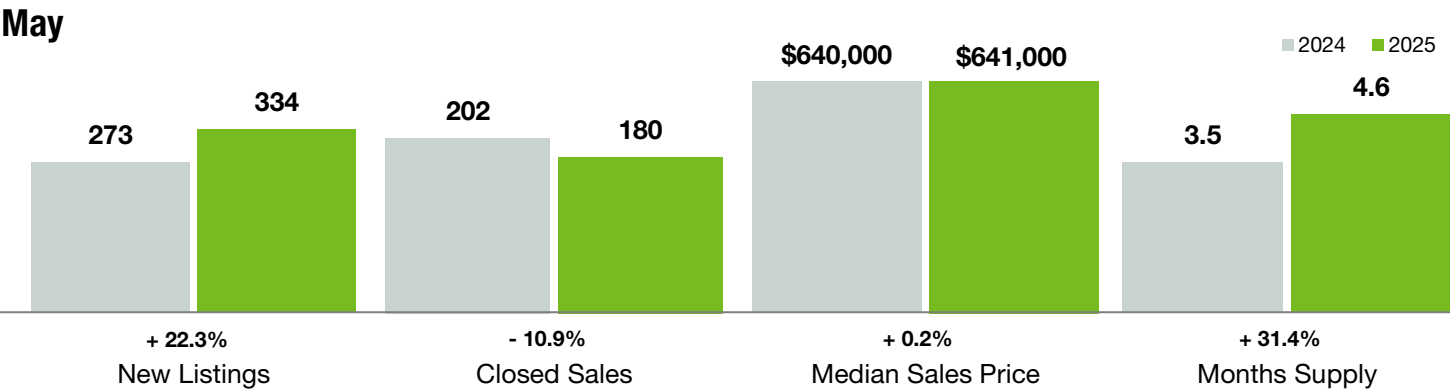


## Lake Norman

North Carolina

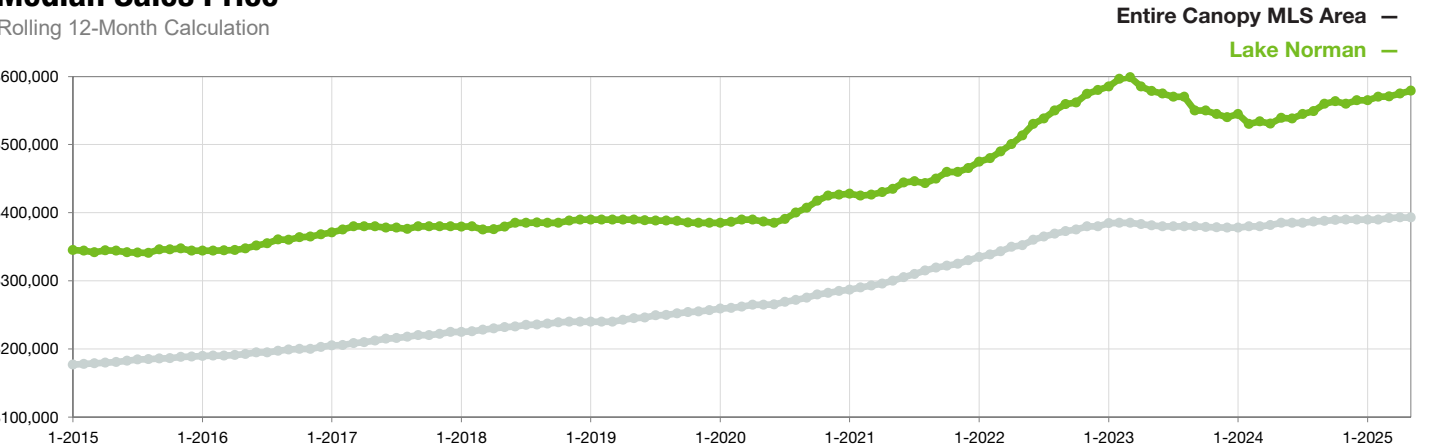
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	273	334	+ 22.3%	1,188	1,393	+ 17.3%
Pending Sales	175	168	- 4.0%	830	861	+ 3.7%
Closed Sales	202	180	- 10.9%	726	775	+ 6.7%
Median Sales Price*	\$640,000	\$641,000	+ 0.2%	\$535,000	\$585,000	+ 9.3%
Average Sales Price*	\$941,408	\$971,407	+ 3.2%	\$819,173	\$876,570	+ 7.0%
Percent of Original List Price Received*	95.3%	94.2%	- 1.2%	95.7%	94.7%	- 1.0%
List to Close	90	104	+ 15.6%	100	105	+ 5.0%
Days on Market Until Sale	41	60	+ 46.3%	51	60	+ 17.6%
Cumulative Days on Market Until Sale	51	70	+ 37.3%	55	73	+ 32.7%
Average List Price	\$999,346	\$1,094,180	+ 9.5%	\$964,270	\$1,057,585	+ 9.7%
Inventory of Homes for Sale	531	755	+ 42.2%	--	--	--
Months Supply of Inventory	3.5	4.6	+ 31.4%	--	--	--

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### Median Sales Price

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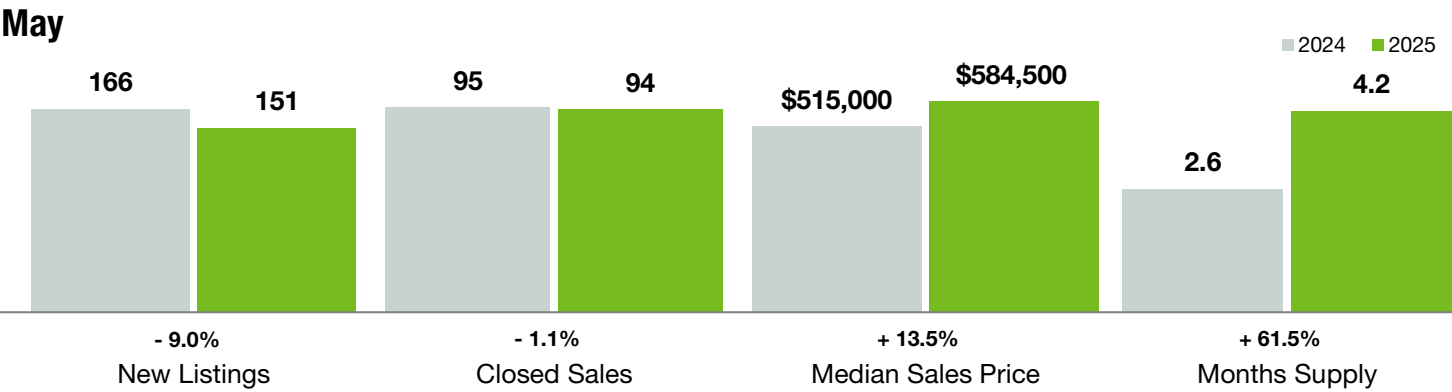


## Lake Wylie

North Carolina and South Carolina

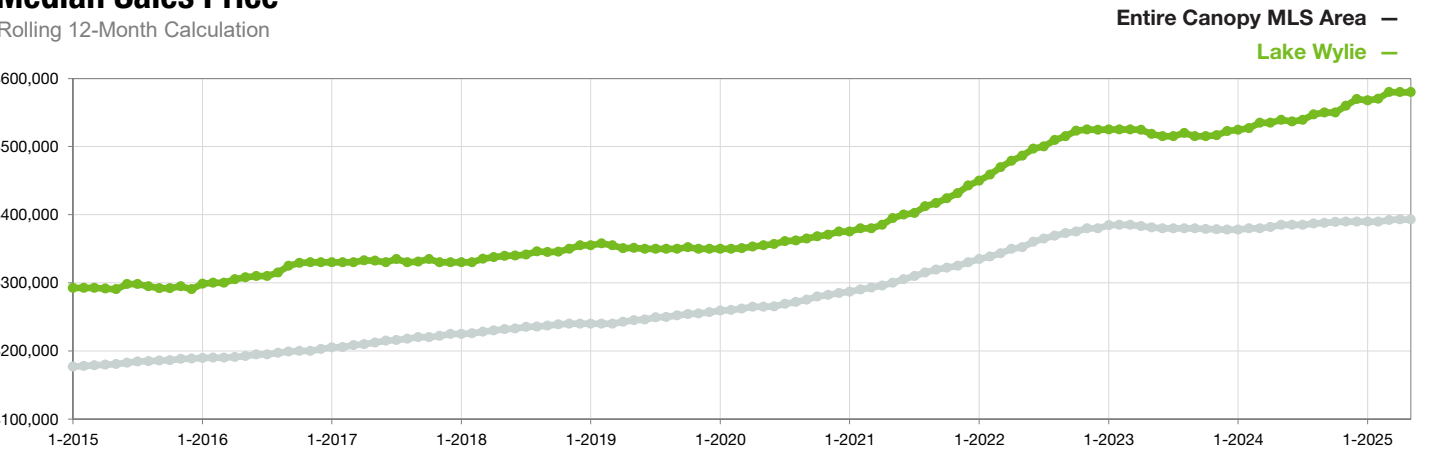
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	166	151	- 9.0%	609	637	+ 4.6%
Pending Sales	93	92	- 1.1%	467	393	- 15.8%
Closed Sales	95	94	- 1.1%	421	369	- 12.4%
Median Sales Price*	\$515,000	\$584,500	+ 13.5%	\$525,000	\$568,623	+ 8.3%
Average Sales Price*	\$654,934	\$744,365	+ 13.7%	\$641,941	\$685,420	+ 6.8%
Percent of Original List Price Received*	98.1%	97.0%	- 1.1%	96.9%	96.5%	- 0.4%
List to Close	77	91	+ 18.2%	96	102	+ 6.3%
Days on Market Until Sale	31	49	+ 58.1%	47	64	+ 36.2%
Cumulative Days on Market Until Sale	29	58	+ 100.0%	48	66	+ 37.5%
Average List Price	\$785,873	\$758,413	- 3.5%	\$743,879	\$769,836	+ 3.5%
Inventory of Homes for Sale	207	318	+ 53.6%	--	--	--
Months Supply of Inventory	2.6	4.2	+ 61.5%	--	--	--

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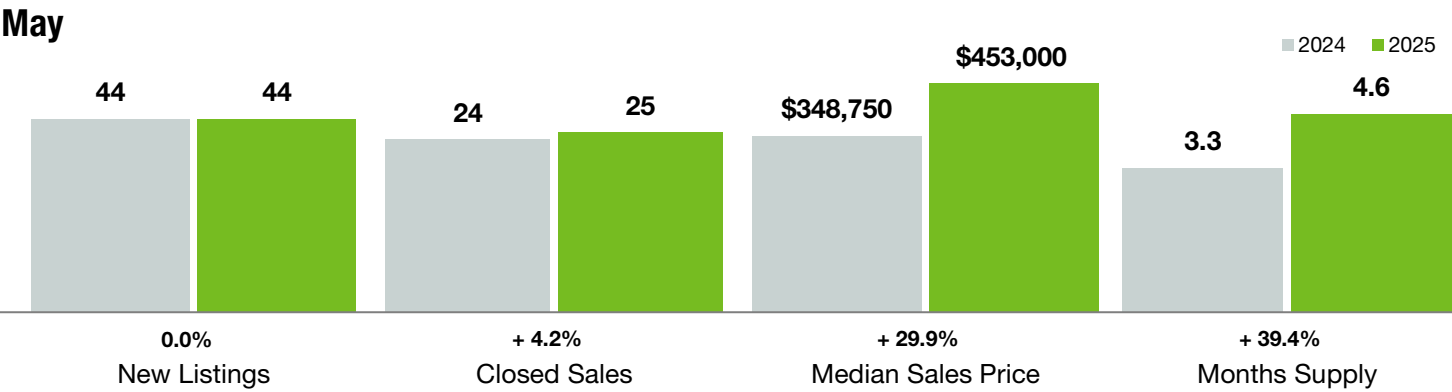


## Uptown Charlotte

North Carolina

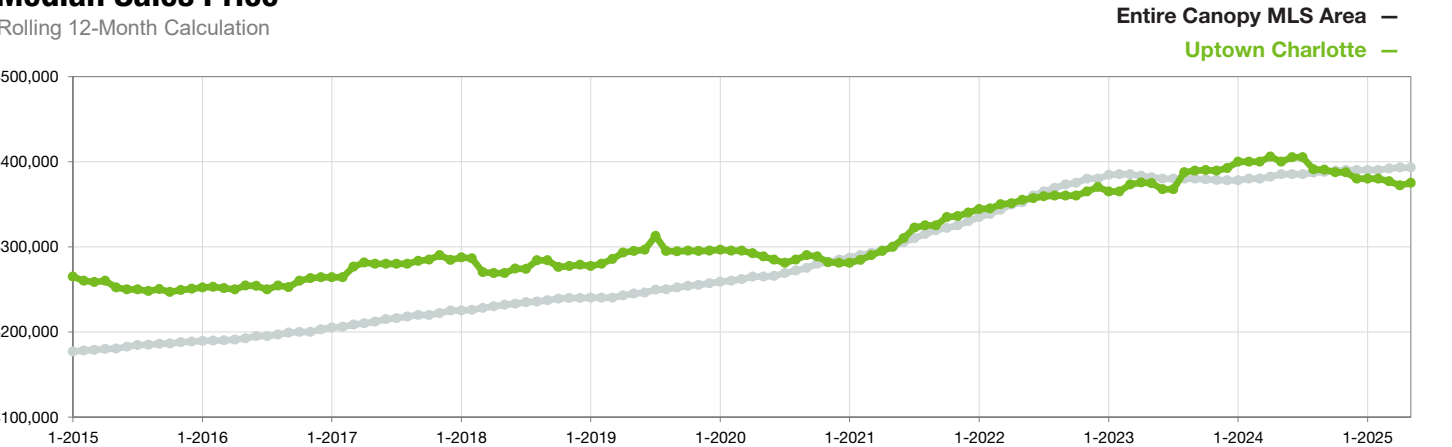
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	44	44	0.0%	185	164	- 11.4%
Pending Sales	26	30	+ 15.4%	126	109	- 13.5%
Closed Sales	24	25	+ 4.2%	116	90	- 22.4%
Median Sales Price*	\$348,750	\$453,000	+ 29.9%	\$435,000	\$415,000	- 4.6%
Average Sales Price*	\$380,598	\$488,802	+ 28.4%	\$502,081	\$495,160	- 1.4%
Percent of Original List Price Received*	97.6%	95.6%	- 2.0%	97.3%	95.1%	- 2.3%
List to Close	61	86	+ 41.0%	63	101	+ 60.3%
Days on Market Until Sale	26	53	+ 103.8%	30	63	+ 110.0%
Cumulative Days on Market Until Sale	35	86	+ 145.7%	42	85	+ 102.4%
Average List Price	\$574,109	\$515,918	- 10.1%	\$491,429	\$505,704	+ 2.9%
Inventory of Homes for Sale	74	86	+ 16.2%	--	--	--
Months Supply of Inventory	3.3	4.6	+ 39.4%	--	--	--

\* 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.



### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION  
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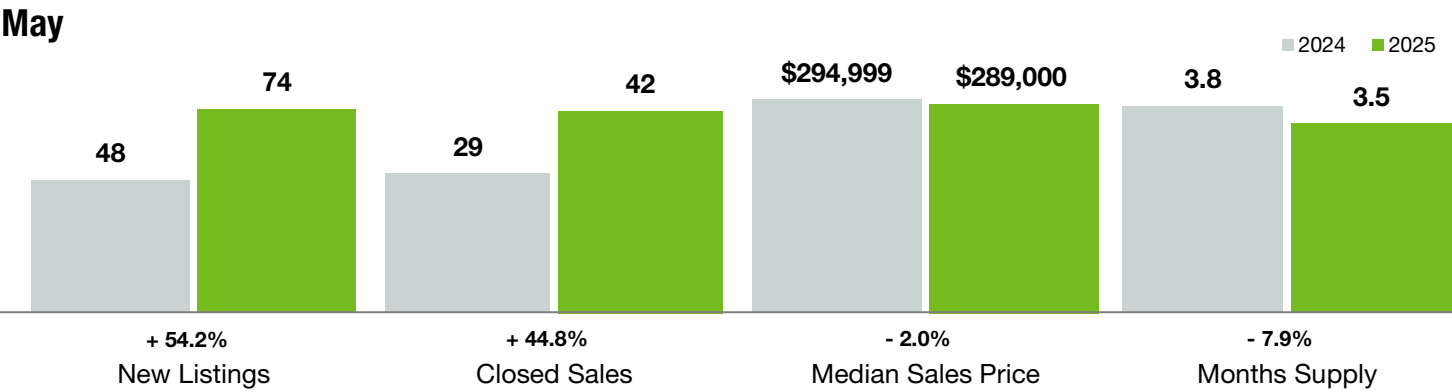


## Chester County

South Carolina

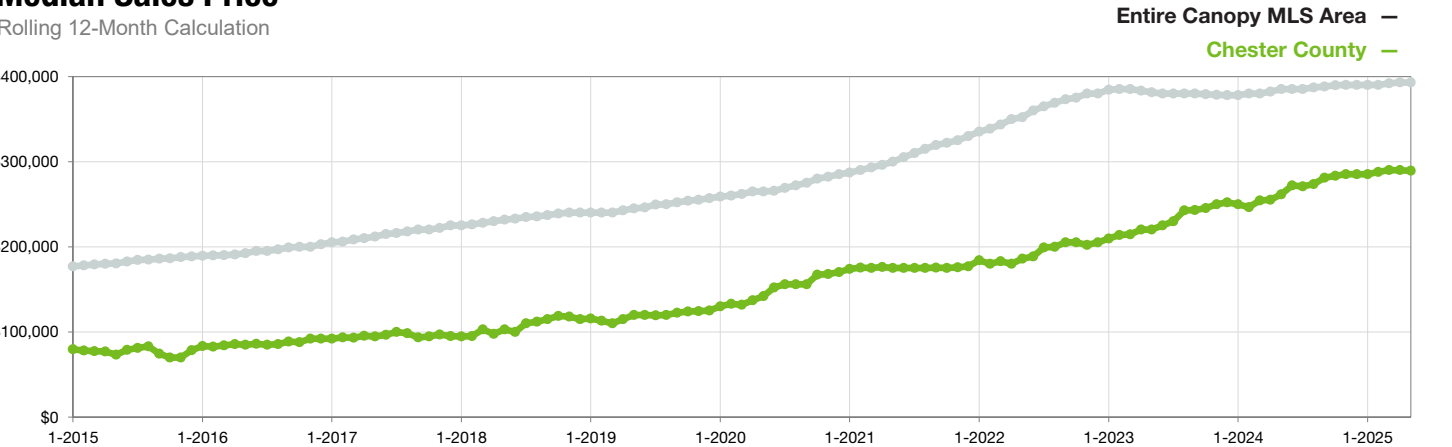
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	48	74	+ 54.2%	251	289	+ 15.1%
Pending Sales	28	50	+ 78.6%	156	179	+ 14.7%
Closed Sales	29	42	+ 44.8%	122	135	+ 10.7%
Median Sales Price*	\$294,999	\$289,000	- 2.0%	\$245,000	\$289,000	+ 18.0%
Average Sales Price*	\$264,296	\$264,742	+ 0.2%	\$247,378	\$280,558	+ 13.4%
Percent of Original List Price Received*	97.2%	92.4%	- 4.9%	94.8%	94.1%	- 0.7%
List to Close	103	78	- 24.3%	90	93	+ 3.3%
Days on Market Until Sale	35	39	+ 11.4%	40	49	+ 22.5%
Cumulative Days on Market Until Sale	38	55	+ 44.7%	57	71	+ 24.6%
Average List Price	\$295,585	\$340,677	+ 15.3%	\$283,582	\$295,654	+ 4.3%
Inventory of Homes for Sale	106	115	+ 8.5%	--	--	--
Months Supply of Inventory	3.8	3.5	- 7.9%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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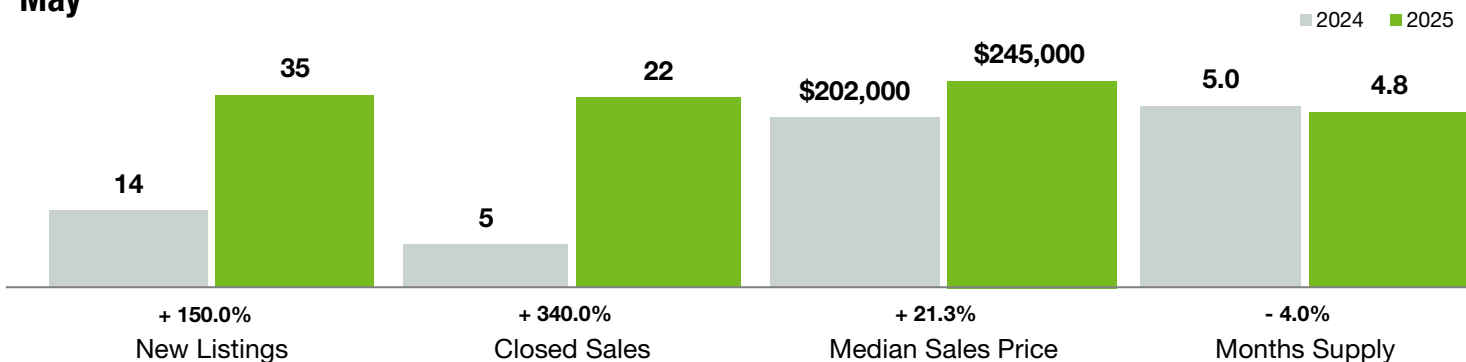
## Chesterfield County

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	14	35	+ 150.0%	58	112	+ 93.1%
Pending Sales	11	18	+ 63.6%	48	80	+ 66.7%
Closed Sales	5	22	+ 340.0%	44	63	+ 43.2%
Median Sales Price*	\$202,000	\$245,000	+ 21.3%	\$253,500	\$241,000	- 4.9%
Average Sales Price*	\$206,680	\$241,982	+ 17.1%	\$253,188	\$259,361	+ 2.4%
Percent of Original List Price Received*	91.9%	95.5%	+ 3.9%	94.6%	93.9%	- 0.7%
List to Close	125	88	- 29.6%	165	124	- 24.8%
Days on Market Until Sale	88	44	- 50.0%	121	79	- 34.7%
Cumulative Days on Market Until Sale	88	52	- 40.9%	135	88	- 34.8%
Average List Price	\$275,745	\$269,420	- 2.3%	\$310,168	\$270,944	- 12.6%
Inventory of Homes for Sale	40	61	+ 52.5%	--	--	--
Months Supply of Inventory	5.0	4.8	- 4.0%	--	--	--

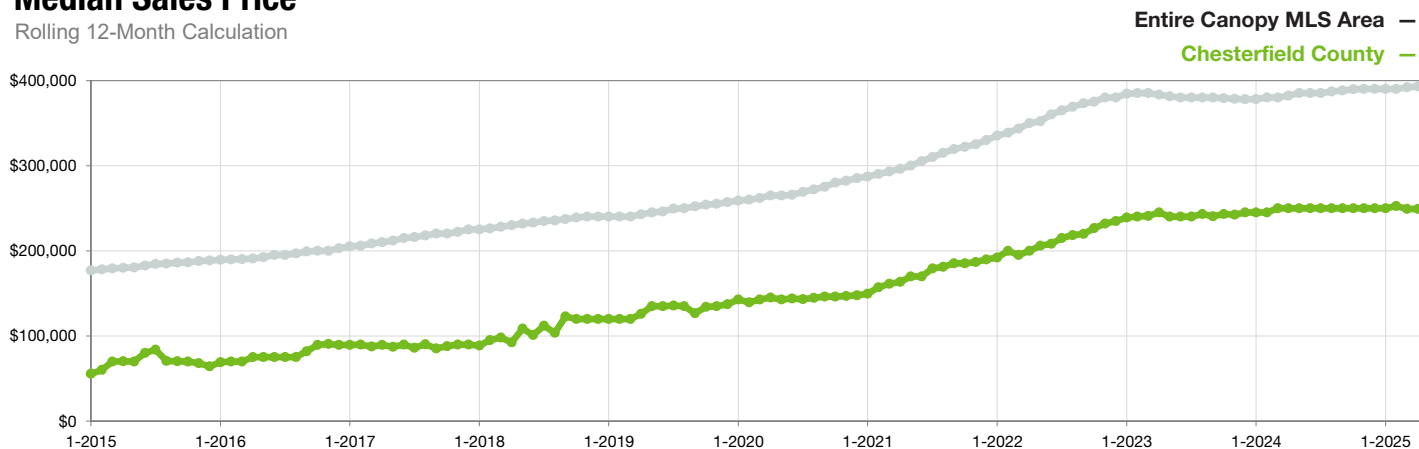
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### May



### Median Sales Price

Rolling 12-Month Calculation



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

# Local Market Update for May 2025

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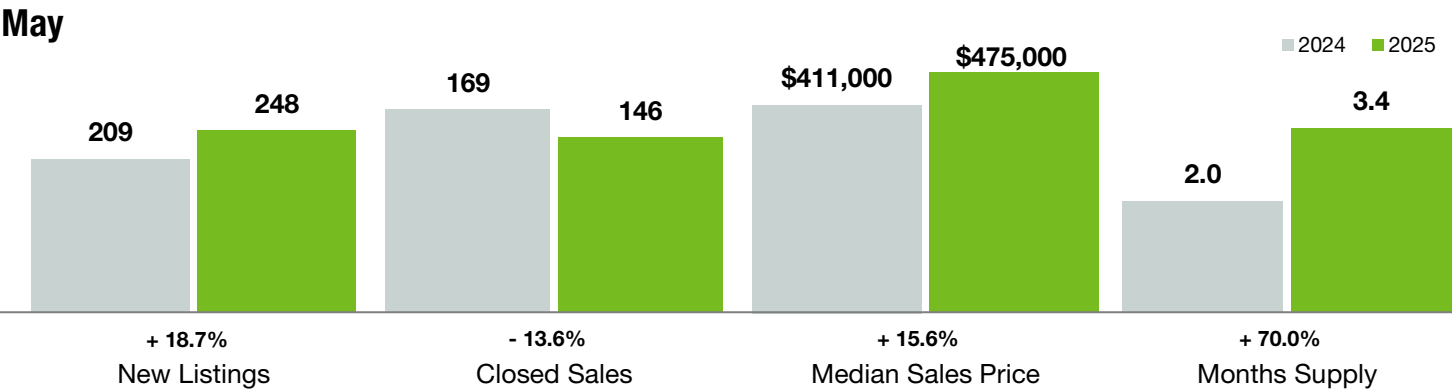


## Lancaster County

South Carolina

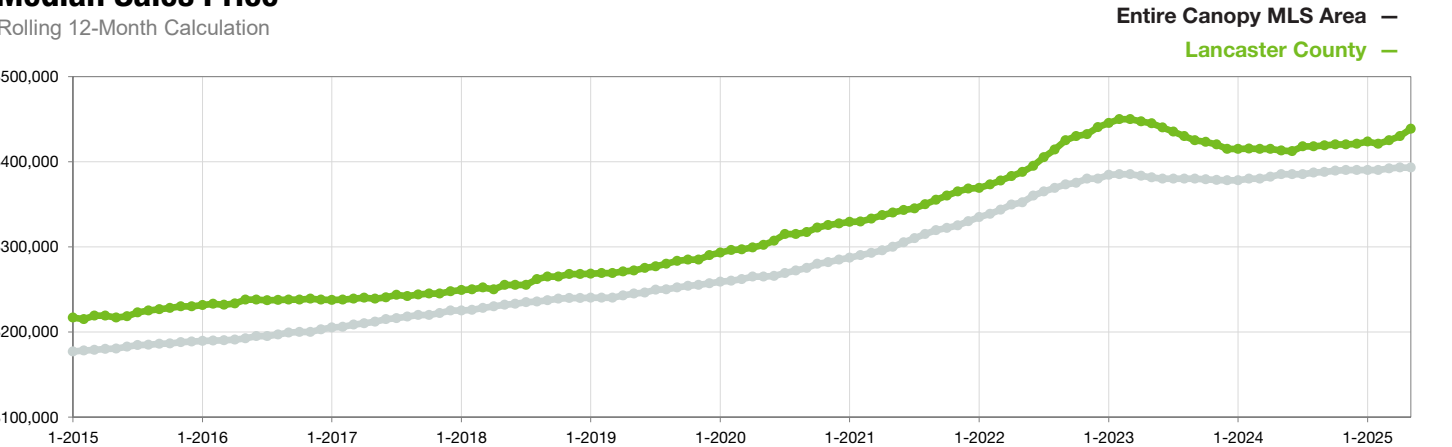
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	209	248	+ 18.7%	859	1,049	+ 22.1%
Pending Sales	166	180	+ 8.4%	739	735	- 0.5%
Closed Sales	169	146	- 13.6%	636	633	- 0.5%
Median Sales Price*	\$411,000	\$475,000	+ 15.6%	\$399,950	\$445,000	+ 11.3%
Average Sales Price*	\$454,942	\$509,073	+ 11.9%	\$436,716	\$474,223	+ 8.6%
Percent of Original List Price Received*	97.8%	96.8%	- 1.0%	97.1%	96.4%	- 0.7%
List to Close	83	103	+ 24.1%	89	104	+ 16.9%
Days on Market Until Sale	32	54	+ 68.8%	42	53	+ 26.2%
Cumulative Days on Market Until Sale	37	64	+ 73.0%	46	58	+ 26.1%
Average List Price	\$474,487	\$511,013	+ 7.7%	\$462,281	\$509,722	+ 10.3%
Inventory of Homes for Sale	268	464	+ 73.1%	--	--	--
Months Supply of Inventory	2.0	3.4	+ 70.0%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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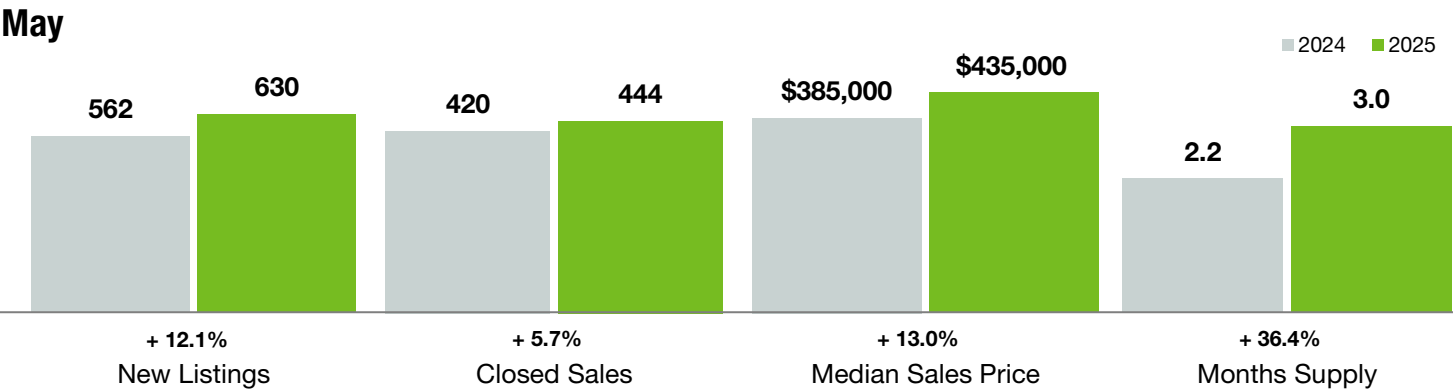


## York County

South Carolina

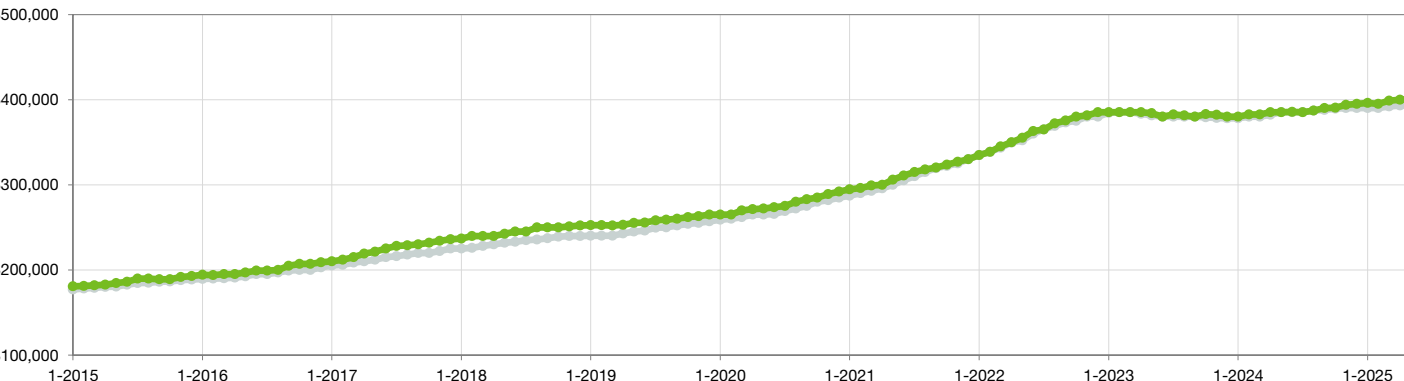
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	562	630	+ 12.1%	2,298	2,673	+ 16.3%
Pending Sales	397	470	+ 18.4%	1,844	1,987	+ 7.8%
Closed Sales	420	444	+ 5.7%	1,636	1,706	+ 4.3%
Median Sales Price*	\$385,000	\$435,000	+ 13.0%	\$385,000	\$406,000	+ 5.5%
Average Sales Price*	\$460,348	\$510,948	+ 11.0%	\$451,423	\$477,308	+ 5.7%
Percent of Original List Price Received*	97.4%	96.7%	- 0.7%	97.0%	96.2%	- 0.8%
List to Close	80	85	+ 6.3%	83	96	+ 15.7%
Days on Market Until Sale	35	44	+ 25.7%	39	52	+ 33.3%
Cumulative Days on Market Until Sale	36	52	+ 44.4%	41	59	+ 43.9%
Average List Price	\$507,883	\$571,198	+ 12.5%	\$482,681	\$526,770	+ 9.1%
Inventory of Homes for Sale	733	1,065	+ 45.3%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation





# Local Market Update for May 2025

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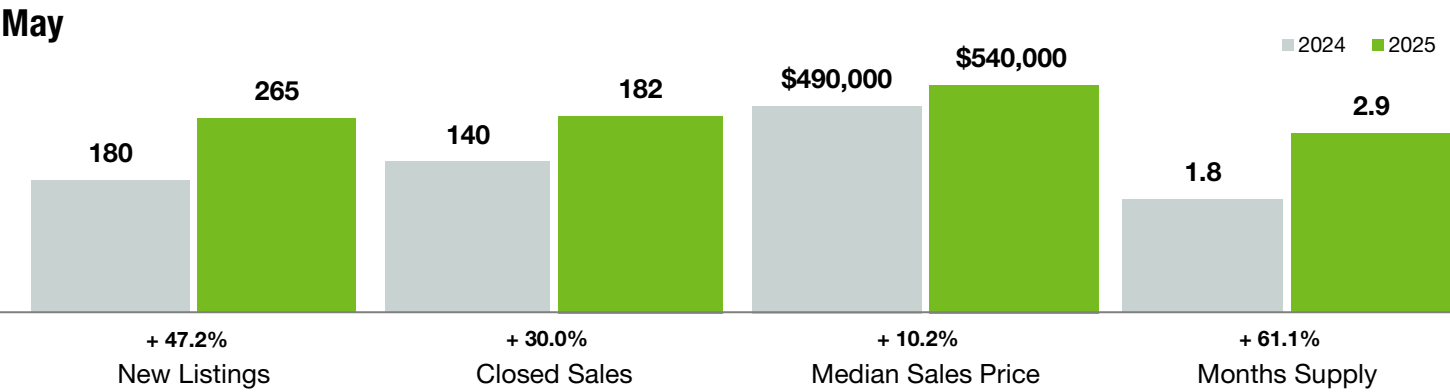


## Fort Mill

South Carolina

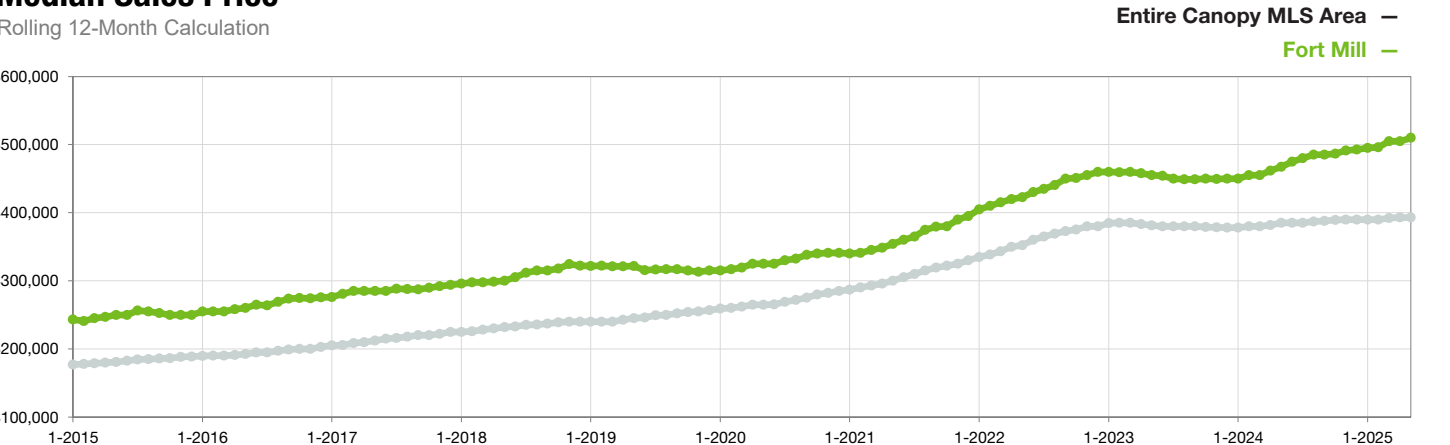
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	180	265	+ 47.2%	714	1,013	+ 41.9%
Pending Sales	156	179	+ 14.7%	573	737	+ 28.6%
Closed Sales	140	182	+ 30.0%	457	623	+ 36.3%
Median Sales Price*	\$490,000	\$540,000	+ 10.2%	\$478,000	\$518,500	+ 8.5%
Average Sales Price*	\$562,074	\$592,387	+ 5.4%	\$546,817	\$577,972	+ 5.7%
Percent of Original List Price Received*	99.3%	97.8%	- 1.5%	98.0%	97.1%	- 0.9%
List to Close	67	86	+ 28.4%	77	91	+ 18.2%
Days on Market Until Sale	21	36	+ 71.4%	29	44	+ 51.7%
Cumulative Days on Market Until Sale	22	43	+ 95.5%	32	50	+ 56.3%
Average List Price	\$580,403	\$666,117	+ 14.8%	\$578,687	\$631,008	+ 9.0%
Inventory of Homes for Sale	183	374	+ 104.4%	--	--	--
Months Supply of Inventory	1.8	2.9	+ 61.1%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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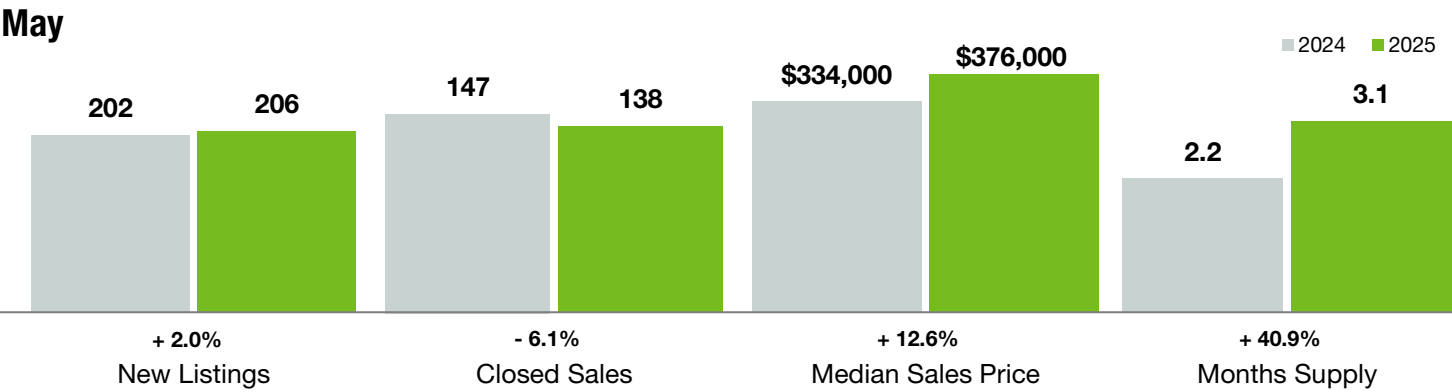


## Rock Hill

South Carolina

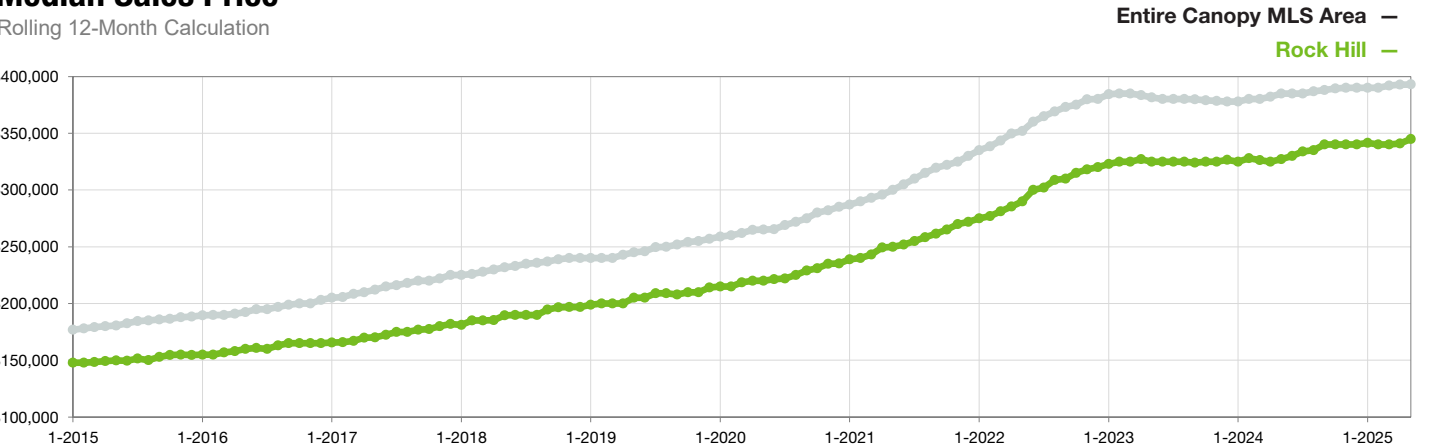
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	202	206	+ 2.0%	800	941	+ 17.6%
Pending Sales	132	154	+ 16.7%	631	670	+ 6.2%
Closed Sales	147	138	- 6.1%	569	572	+ 0.5%
Median Sales Price*	\$334,000	\$376,000	+ 12.6%	\$325,000	\$335,000	+ 3.1%
Average Sales Price*	\$370,023	\$416,619	+ 12.6%	\$361,110	\$377,482	+ 4.5%
Percent of Original List Price Received*	97.2%	96.3%	- 0.9%	97.0%	95.7%	- 1.3%
List to Close	81	79	- 2.5%	78	88	+ 12.8%
Days on Market Until Sale	33	41	+ 24.2%	36	46	+ 27.8%
Cumulative Days on Market Until Sale	30	53	+ 76.7%	35	59	+ 68.6%
Average List Price	\$405,785	\$471,198	+ 16.1%	\$382,825	\$421,400	+ 10.1%
Inventory of Homes for Sale	256	375	+ 46.5%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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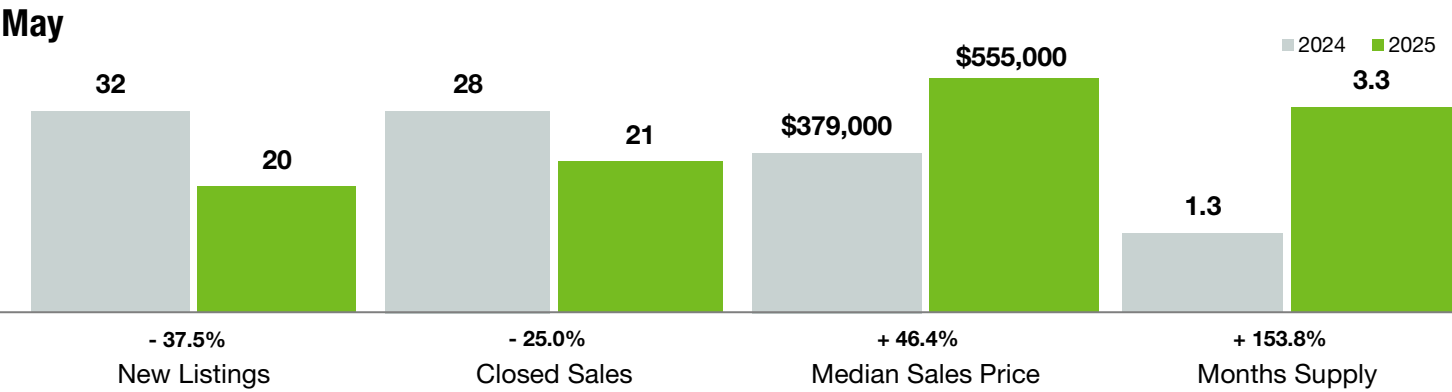


## Tega Cay

South Carolina

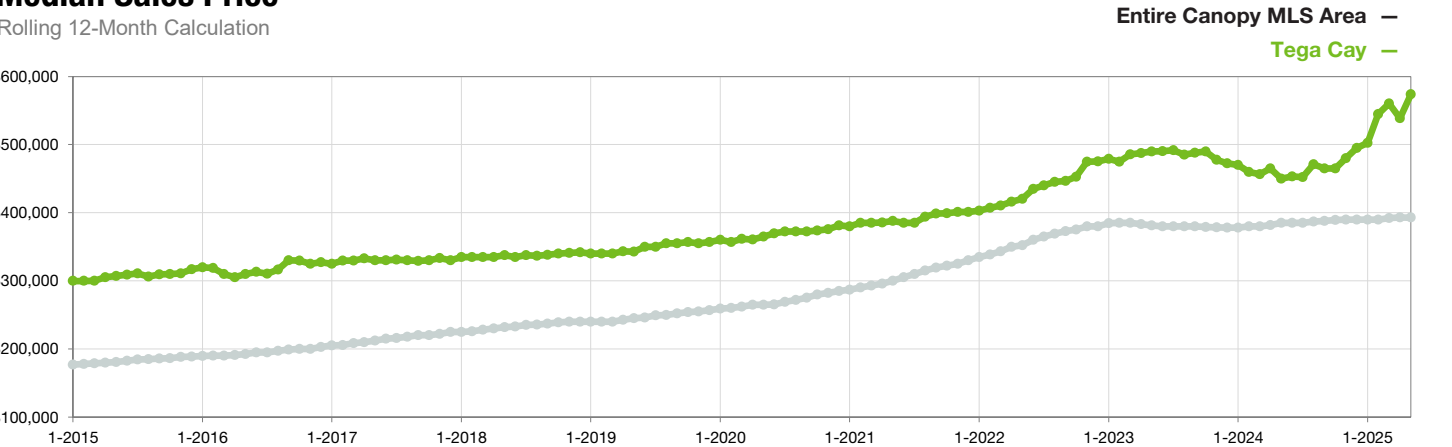
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	32	20	- 37.5%	132	119	- 9.8%
Pending Sales	26	23	- 11.5%	116	86	- 25.9%
Closed Sales	28	21	- 25.0%	109	81	- 25.7%
Median Sales Price*	\$379,000	\$555,000	+ 46.4%	\$420,000	\$525,000	+ 25.0%
Average Sales Price*	\$503,945	\$671,852	+ 33.3%	\$520,076	\$602,475	+ 15.8%
Percent of Original List Price Received*	96.6%	98.4%	+ 1.9%	97.4%	96.8%	- 0.6%
List to Close	75	91	+ 21.3%	70	100	+ 42.9%
Days on Market Until Sale	37	39	+ 5.4%	30	53	+ 76.7%
Cumulative Days on Market Until Sale	46	46	0.0%	37	55	+ 48.6%
Average List Price	\$717,840	\$674,550	- 6.0%	\$648,446	\$687,093	+ 6.0%
Inventory of Homes for Sale	28	51	+ 82.1%	--	--	--
Months Supply of Inventory	1.3	3.3	+ 153.8%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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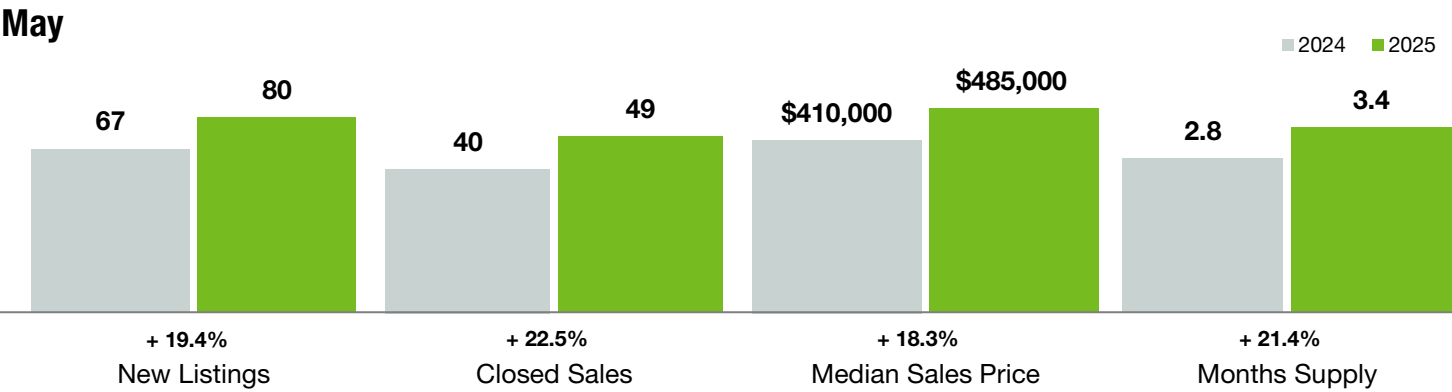


## Town of Clover

South Carolina

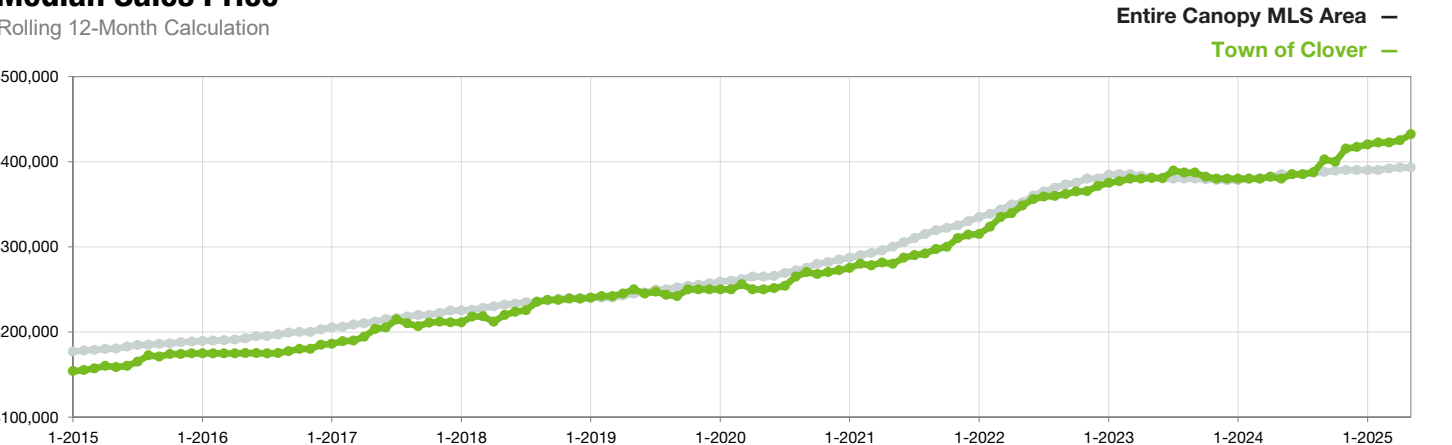
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	67	80	+ 19.4%	246	343	+ 39.4%
Pending Sales	37	60	+ 62.2%	181	245	+ 35.4%
Closed Sales	40	49	+ 22.5%	165	211	+ 27.9%
Median Sales Price*	\$410,000	\$485,000	+ 18.3%	\$390,500	\$430,000	+ 10.1%
Average Sales Price*	\$464,777	\$581,613	+ 25.1%	\$459,959	\$520,459	+ 13.2%
Percent of Original List Price Received*	96.5%	95.4%	- 1.1%	96.6%	96.4%	- 0.2%
List to Close	94	79	- 16.0%	92	103	+ 12.0%
Days on Market Until Sale	51	41	- 19.6%	46	59	+ 28.3%
Cumulative Days on Market Until Sale	60	46	- 23.3%	57	66	+ 15.8%
Average List Price	\$567,359	\$532,866	- 6.1%	\$508,716	\$523,670	+ 2.9%
Inventory of Homes for Sale	98	142	+ 44.9%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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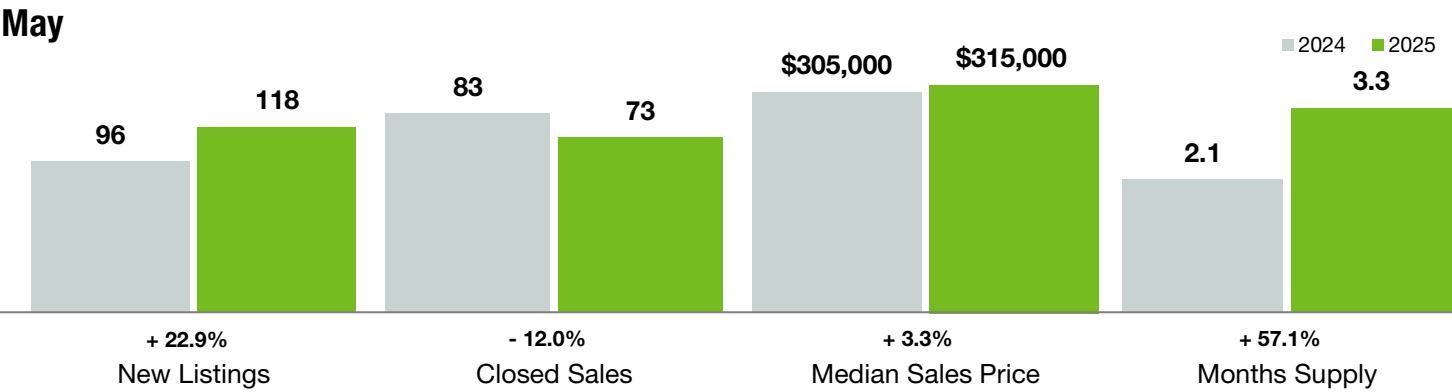


## Town of Lancaster

South Carolina

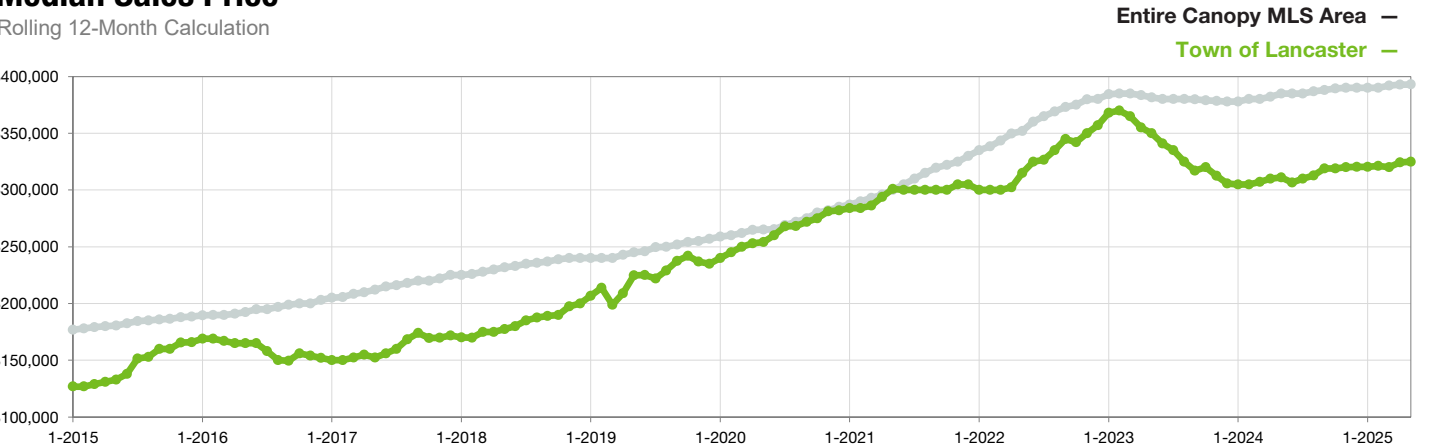
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	96	118	+ 22.9%	399	523	+ 31.1%
Pending Sales	77	103	+ 33.8%	353	385	+ 9.1%
Closed Sales	83	73	- 12.0%	303	295	- 2.6%
Median Sales Price*	\$305,000	\$315,000	+ 3.3%	\$310,000	\$324,855	+ 4.8%
Average Sales Price*	\$356,534	\$388,983	+ 9.1%	\$350,484	\$382,102	+ 9.0%
Percent of Original List Price Received*	96.2%	96.3%	+ 0.1%	96.5%	96.0%	- 0.5%
List to Close	103	103	0.0%	96	101	+ 5.2%
Days on Market Until Sale	43	55	+ 27.9%	47	56	+ 19.1%
Cumulative Days on Market Until Sale	49	72	+ 46.9%	54	61	+ 13.0%
Average List Price	\$408,587	\$435,589	+ 6.6%	\$368,220	\$446,769	+ 21.3%
Inventory of Homes for Sale	137	223	+ 62.8%	--	--	--
Months Supply of Inventory	2.1	3.3	+ 57.1%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



# Local Market Update for May 2025

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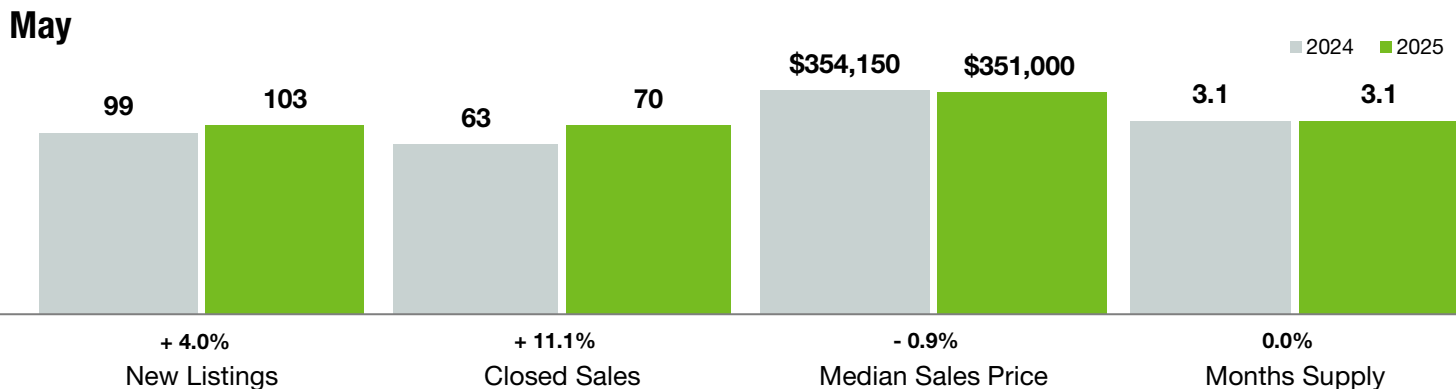


## Town of York

South Carolina

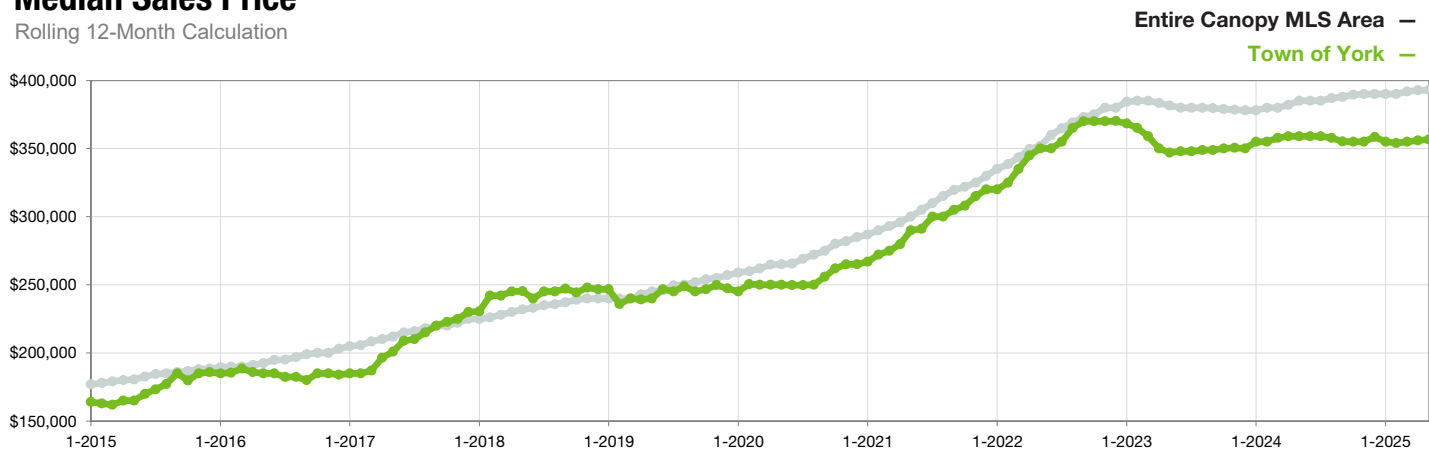
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	99	103	+ 4.0%	378	414	+ 9.5%
Pending Sales	63	71	+ 12.7%	297	336	+ 13.1%
Closed Sales	63	70	+ 11.1%	256	288	+ 12.5%
Median Sales Price*	\$354,150	\$351,000	- 0.9%	\$359,644	\$358,000	- 0.5%
Average Sales Price*	\$443,639	\$425,324	- 4.1%	\$412,550	\$422,713	+ 2.5%
Percent of Original List Price Received*	96.4%	96.2%	- 0.2%	96.4%	96.3%	- 0.1%
List to Close	87	94	+ 8.0%	100	107	+ 7.0%
Days on Market Until Sale	49	61	+ 24.5%	57	64	+ 12.3%
Cumulative Days on Market Until Sale	50	71	+ 42.0%	57	70	+ 22.8%
Average List Price	\$486,441	\$540,662	+ 11.1%	\$449,646	\$489,560	+ 8.9%
Inventory of Homes for Sale	158	187	+ 18.4%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



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

# Local Market Update for May 2025

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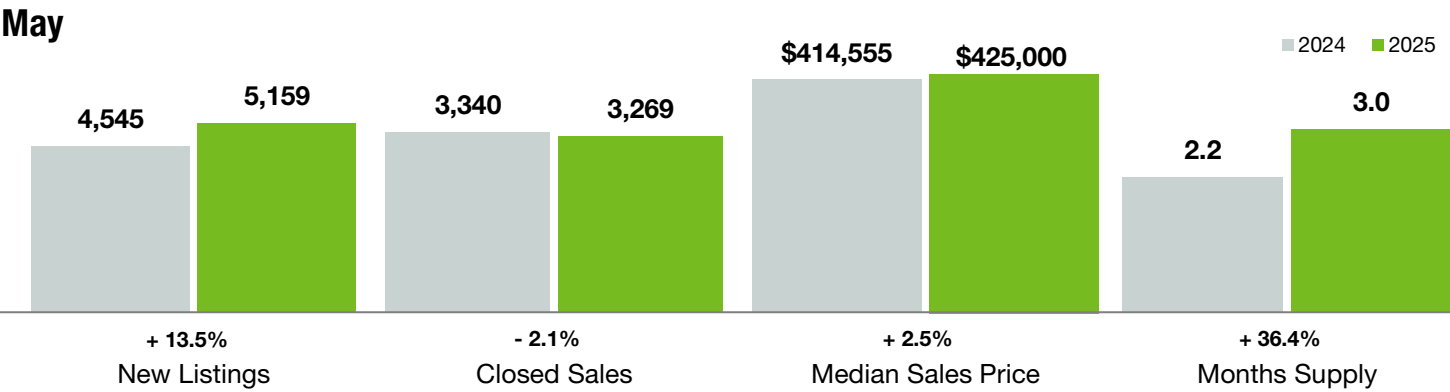


## Charlotte MSA

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

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	4,545	5,159	+ 13.5%	19,111	21,560	+ 12.8%
Pending Sales	3,176	3,688	+ 16.1%	15,233	15,993	+ 5.0%
Closed Sales	3,340	3,269	- 2.1%	13,630	13,818	+ 1.4%
Median Sales Price*	\$414,555	\$425,000	+ 2.5%	\$400,000	\$410,000	+ 2.5%
Average Sales Price*	\$535,292	\$547,176	+ 2.2%	\$505,316	\$525,848	+ 4.1%
Percent of Original List Price Received*	98.3%	96.9%	- 1.4%	97.7%	96.5%	- 1.2%
List to Close	78	85	+ 9.0%	85	94	+ 10.6%
Days on Market Until Sale	31	41	+ 32.3%	37	49	+ 32.4%
Cumulative Days on Market Until Sale	33	47	+ 42.4%	40	56	+ 40.0%
Average List Price	\$562,767	\$603,542	+ 7.2%	\$539,972	\$568,411	+ 5.3%
Inventory of Homes for Sale	6,039	8,597	+ 42.4%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation

