

Local Market Update for February 2026

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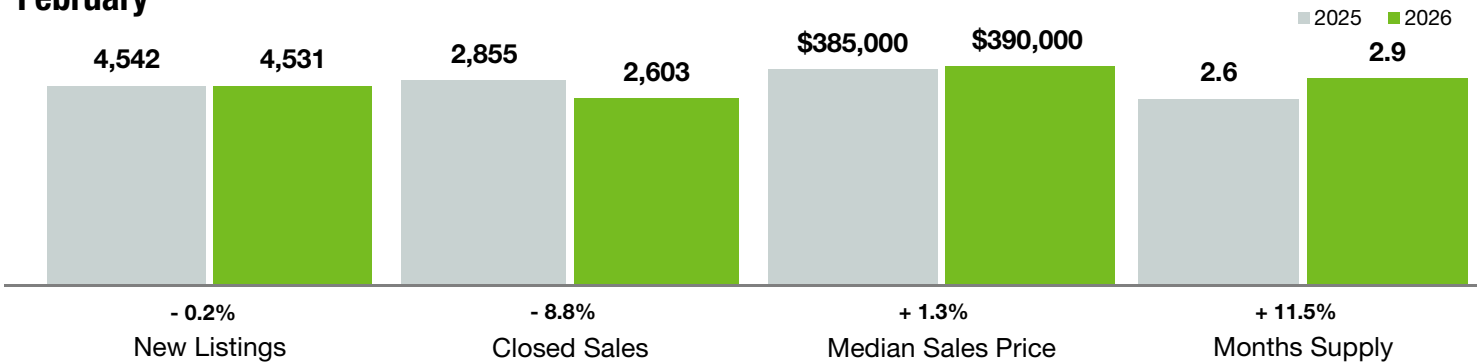
Charlotte Region

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		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	4,542	4,531	- 0.2%	8,680	8,748	+ 0.8%
Pending Sales	3,501	3,537	+ 1.0%	6,666	6,787	+ 1.8%
Closed Sales	2,855	2,603	- 8.8%	5,438	4,900	- 9.9%
Median Sales Price*	\$385,000	\$390,000	+ 1.3%	\$384,000	\$390,000	+ 1.6%
Average Sales Price*	\$473,655	\$483,392	+ 2.1%	\$480,014	\$489,826	+ 2.0%
Percent of Original List Price Received*	95.9%	95.0%	- 0.9%	95.6%	94.7%	- 0.9%
List to Close	101	113	+ 11.9%	103	113	+ 9.7%
Days on Market Until Sale	55	68	+ 23.6%	56	68	+ 21.4%
Cumulative Days on Market Until Sale	63	81	+ 28.6%	63	79	+ 25.4%
Average List Price	\$529,925	\$553,596	+ 4.5%	\$515,173	\$531,861	+ 3.2%
Inventory of Homes for Sale	9,006	10,326	+ 14.7%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

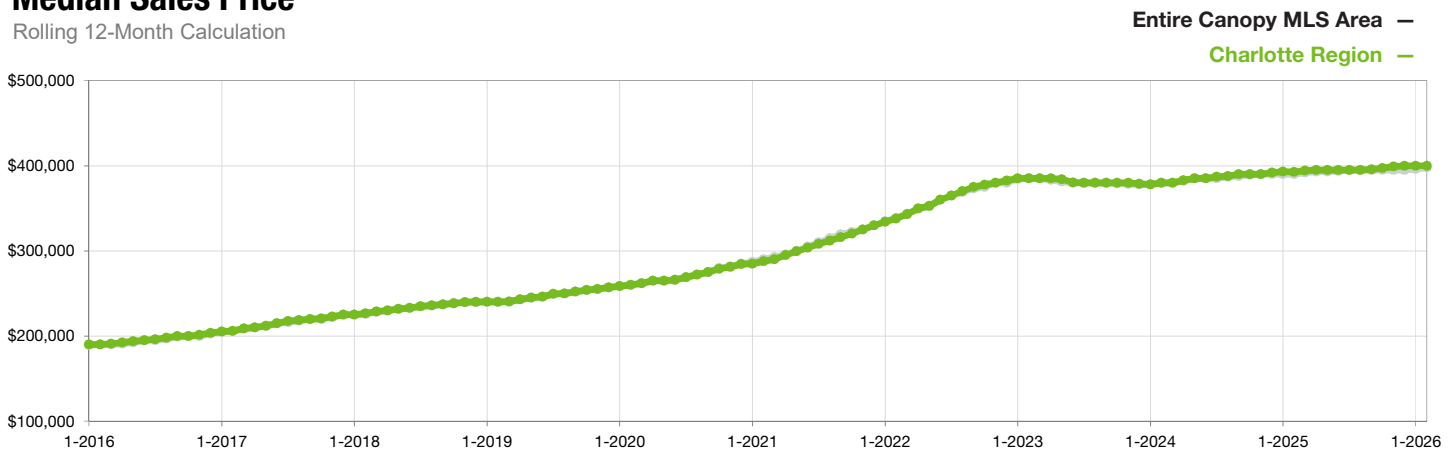
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February



Median Sales Price

Rolling 12-Month Calculation



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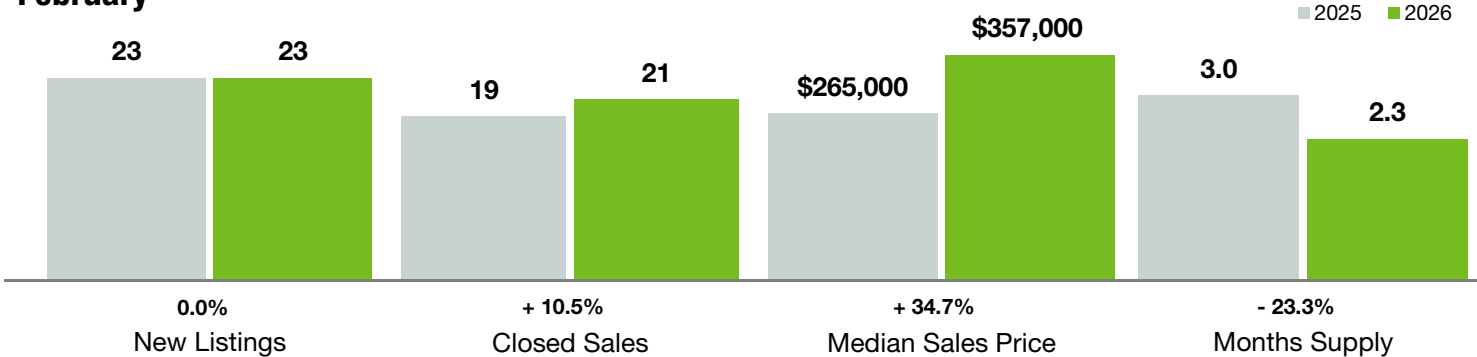
Alexander County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	23	23	0.0%	44	53	+ 20.5%
Pending Sales	21	24	+ 14.3%	42	49	+ 16.7%
Closed Sales	19	21	+ 10.5%	38	38	0.0%
Median Sales Price*	\$265,000	\$357,000	+ 34.7%	\$284,850	\$330,000	+ 15.9%
Average Sales Price*	\$388,163	\$431,043	+ 11.0%	\$360,532	\$384,849	+ 6.7%
Percent of Original List Price Received*	98.9%	94.3%	- 4.7%	96.6%	93.7%	- 3.0%
List to Close	92	106	+ 15.2%	93	115	+ 23.7%
Days on Market Until Sale	56	62	+ 10.7%	48	67	+ 39.6%
Cumulative Days on Market Until Sale	68	62	- 8.8%	64	72	+ 12.5%
Average List Price	\$311,587	\$356,943	+ 14.6%	\$324,561	\$359,204	+ 10.7%
Inventory of Homes for Sale	65	57	- 12.3%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--

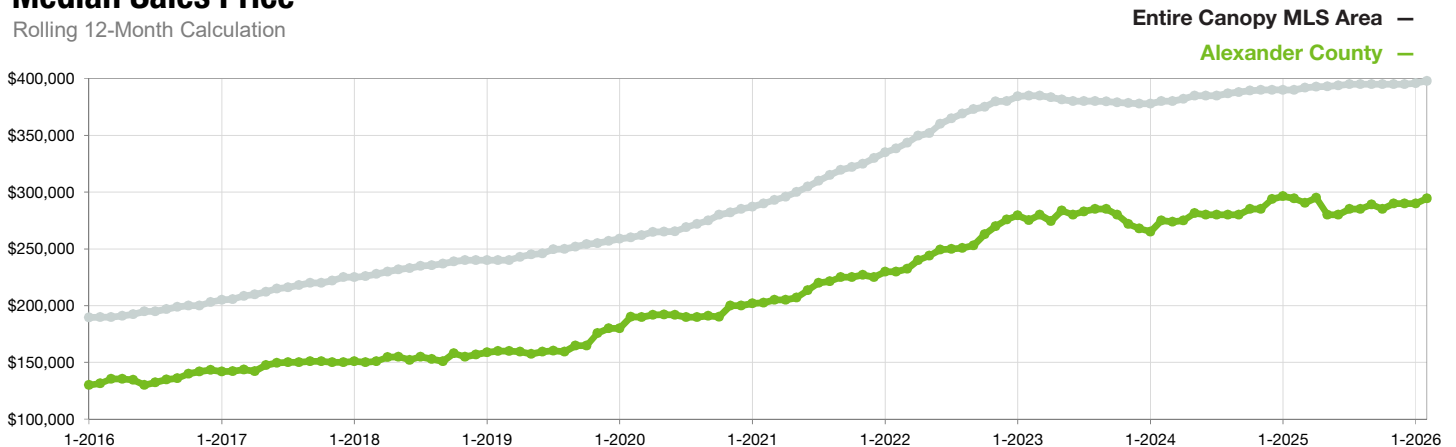
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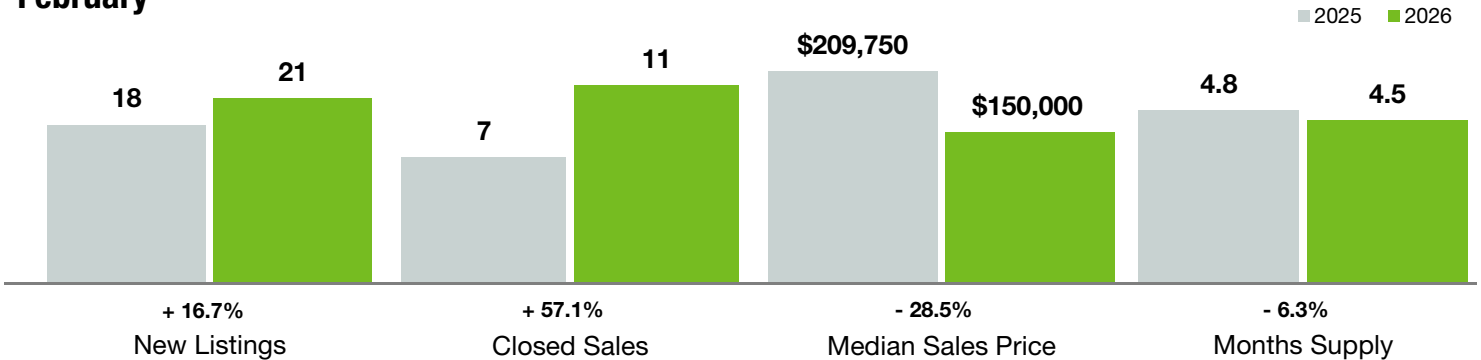
Anson County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	18	21	+ 16.7%	37	43	+ 16.2%
Pending Sales	12	15	+ 25.0%	23	30	+ 30.4%
Closed Sales	7	11	+ 57.1%	18	21	+ 16.7%
Median Sales Price*	\$209,750	\$150,000	- 28.5%	\$199,900	\$168,000	- 16.0%
Average Sales Price*	\$217,433	\$171,964	- 20.9%	\$252,612	\$220,231	- 12.8%
Percent of Original List Price Received*	90.6%	88.5%	- 2.3%	90.3%	95.1%	+ 5.3%
List to Close	100	82	- 18.0%	117	88	- 24.8%
Days on Market Until Sale	54	48	- 11.1%	69	50	- 27.5%
Cumulative Days on Market Until Sale	87	48	- 44.8%	87	51	- 41.4%
Average List Price	\$230,133	\$253,109	+ 10.0%	\$208,446	\$243,821	+ 17.0%
Inventory of Homes for Sale	60	63	+ 5.0%	--	--	--
Months Supply of Inventory	4.8	4.5	- 6.3%	--	--	--

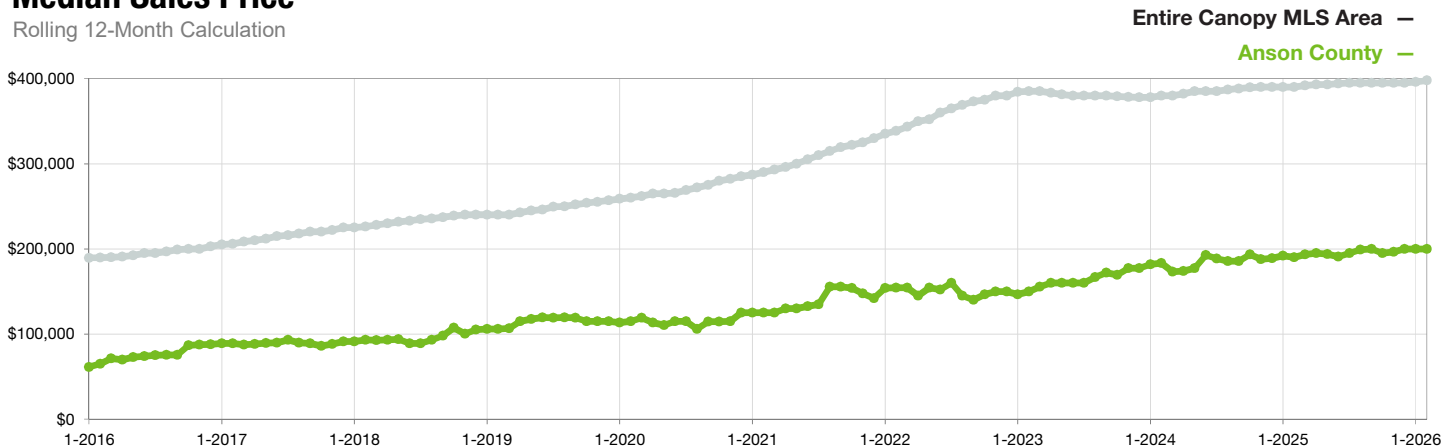
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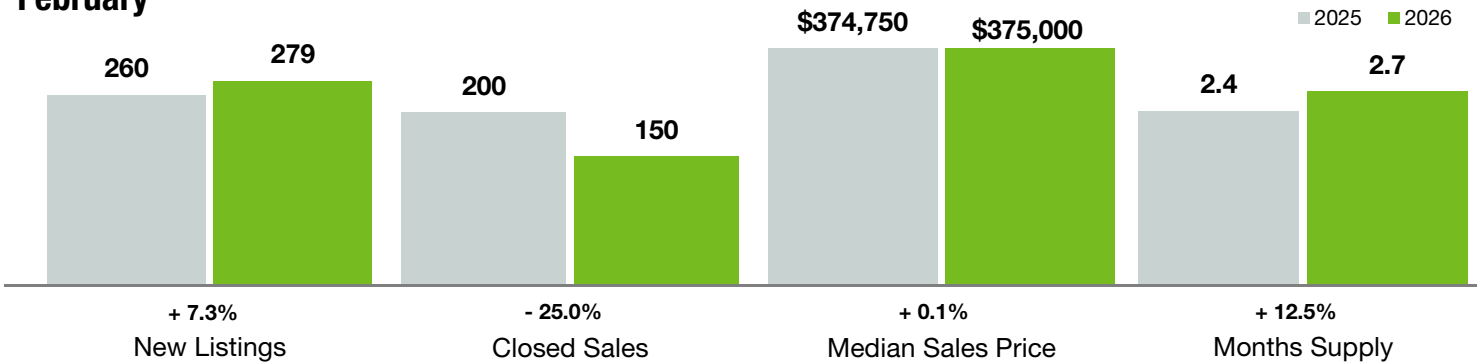
Cabarrus County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	260	279	+ 7.3%	543	560	+ 3.1%
Pending Sales	223	243	+ 9.0%	443	446	+ 0.7%
Closed Sales	200	150	- 25.0%	366	301	- 17.8%
Median Sales Price*	\$374,750	\$375,000	+ 0.1%	\$373,590	\$387,000	+ 3.6%
Average Sales Price*	\$436,130	\$424,766	- 2.6%	\$427,821	\$431,060	+ 0.8%
Percent of Original List Price Received*	95.9%	94.2%	- 1.8%	95.4%	94.0%	- 1.5%
List to Close	102	106	+ 3.9%	100	109	+ 9.0%
Days on Market Until Sale	54	63	+ 16.7%	55	66	+ 20.0%
Cumulative Days on Market Until Sale	65	75	+ 15.4%	63	77	+ 22.2%
Average List Price	\$451,297	\$466,611	+ 3.4%	\$444,449	\$457,894	+ 3.0%
Inventory of Homes for Sale	576	655	+ 13.7%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

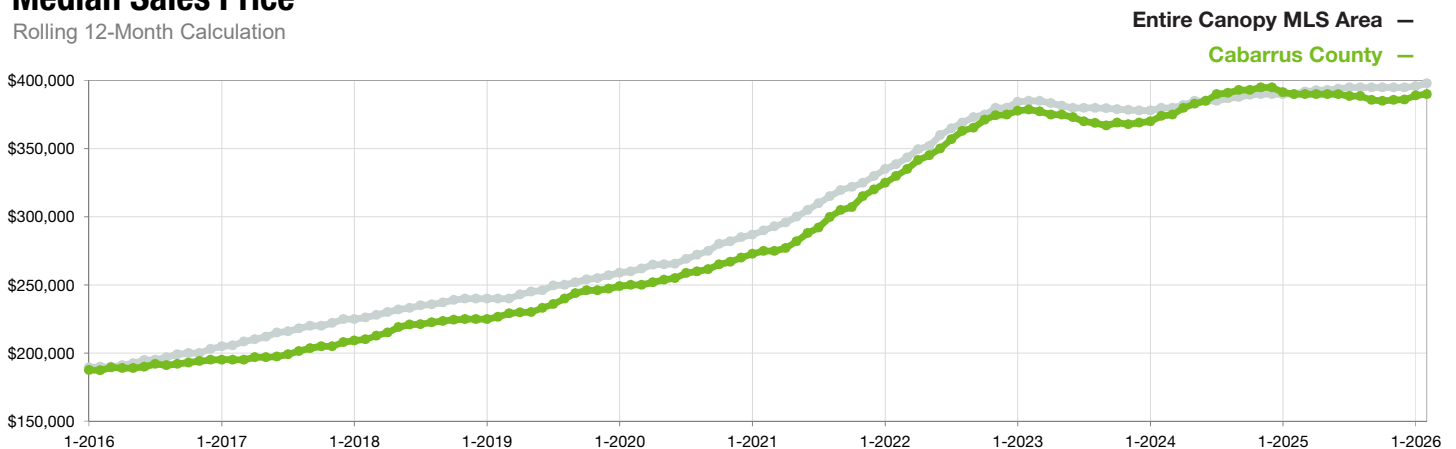
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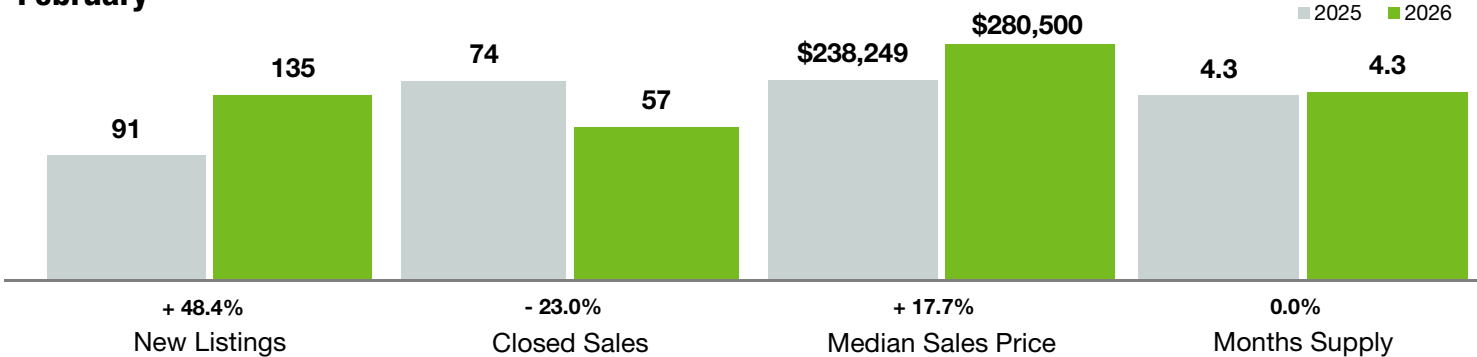
Cleveland County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	91	135	+ 48.4%	195	253	+ 29.7%
Pending Sales	76	92	+ 21.1%	156	151	- 3.2%
Closed Sales	74	57	- 23.0%	133	112	- 15.8%
Median Sales Price*	\$238,249	\$280,500	+ 17.7%	\$239,000	\$272,500	+ 14.0%
Average Sales Price*	\$252,128	\$316,932	+ 25.7%	\$258,822	\$311,867	+ 20.5%
Percent of Original List Price Received*	94.1%	95.0%	+ 1.0%	94.2%	93.8%	- 0.4%
List to Close	105	103	- 1.9%	103	121	+ 17.5%
Days on Market Until Sale	62	63	+ 1.6%	63	75	+ 19.0%
Cumulative Days on Market Until Sale	70	86	+ 22.9%	74	96	+ 29.7%
Average List Price	\$345,781	\$297,856	- 13.9%	\$311,602	\$297,270	- 4.6%
Inventory of Homes for Sale	321	369	+ 15.0%	--	--	--
Months Supply of Inventory	4.3	4.3	0.0%	--	--	--

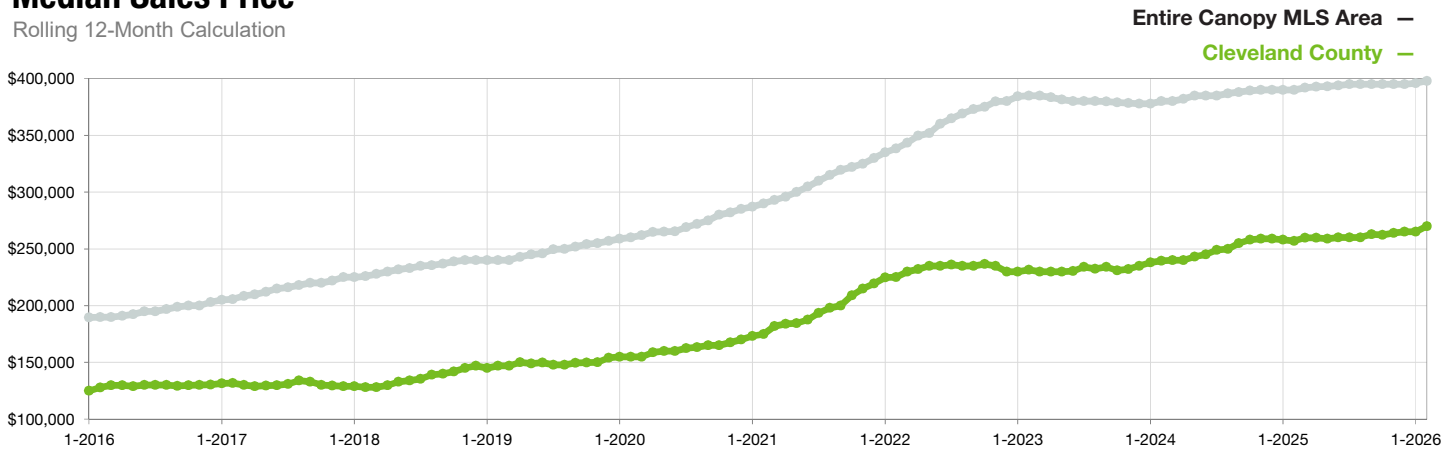
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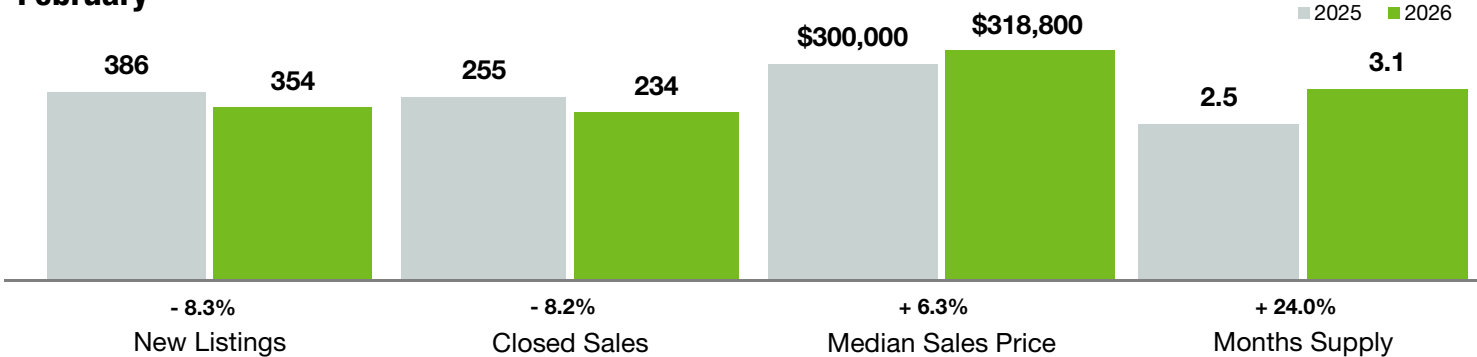
Gaston County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	386	354	- 8.3%	737	678	- 8.0%
Pending Sales	317	283	- 10.7%	609	552	- 9.4%
Closed Sales	255	234	- 8.2%	500	460	- 8.0%
Median Sales Price*	\$300,000	\$318,800	+ 6.3%	\$311,250	\$315,000	+ 1.2%
Average Sales Price*	\$341,855	\$371,291	+ 8.6%	\$343,428	\$374,516	+ 9.1%
Percent of Original List Price Received*	95.5%	93.6%	- 2.0%	95.5%	93.7%	- 1.9%
List to Close	100	115	+ 15.0%	101	115	+ 13.9%
Days on Market Until Sale	60	71	+ 18.3%	60	71	+ 18.3%
Cumulative Days on Market Until Sale	67	90	+ 34.3%	68	84	+ 23.5%
Average List Price	\$370,272	\$405,495	+ 9.5%	\$371,493	\$396,469	+ 6.7%
Inventory of Homes for Sale	755	867	+ 14.8%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

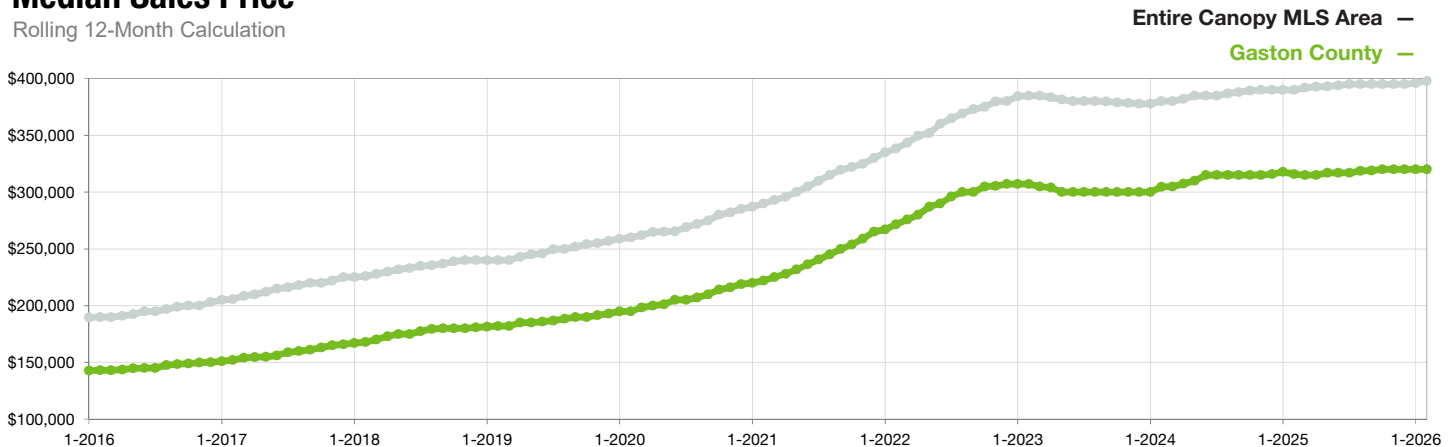
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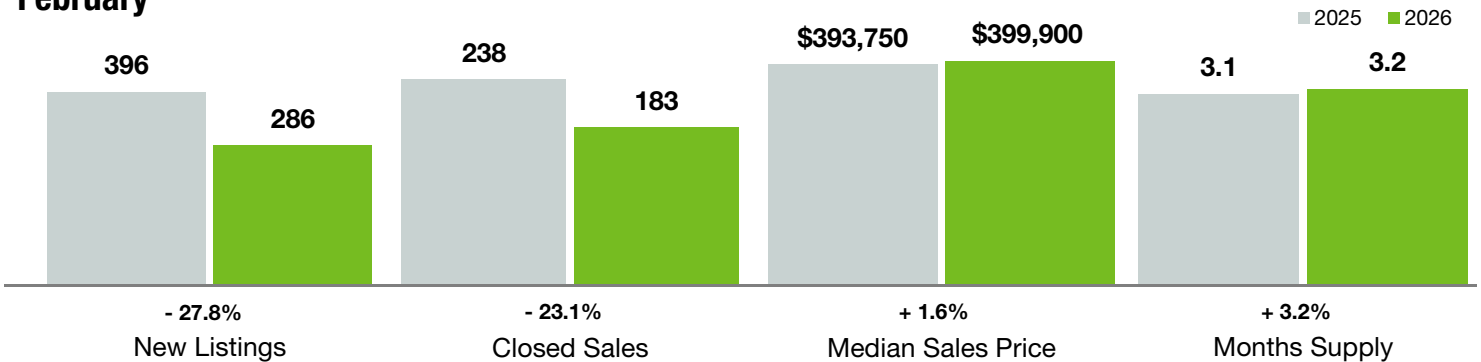
Iredell County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	396	286	- 27.8%	683	590	- 13.6%
Pending Sales	282	237	- 16.0%	513	461	- 10.1%
Closed Sales	238	183	- 23.1%	420	345	- 17.9%
Median Sales Price*	\$393,750	\$399,900	+ 1.6%	\$392,000	\$396,000	+ 1.0%
Average Sales Price*	\$523,939	\$570,979	+ 9.0%	\$521,136	\$562,062	+ 7.9%
Percent of Original List Price Received*	94.8%	94.5%	- 0.3%	94.8%	94.2%	- 0.6%
List to Close	111	124	+ 11.7%	109	119	+ 9.2%
Days on Market Until Sale	65	83	+ 27.7%	61	77	+ 26.2%
Cumulative Days on Market Until Sale	68	102	+ 50.0%	66	92	+ 39.4%
Average List Price	\$599,972	\$656,050	+ 9.3%	\$589,687	\$604,043	+ 2.4%
Inventory of Homes for Sale	853	854	+ 0.1%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--

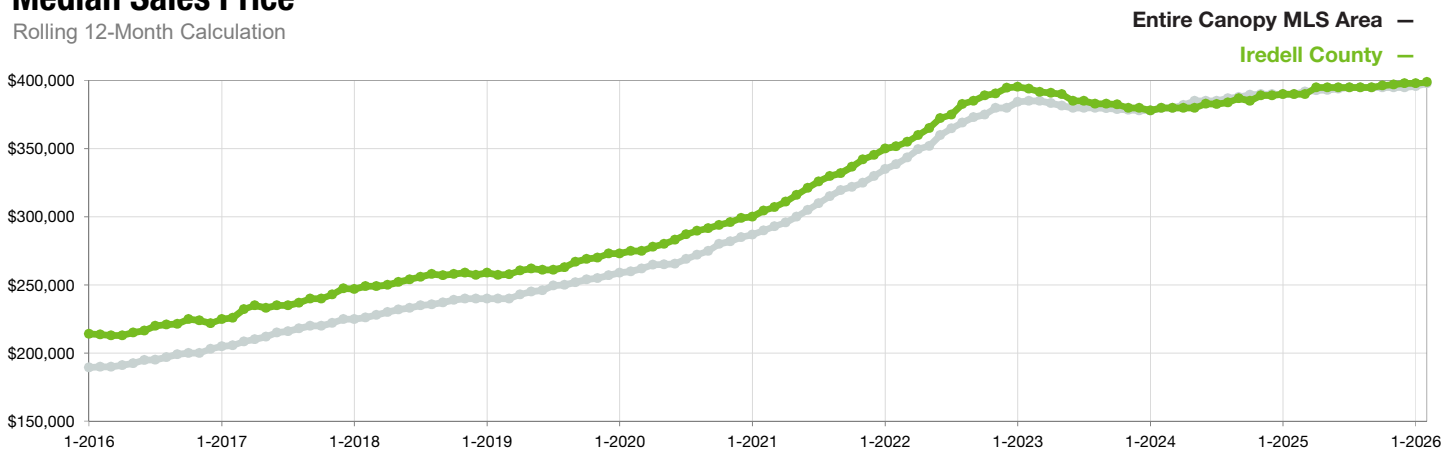
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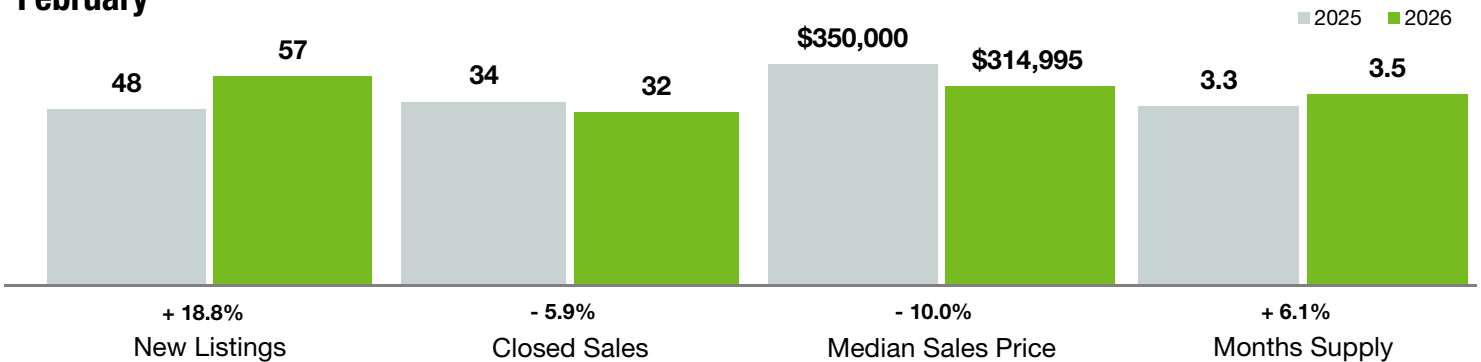
Lincoln County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	48	57	+ 18.8%	93	123	+ 32.3%
Pending Sales	38	41	+ 7.9%	79	76	- 3.8%
Closed Sales	34	32	- 5.9%	67	48	- 28.4%
Median Sales Price*	\$350,000	\$314,995	- 10.0%	\$329,900	\$291,000	- 11.8%
Average Sales Price*	\$378,722	\$344,708	- 9.0%	\$348,004	\$324,846	- 6.7%
Percent of Original List Price Received*	92.4%	90.1%	- 2.5%	92.9%	92.1%	- 0.9%
List to Close	112	119	+ 6.3%	108	107	- 0.9%
Days on Market Until Sale	71	81	+ 14.1%	66	67	+ 1.5%
Cumulative Days on Market Until Sale	85	89	+ 4.7%	78	83	+ 6.4%
Average List Price	\$334,691	\$390,861	+ 16.8%	\$355,641	\$364,249	+ 2.4%
Inventory of Homes for Sale	126	151	+ 19.8%	--	--	--
Months Supply of Inventory	3.3	3.5	+ 6.1%	--	--	--

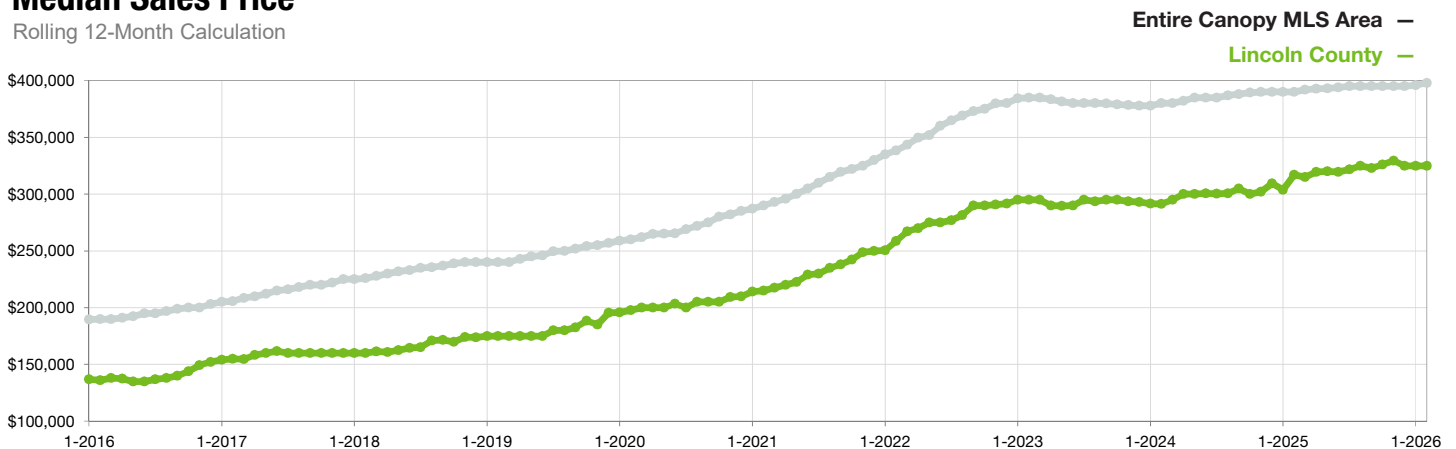
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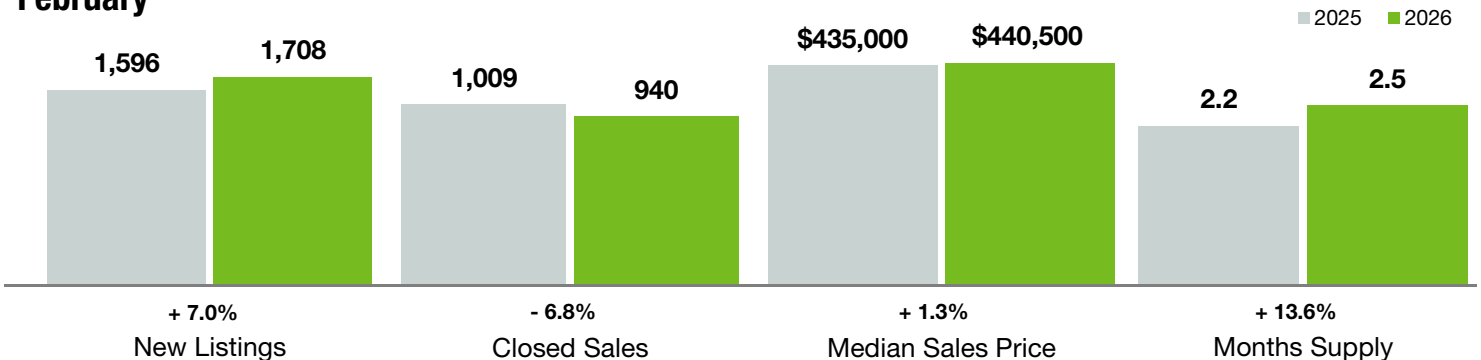
Mecklenburg County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	1,596	1,708	+ 7.0%	3,107	3,173	+ 2.1%
Pending Sales	1,263	1,266	+ 0.2%	2,379	2,430	+ 2.1%
Closed Sales	1,009	940	- 6.8%	1,909	1,748	- 8.4%
Median Sales Price*	\$435,000	\$440,500	+ 1.3%	\$429,000	\$440,000	+ 2.6%
Average Sales Price*	\$560,149	\$562,847	+ 0.5%	\$574,098	\$579,285	+ 0.9%
Percent of Original List Price Received*	96.8%	95.4%	- 1.4%	96.6%	95.2%	- 1.4%
List to Close	94	113	+ 20.2%	97	112	+ 15.5%
Days on Market Until Sale	49	67	+ 36.7%	50	66	+ 32.0%
Cumulative Days on Market Until Sale	57	76	+ 33.3%	57	75	+ 31.6%
Average List Price	\$636,881	\$656,353	+ 3.1%	\$604,849	\$624,719	+ 3.3%
Inventory of Homes for Sale	2,760	3,191	+ 15.6%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

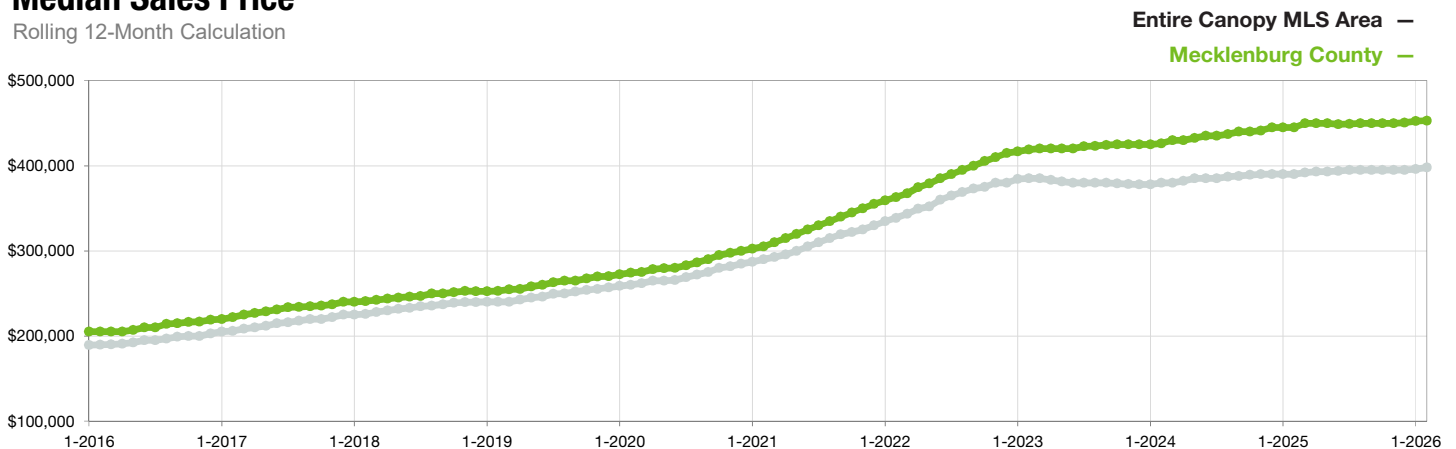
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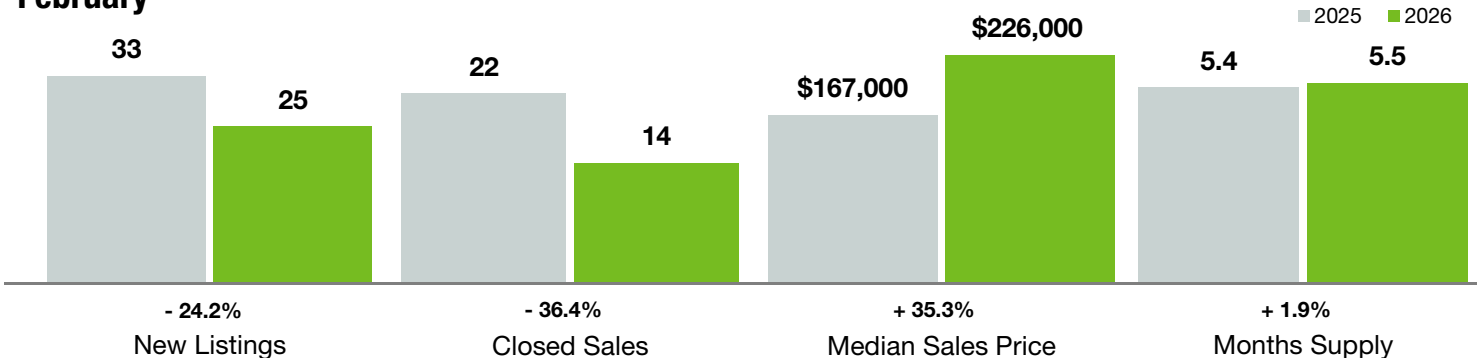
Montgomery County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	33	25	- 24.2%	61	53	- 13.1%
Pending Sales	20	14	- 30.0%	44	30	- 31.8%
Closed Sales	22	14	- 36.4%	36	31	- 13.9%
Median Sales Price*	\$167,000	\$226,000	+ 35.3%	\$179,476	\$227,000	+ 26.5%
Average Sales Price*	\$250,568	\$322,714	+ 28.8%	\$226,979	\$362,652	+ 59.8%
Percent of Original List Price Received*	90.3%	90.8%	+ 0.6%	89.3%	89.8%	+ 0.6%
List to Close	124	157	+ 26.6%	133	157	+ 18.0%
Days on Market Until Sale	85	110	+ 29.4%	91	102	+ 12.1%
Cumulative Days on Market Until Sale	107	143	+ 33.6%	116	133	+ 14.7%
Average List Price	\$293,358	\$334,372	+ 14.0%	\$371,764	\$319,697	- 14.0%
Inventory of Homes for Sale	124	129	+ 4.0%	--	--	--
Months Supply of Inventory	5.4	5.5	+ 1.9%	--	--	--

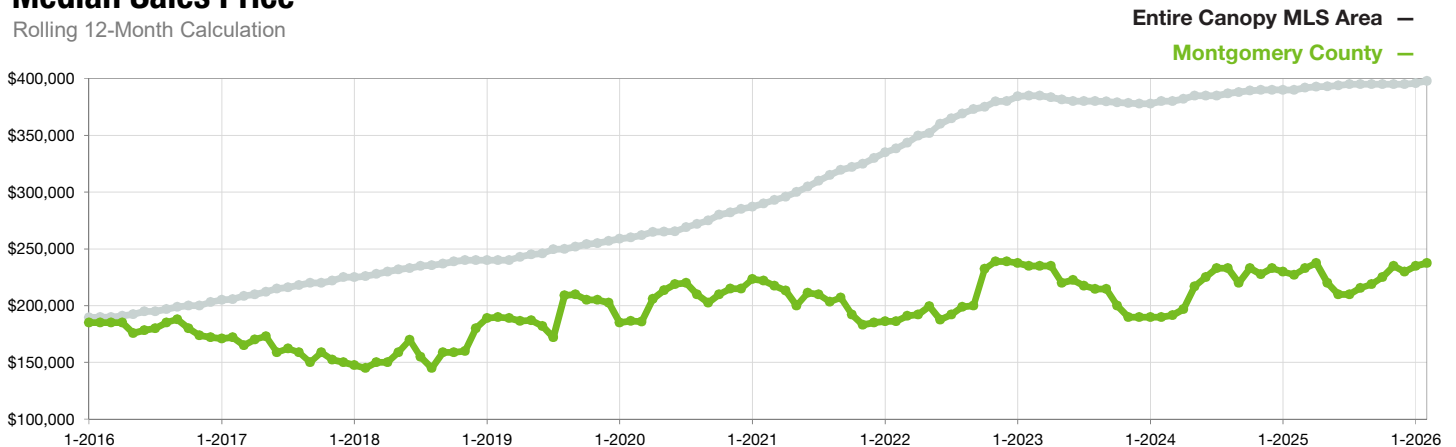
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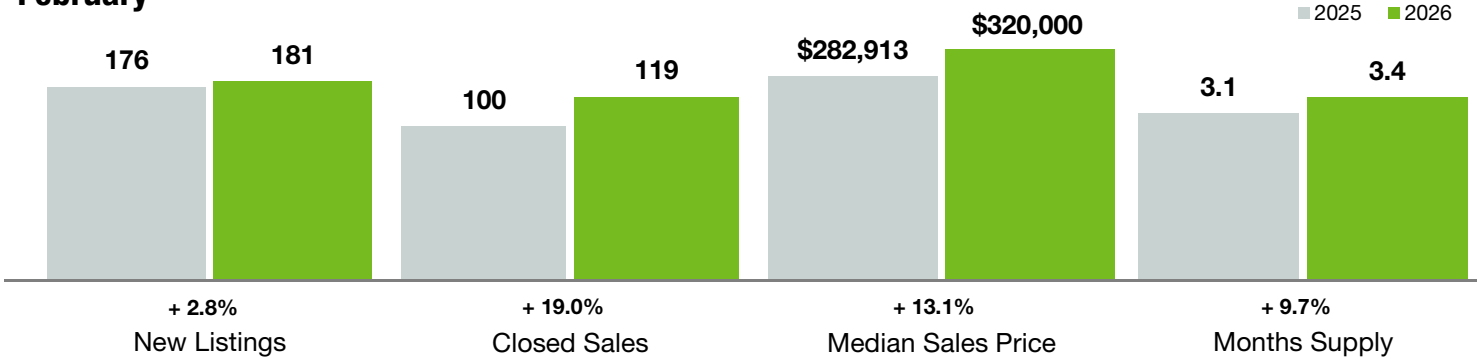
Rowan County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	176	181	+ 2.8%	331	373	+ 12.7%
Pending Sales	141	171	+ 21.3%	263	324	+ 23.2%
Closed Sales	100	119	+ 19.0%	218	215	- 1.4%
Median Sales Price*	\$282,913	\$320,000	+ 13.1%	\$270,000	\$309,000	+ 14.4%
Average Sales Price*	\$320,153	\$361,743	+ 13.0%	\$314,360	\$352,786	+ 12.2%
Percent of Original List Price Received*	93.6%	95.1%	+ 1.6%	93.0%	94.6%	+ 1.7%
List to Close	119	126	+ 5.9%	113	116	+ 2.7%
Days on Market Until Sale	67	74	+ 10.4%	64	68	+ 6.3%
Cumulative Days on Market Until Sale	73	80	+ 9.6%	76	77	+ 1.3%
Average List Price	\$298,909	\$359,078	+ 20.1%	\$313,442	\$361,107	+ 15.2%
Inventory of Homes for Sale	440	525	+ 19.3%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 9.7%	--	--	--

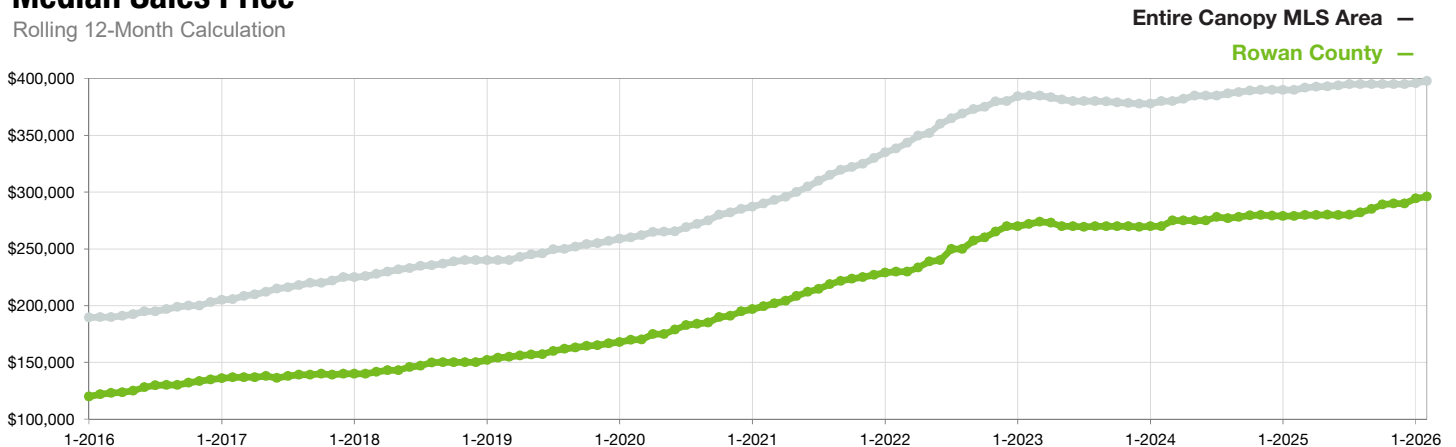
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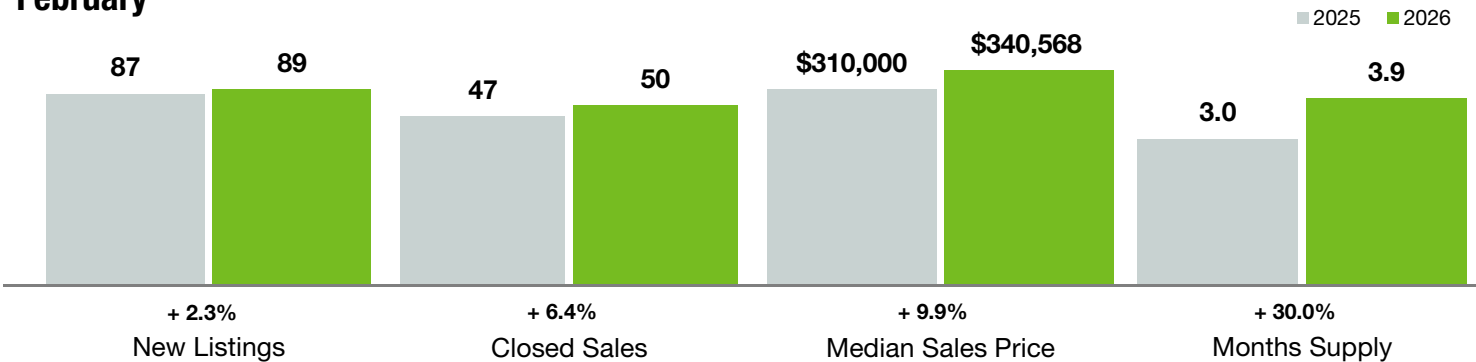
Stanly County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	87	89	+ 2.3%	164	168	+ 2.4%
Pending Sales	70	73	+ 4.3%	122	123	+ 0.8%
Closed Sales	47	50	+ 6.4%	114	92	- 19.3%
Median Sales Price*	\$310,000	\$340,568	+ 9.9%	\$298,500	\$329,450	+ 10.4%
Average Sales Price*	\$338,460	\$353,123	+ 4.3%	\$349,421	\$397,243	+ 13.7%
Percent of Original List Price Received*	94.2%	93.9%	- 0.3%	94.0%	93.4%	- 0.6%
List to Close	117	111	- 5.1%	111	117	+ 5.4%
Days on Market Until Sale	60	69	+ 15.0%	60	75	+ 25.0%
Cumulative Days on Market Until Sale	84	81	- 3.6%	78	94	+ 20.5%
Average List Price	\$366,272	\$368,862	+ 0.7%	\$353,756	\$364,835	+ 3.1%
Inventory of Homes for Sale	198	251	+ 26.8%	--	--	--
Months Supply of Inventory	3.0	3.9	+ 30.0%	--	--	--

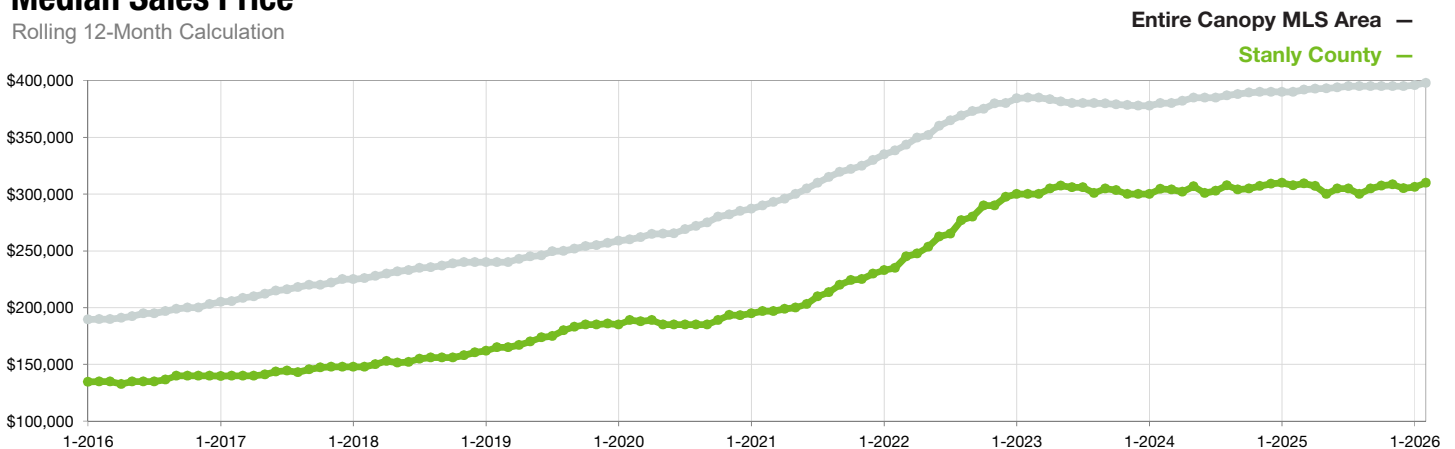
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February



Median Sales Price

Rolling 12-Month Calculation



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Local Market Update for February 2026

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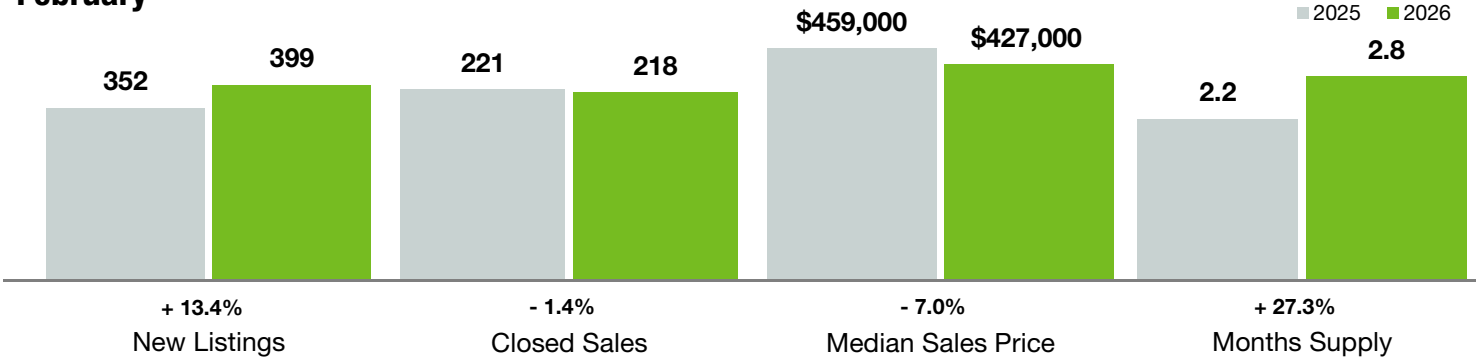
Union County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	352	399	+ 13.4%	651	791	+ 21.5%
Pending Sales	297	303	+ 2.0%	545	606	+ 11.2%
Closed Sales	221	218	- 1.4%	419	407	- 2.9%
Median Sales Price*	\$459,000	\$427,000	- 7.0%	\$455,000	\$452,000	- 0.7%
Average Sales Price*	\$589,381	\$553,928	- 6.0%	\$594,949	\$548,617	- 7.8%
Percent of Original List Price Received*	96.6%	95.9%	- 0.7%	96.1%	95.3%	- 0.8%
List to Close	115	114	- 0.9%	116	114	- 1.7%
Days on Market Until Sale	64	70	+ 9.4%	65	68	+ 4.6%
Cumulative Days on Market Until Sale	62	77	+ 24.2%	64	75	+ 17.2%
Average List Price	\$604,200	\$660,026	+ 9.2%	\$612,977	\$649,655	+ 6.0%
Inventory of Homes for Sale	635	889	+ 40.0%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--

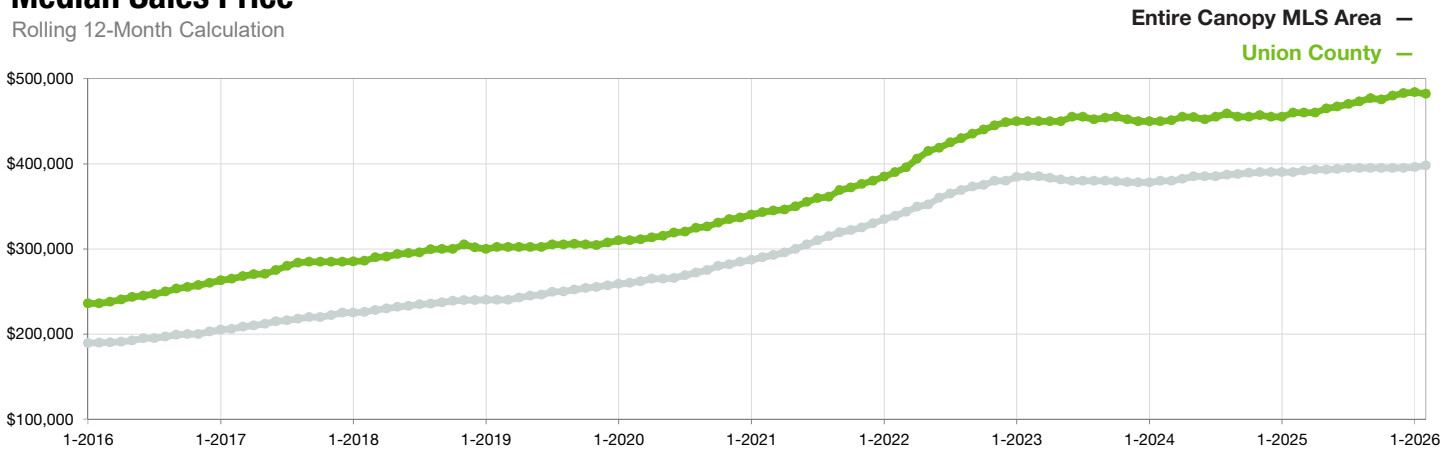
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February



Median Sales Price

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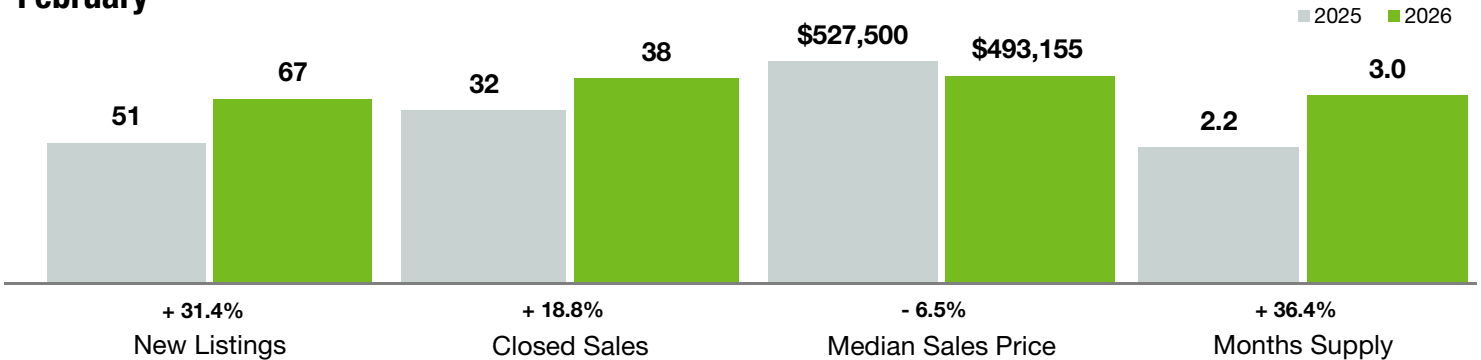
Belmont

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	51	67	+ 31.4%	94	115	+ 22.3%
Pending Sales	46	50	+ 8.7%	80	87	+ 8.7%
Closed Sales	32	38	+ 18.8%	67	74	+ 10.4%
Median Sales Price*	\$527,500	\$493,155	- 6.5%	\$480,000	\$493,155	+ 2.7%
Average Sales Price*	\$564,452	\$546,747	- 3.1%	\$536,137	\$598,936	+ 11.7%
Percent of Original List Price Received*	95.2%	94.6%	- 0.6%	95.9%	94.3%	- 1.7%
List to Close	117	122	+ 4.3%	113	111	- 1.8%
Days on Market Until Sale	89	79	- 11.2%	76	72	- 5.3%
Cumulative Days on Market Until Sale	61	96	+ 57.4%	71	82	+ 15.5%
Average List Price	\$625,489	\$658,045	+ 5.2%	\$651,519	\$636,488	- 2.3%
Inventory of Homes for Sale	95	132	+ 38.9%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

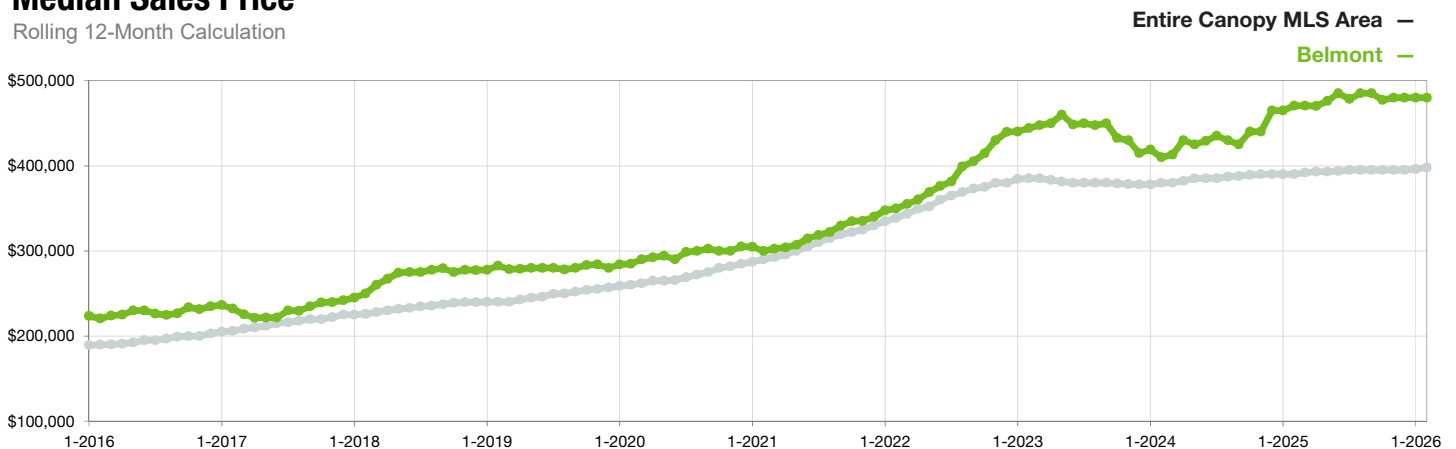
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February



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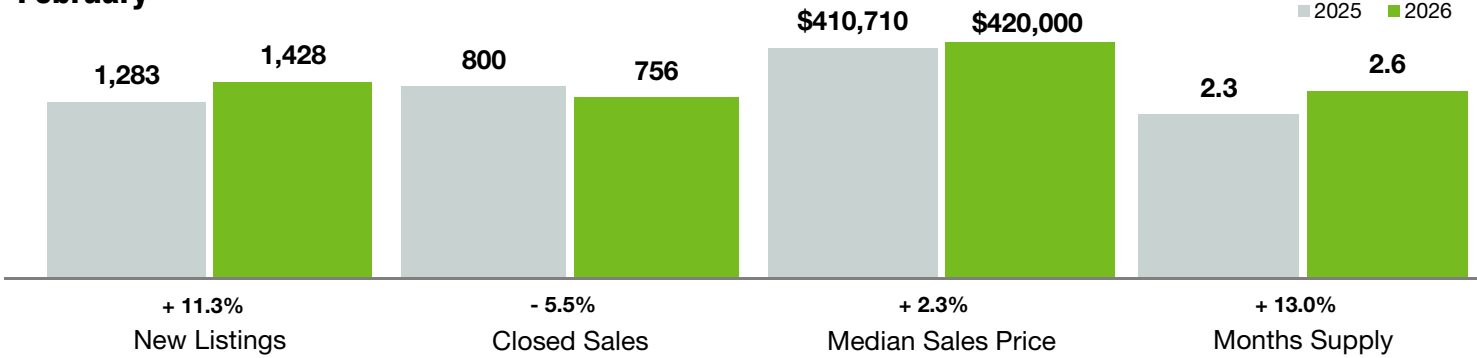
City of Charlotte

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	1,283	1,428	+ 11.3%	2,545	2,627	+ 3.2%
Pending Sales	1,008	1,020	+ 1.2%	1,915	1,948	+ 1.7%
Closed Sales	800	756	- 5.5%	1,546	1,375	- 11.1%
Median Sales Price*	\$410,710	\$420,000	+ 2.3%	\$410,000	\$415,000	+ 1.2%
Average Sales Price*	\$535,326	\$541,397	+ 1.1%	\$540,702	\$547,226	+ 1.2%
Percent of Original List Price Received*	96.8%	95.3%	- 1.5%	96.5%	95.2%	- 1.3%
List to Close	93	113	+ 21.5%	96	112	+ 16.7%
Days on Market Until Sale	48	68	+ 41.7%	50	66	+ 32.0%
Cumulative Days on Market Until Sale	57	77	+ 35.1%	58	75	+ 29.3%
Average List Price	\$601,722	\$631,068	+ 4.9%	\$576,905	\$604,538	+ 4.8%
Inventory of Homes for Sale	2,274	2,640	+ 16.1%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

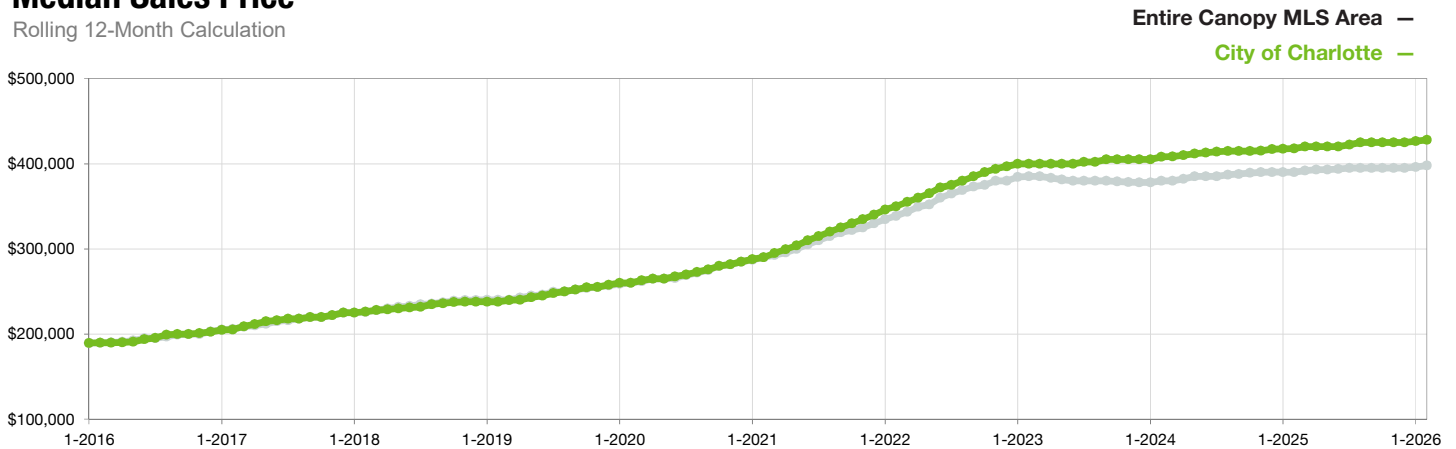
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February



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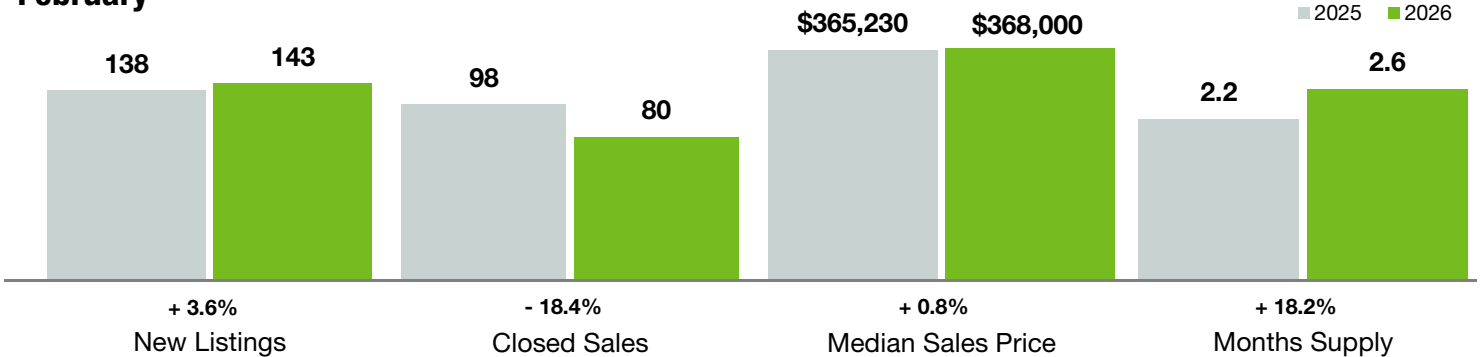
Concord

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	138	143	+ 3.6%	277	302	+ 9.0%
Pending Sales	116	123	+ 6.0%	230	231	+ 0.4%
Closed Sales	98	80	- 18.4%	181	160	- 11.6%
Median Sales Price*	\$365,230	\$368,000	+ 0.8%	\$366,100	\$383,250	+ 4.7%
Average Sales Price*	\$449,126	\$415,479	- 7.5%	\$432,823	\$433,032	+ 0.0%
Percent of Original List Price Received*	95.9%	94.9%	- 1.0%	95.6%	93.7%	- 2.0%
List to Close	106	103	- 2.8%	98	113	+ 15.3%
Days on Market Until Sale	55	60	+ 9.1%	50	69	+ 38.0%
Cumulative Days on Market Until Sale	70	80	+ 14.3%	61	83	+ 36.1%
Average List Price	\$486,512	\$457,688	- 5.9%	\$457,527	\$453,718	- 0.8%
Inventory of Homes for Sale	283	343	+ 21.2%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

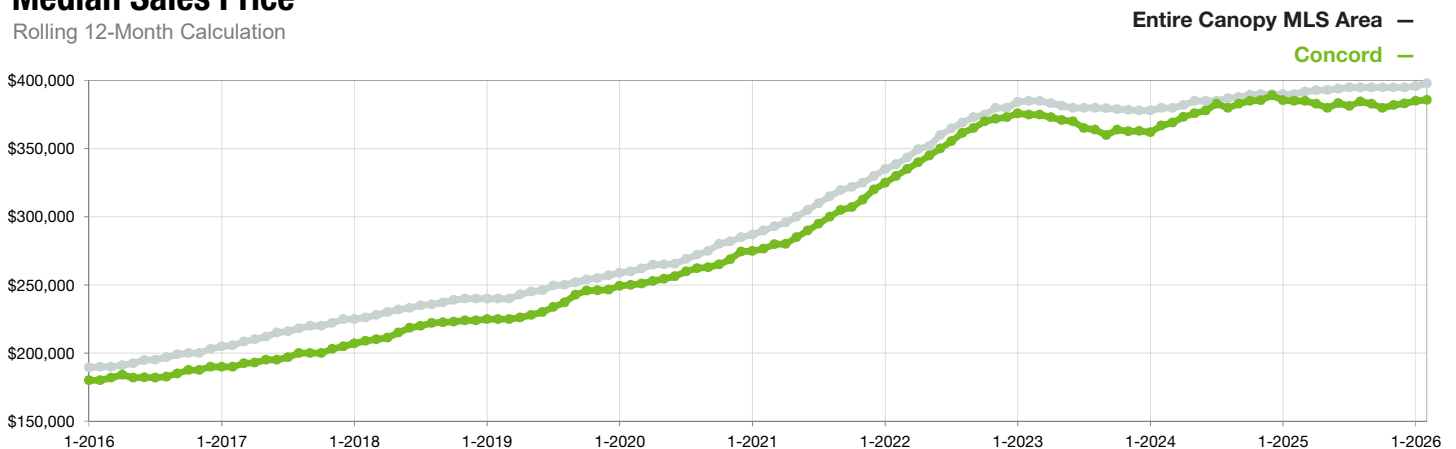
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February



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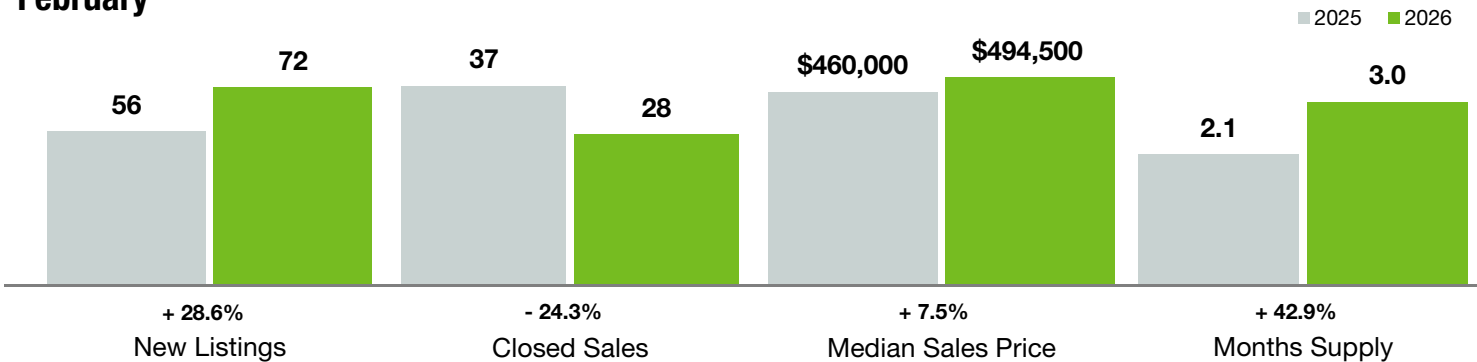
Cornelius

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	56	72	+ 28.6%	106	115	+ 8.5%
Pending Sales	57	39	- 31.6%	92	69	- 25.0%
Closed Sales	37	28	- 24.3%	71	64	- 9.9%
Median Sales Price*	\$460,000	\$494,500	+ 7.5%	\$540,000	\$529,450	- 2.0%
Average Sales Price*	\$803,204	\$912,286	+ 13.6%	\$988,049	\$895,252	- 9.4%
Percent of Original List Price Received*	95.7%	95.4%	- 0.3%	96.1%	94.1%	- 2.1%
List to Close	83	99	+ 19.3%	92	105	+ 14.1%
Days on Market Until Sale	47	57	+ 21.3%	44	66	+ 50.0%
Cumulative Days on Market Until Sale	58	61	+ 5.2%	56	80	+ 42.9%
Average List Price	\$1,064,953	\$960,386	- 9.8%	\$936,731	\$895,007	- 4.5%
Inventory of Homes for Sale	100	131	+ 31.0%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

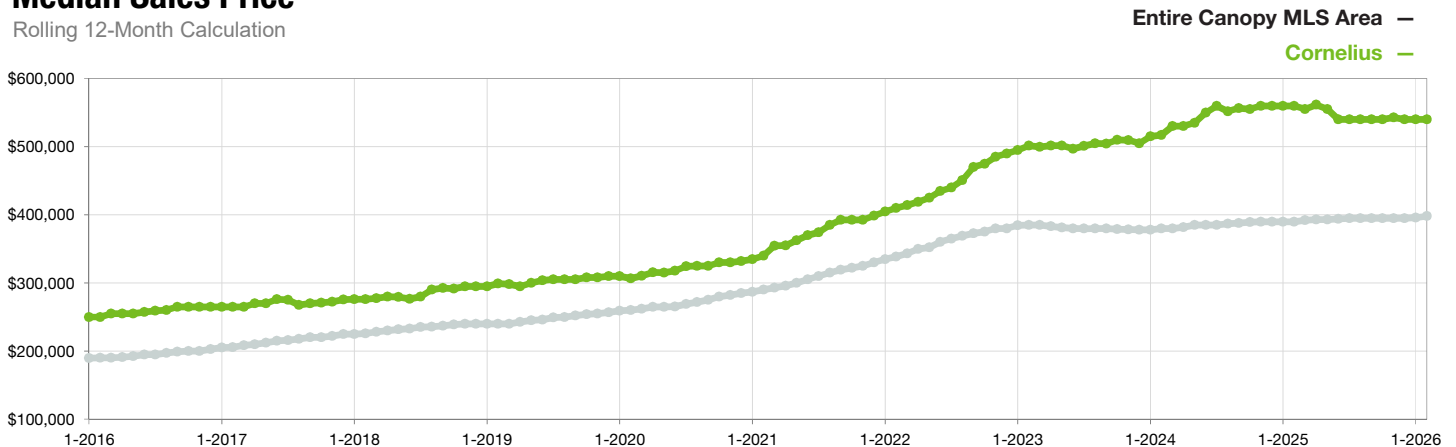
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February



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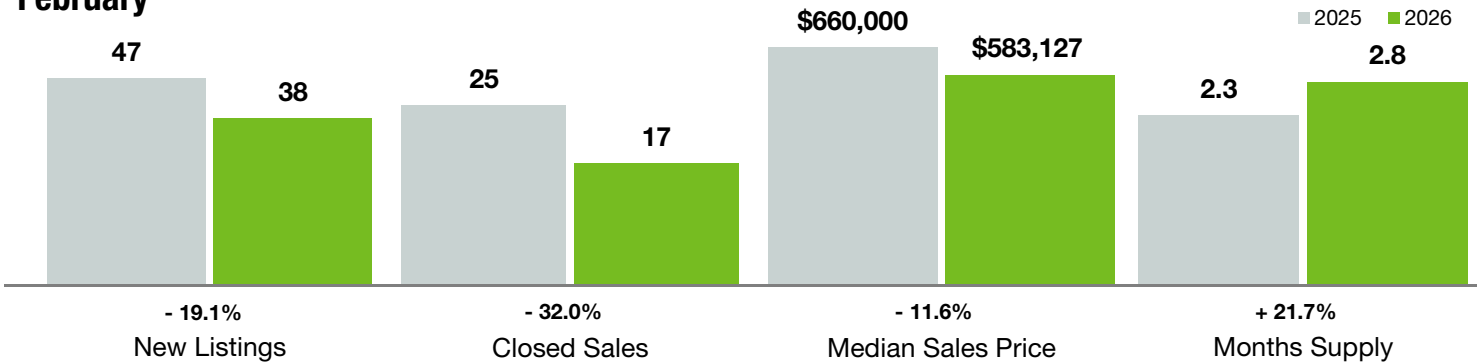
Davidson

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	47	38	- 19.1%	88	71	- 19.3%
Pending Sales	32	22	- 31.3%	63	42	- 33.3%
Closed Sales	25	17	- 32.0%	53	44	- 17.0%
Median Sales Price*	\$660,000	\$583,127	- 11.6%	\$665,350	\$681,000	+ 2.4%
Average Sales Price*	\$750,406	\$744,001	- 0.9%	\$835,867	\$911,205	+ 9.0%
Percent of Original List Price Received*	96.8%	97.0%	+ 0.2%	96.1%	95.4%	- 0.7%
List to Close	100	127	+ 27.0%	107	140	+ 30.8%
Days on Market Until Sale	43	58	+ 34.9%	52	85	+ 63.5%
Cumulative Days on Market Until Sale	52	61	+ 17.3%	60	108	+ 80.0%
Average List Price	\$1,066,082	\$1,045,387	- 1.9%	\$936,593	\$989,389	+ 5.6%
Inventory of Homes for Sale	89	97	+ 9.0%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

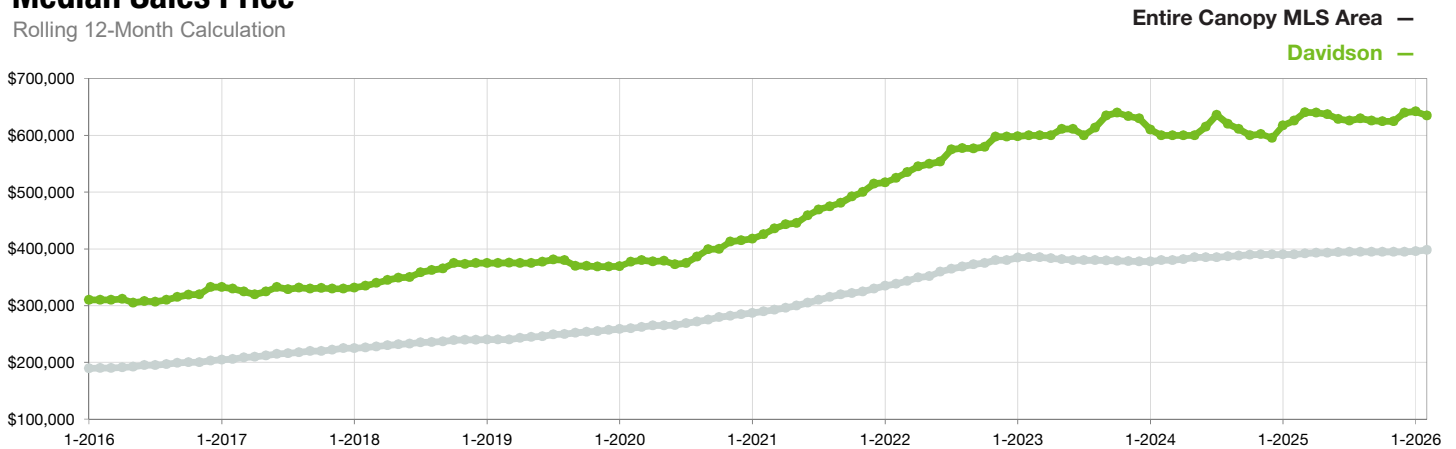
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February



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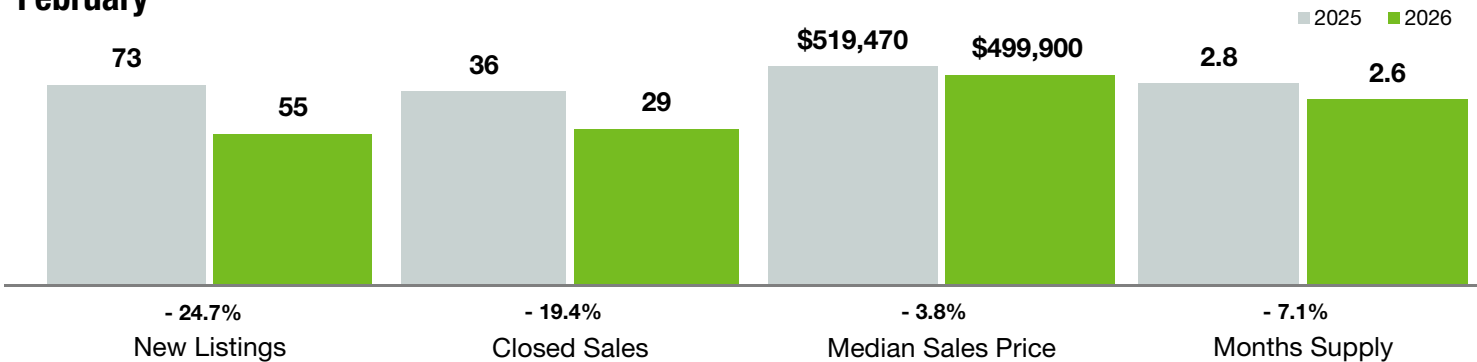
Denver

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	73	55	- 24.7%	140	101	- 27.9%
Pending Sales	53	57	+ 7.5%	94	95	+ 1.1%
Closed Sales	36	29	- 19.4%	79	59	- 25.3%
Median Sales Price*	\$519,470	\$499,900	- 3.8%	\$559,000	\$494,600	- 11.5%
Average Sales Price*	\$540,053	\$601,226	+ 11.3%	\$686,487	\$629,926	- 8.2%
Percent of Original List Price Received*	94.5%	95.0%	+ 0.5%	94.4%	94.0%	- 0.4%
List to Close	106	122	+ 15.1%	115	125	+ 8.7%
Days on Market Until Sale	59	79	+ 33.9%	66	73	+ 10.6%
Cumulative Days on Market Until Sale	70	117	+ 67.1%	78	99	+ 26.9%
Average List Price	\$701,562	\$775,929	+ 10.6%	\$695,272	\$734,566	+ 5.7%
Inventory of Homes for Sale	154	134	- 13.0%	--	--	--
Months Supply of Inventory	2.8	2.6	- 7.1%	--	--	--

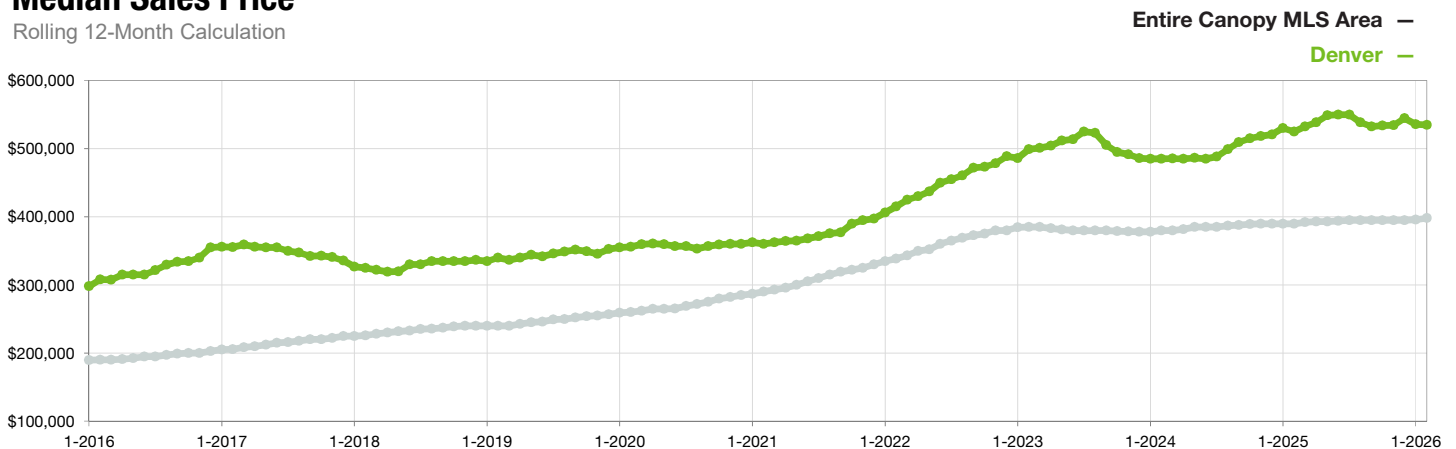
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February



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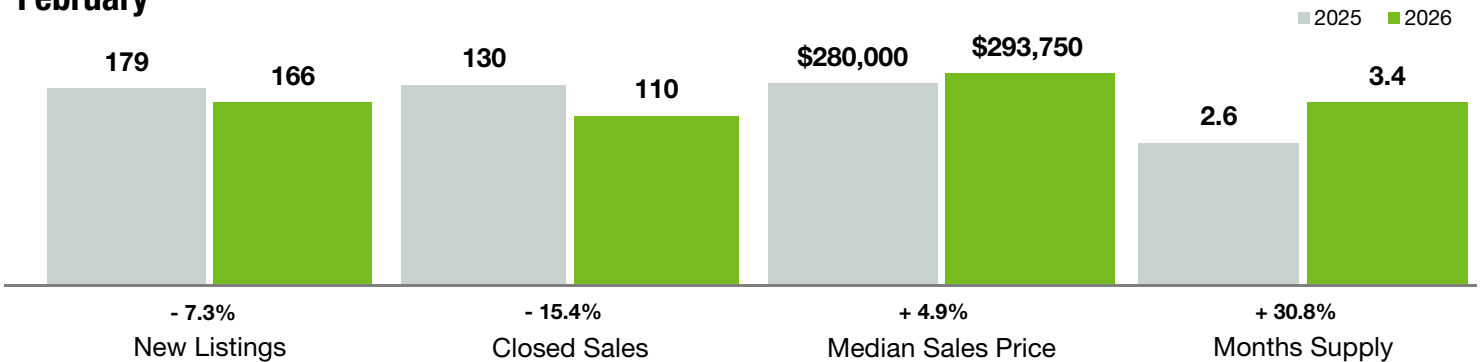
Gastonia

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	179	166	- 7.3%	354	327	- 7.6%
Pending Sales	157	133	- 15.3%	306	264	- 13.7%
Closed Sales	130	110	- 15.4%	236	224	- 5.1%
Median Sales Price*	\$280,000	\$293,750	+ 4.9%	\$285,250	\$290,000	+ 1.7%
Average Sales Price*	\$287,423	\$329,447	+ 14.6%	\$296,042	\$312,560	+ 5.6%
Percent of Original List Price Received*	95.4%	92.8%	- 2.7%	95.2%	93.3%	- 2.0%
List to Close	100	116	+ 16.0%	98	119	+ 21.4%
Days on Market Until Sale	55	70	+ 27.3%	54	71	+ 31.5%
Cumulative Days on Market Until Sale	70	89	+ 27.1%	66	84	+ 27.3%
Average List Price	\$309,501	\$331,558	+ 7.1%	\$307,730	\$334,571	+ 8.7%
Inventory of Homes for Sale	366	442	+ 20.8%	--	--	--
Months Supply of Inventory	2.6	3.4	+ 30.8%	--	--	--

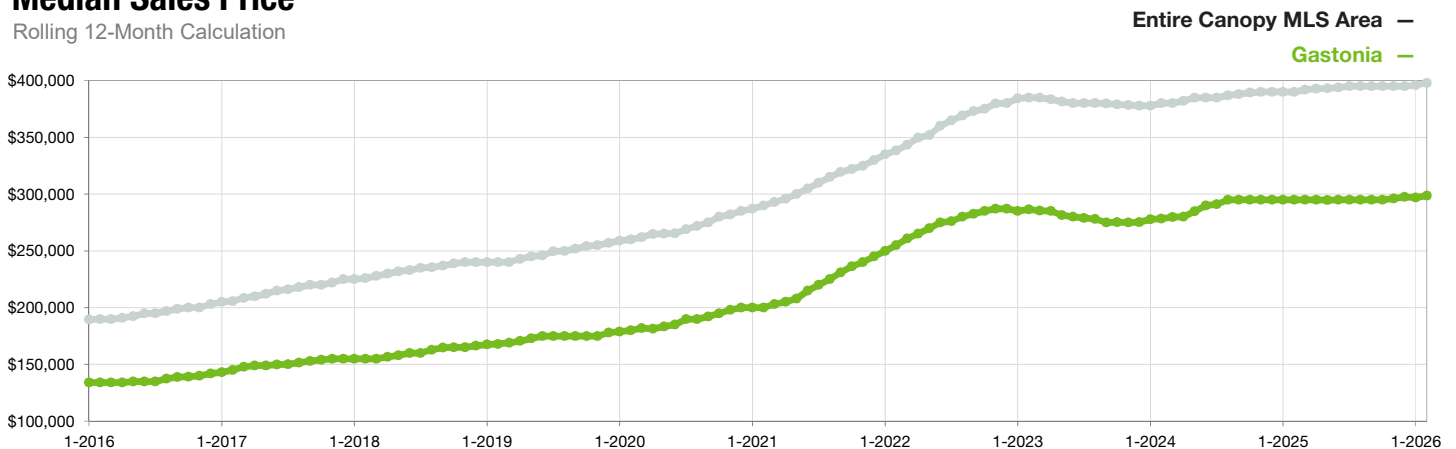
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February



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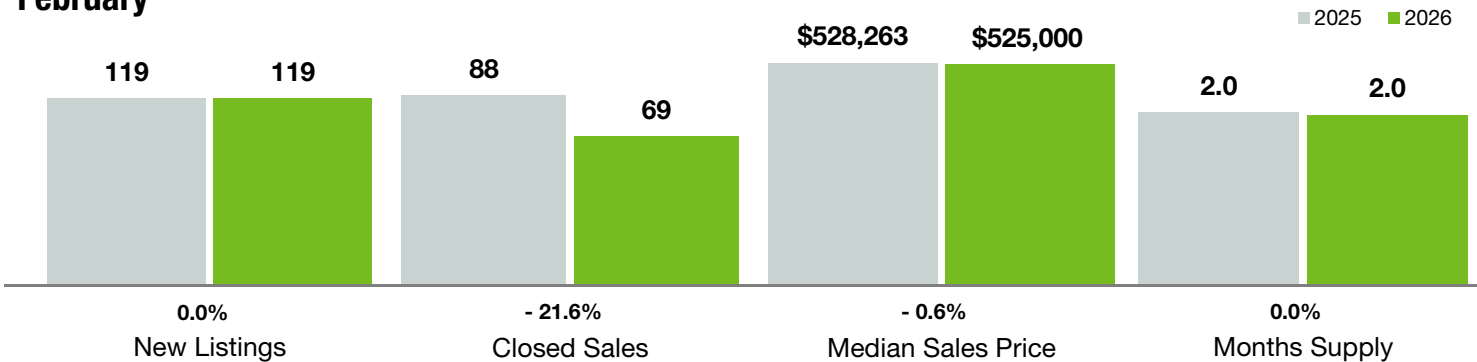
Huntersville

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	119	119	0.0%	223	240	+ 7.6%
Pending Sales	99	117	+ 18.2%	186	228	+ 22.6%
Closed Sales	88	69	- 21.6%	140	132	- 5.7%
Median Sales Price*	\$528,263	\$525,000	- 0.6%	\$539,500	\$532,095	- 1.4%
Average Sales Price*	\$628,614	\$584,004	- 7.1%	\$644,263	\$639,838	- 0.7%
Percent of Original List Price Received*	97.5%	95.7%	- 1.8%	97.2%	95.9%	- 1.3%
List to Close	101	113	+ 11.9%	106	110	+ 3.8%
Days on Market Until Sale	53	71	+ 34.0%	54	64	+ 18.5%
Cumulative Days on Market Until Sale	60	82	+ 36.7%	60	78	+ 30.0%
Average List Price	\$692,055	\$621,016	- 10.3%	\$650,801	\$620,052	- 4.7%
Inventory of Homes for Sale	194	218	+ 12.4%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

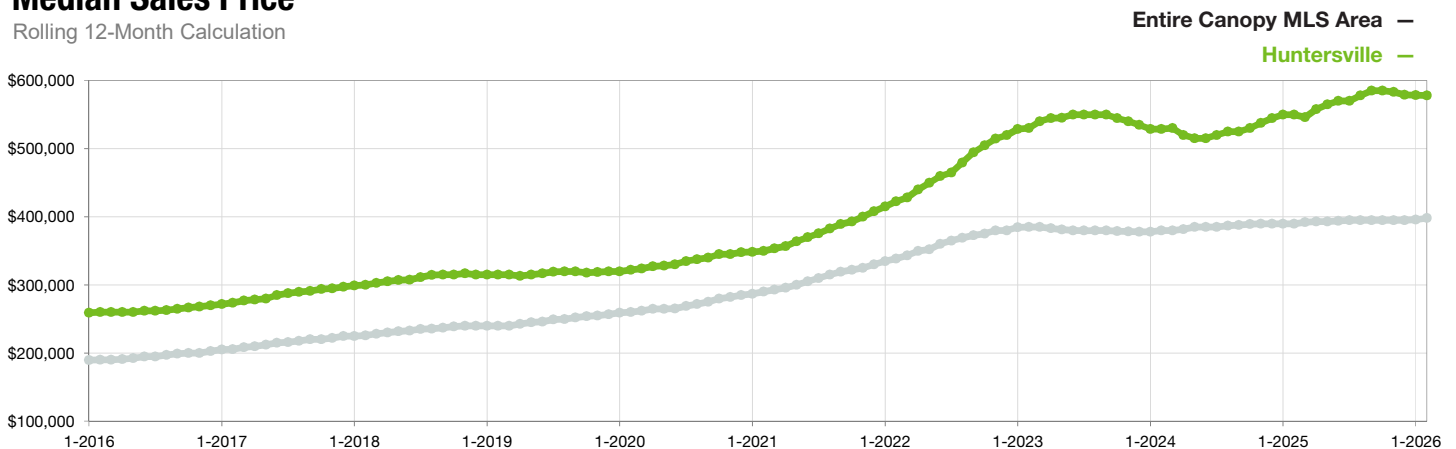
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February



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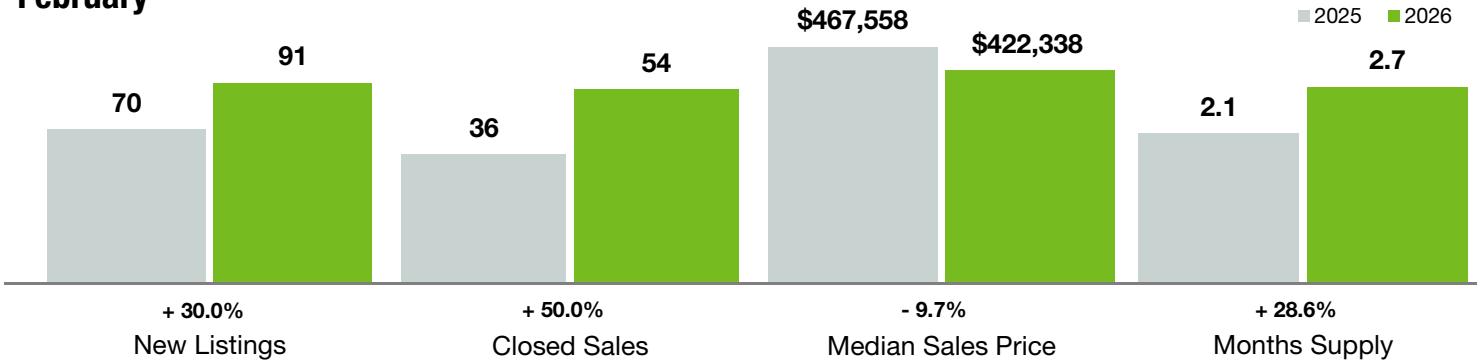
Indian Trail

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	70	91	+ 30.0%	132	192	+ 45.5%
Pending Sales	58	78	+ 34.5%	109	149	+ 36.7%
Closed Sales	36	54	+ 50.0%	68	100	+ 47.1%
Median Sales Price*	\$467,558	\$422,338	- 9.7%	\$456,963	\$454,523	- 0.5%
Average Sales Price*	\$497,001	\$450,777	- 9.3%	\$468,440	\$473,132	+ 1.0%
Percent of Original List Price Received*	97.9%	95.9%	- 2.0%	97.5%	95.4%	- 2.2%
List to Close	123	131	+ 6.5%	104	123	+ 18.3%
Days on Market Until Sale	54	77	+ 42.6%	48	69	+ 43.8%
Cumulative Days on Market Until Sale	50	85	+ 70.0%	48	73	+ 52.1%
Average List Price	\$481,216	\$486,552	+ 1.1%	\$479,476	\$487,372	+ 1.6%
Inventory of Homes for Sale	107	188	+ 75.7%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

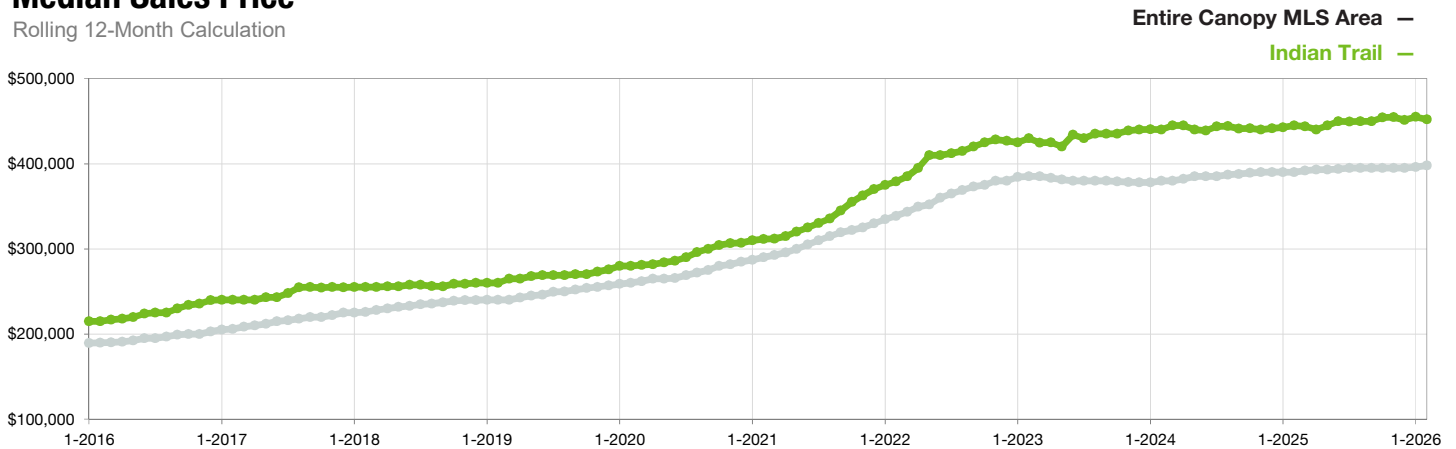
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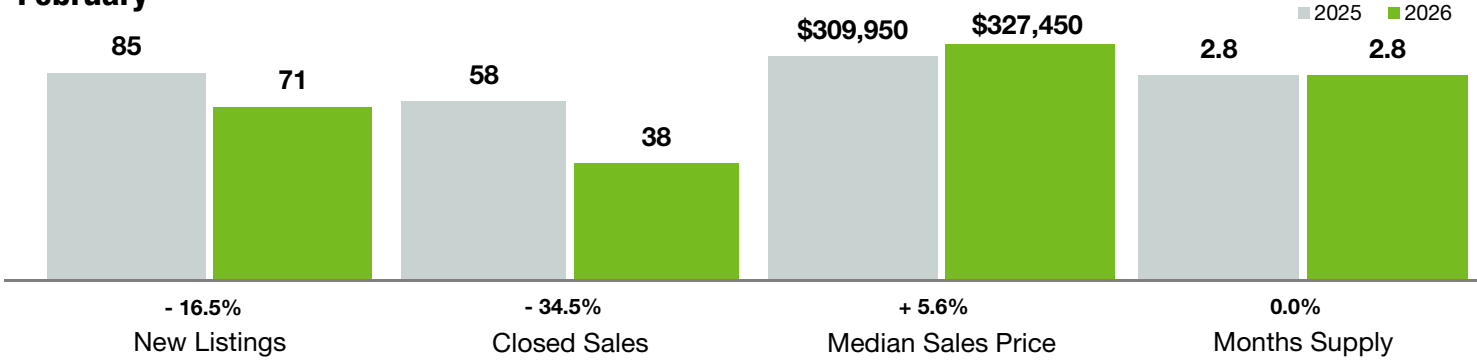
Kannapolis

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	85	71	- 16.5%	167	147	- 12.0%
Pending Sales	72	75	+ 4.2%	135	124	- 8.1%
Closed Sales	58	38	- 34.5%	104	88	- 15.4%
Median Sales Price*	\$309,950	\$327,450	+ 5.6%	\$306,255	\$308,950	+ 0.9%
Average Sales Price*	\$340,030	\$314,682	- 7.5%	\$332,986	\$313,668	- 5.8%
Percent of Original List Price Received*	96.7%	92.8%	- 4.0%	95.4%	94.0%	- 1.5%
List to Close	93	90	- 3.2%	92	94	+ 2.2%
Days on Market Until Sale	44	50	+ 13.6%	47	53	+ 12.8%
Cumulative Days on Market Until Sale	53	50	- 5.7%	56	57	+ 1.8%
Average List Price	\$311,048	\$343,546	+ 10.4%	\$315,655	\$336,747	+ 6.7%
Inventory of Homes for Sale	183	196	+ 7.1%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--

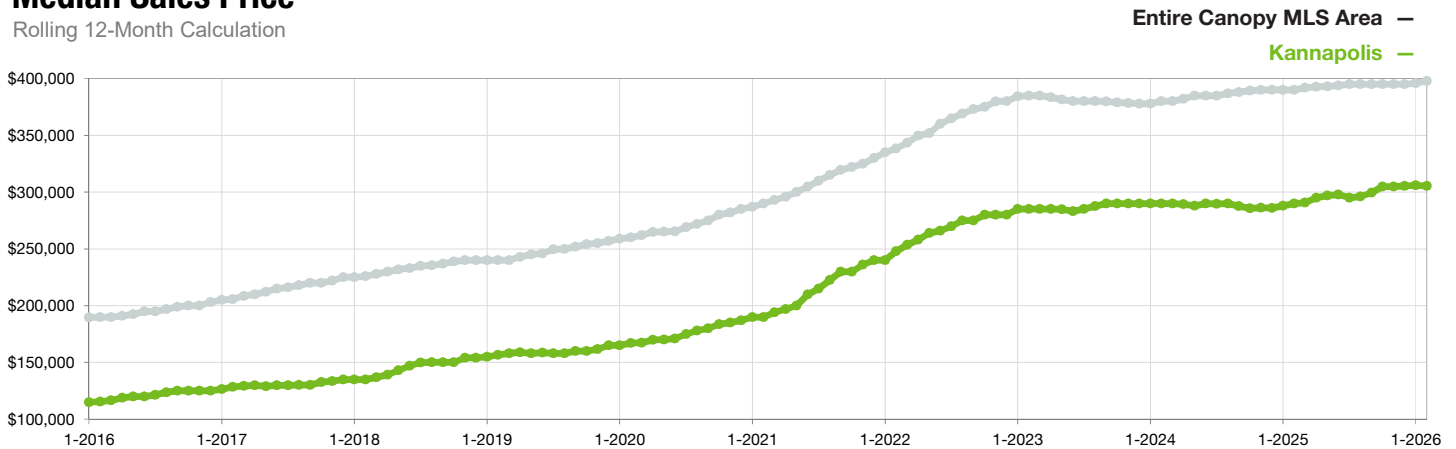
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February



Median Sales Price

Rolling 12-Month Calculation



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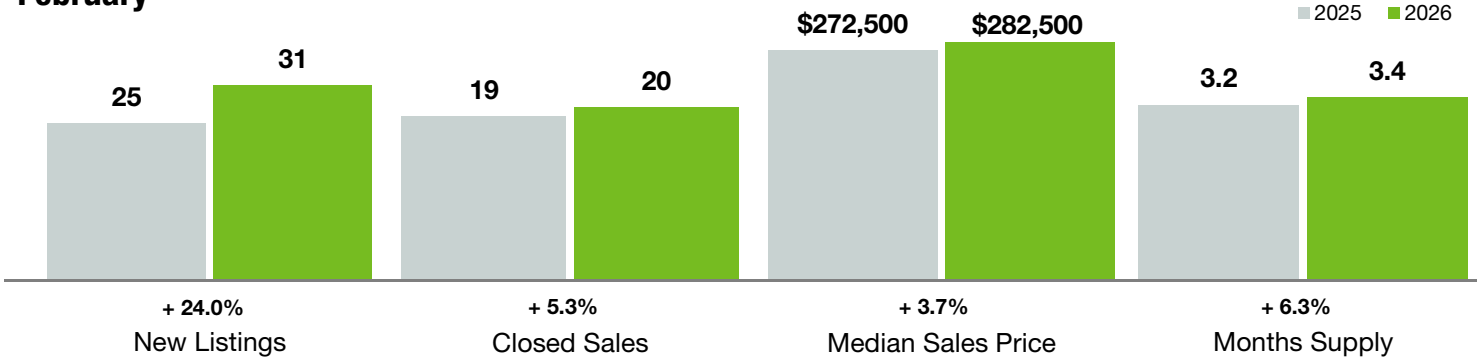
Kings Mountain

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	25	31	+ 24.0%	63	60	- 4.8%
Pending Sales	23	26	+ 13.0%	50	46	- 8.0%
Closed Sales	19	20	+ 5.3%	46	35	- 23.9%
Median Sales Price*	\$272,500	\$282,500	+ 3.7%	\$275,000	\$255,000	- 7.3%
Average Sales Price*	\$284,595	\$283,183	- 0.5%	\$288,121	\$275,499	- 4.4%
Percent of Original List Price Received*	93.3%	95.1%	+ 1.9%	93.8%	93.9%	+ 0.1%
List to Close	114	111	- 2.6%	95	129	+ 35.8%
Days on Market Until Sale	55	72	+ 30.9%	51	90	+ 76.5%
Cumulative Days on Market Until Sale	62	77	+ 24.2%	65	104	+ 60.0%
Average List Price	\$472,170	\$316,316	- 33.0%	\$384,043	\$333,202	- 13.2%
Inventory of Homes for Sale	76	91	+ 19.7%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--

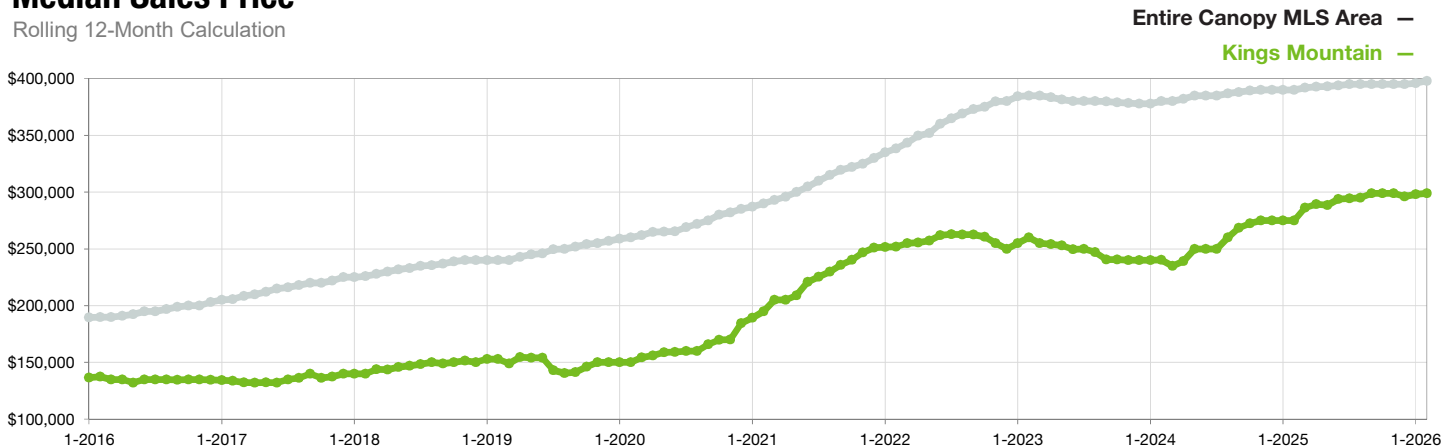
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February



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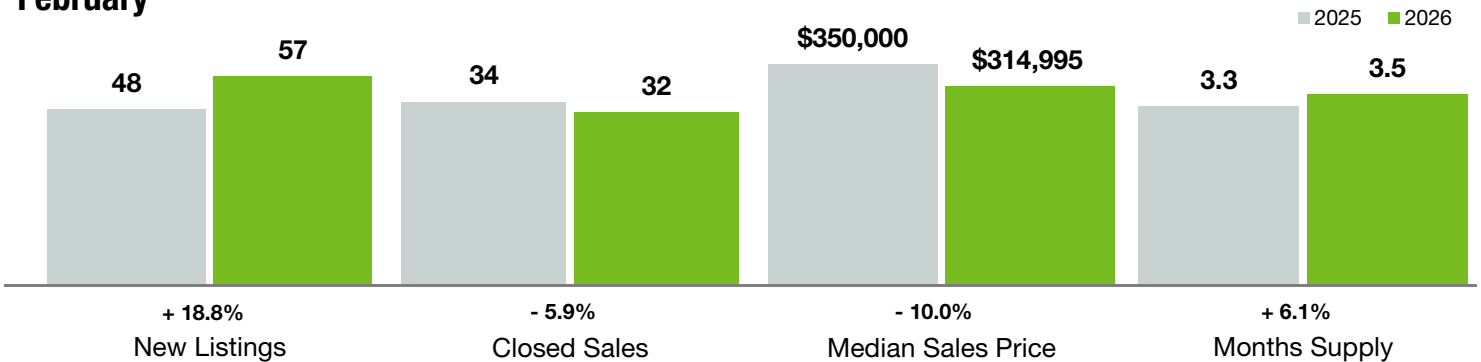
Lincolnton

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	48	57	+ 18.8%	93	123	+ 32.3%
Pending Sales	38	41	+ 7.9%	79	76	- 3.8%
Closed Sales	34	32	- 5.9%	67	48	- 28.4%
Median Sales Price*	\$350,000	\$314,995	- 10.0%	\$329,900	\$291,000	- 11.8%
Average Sales Price*	\$378,722	\$344,708	- 9.0%	\$348,004	\$324,846	- 6.7%
Percent of Original List Price Received*	92.4%	90.1%	- 2.5%	92.9%	92.1%	- 0.9%
List to Close	112	119	+ 6.3%	108	107	- 0.9%
Days on Market Until Sale	71	81	+ 14.1%	66	67	+ 1.5%
Cumulative Days on Market Until Sale	85	89	+ 4.7%	78	83	+ 6.4%
Average List Price	\$334,691	\$390,861	+ 16.8%	\$355,641	\$364,249	+ 2.4%
Inventory of Homes for Sale	126	151	+ 19.8%	--	--	--
Months Supply of Inventory	3.3	3.5	+ 6.1%	--	--	--

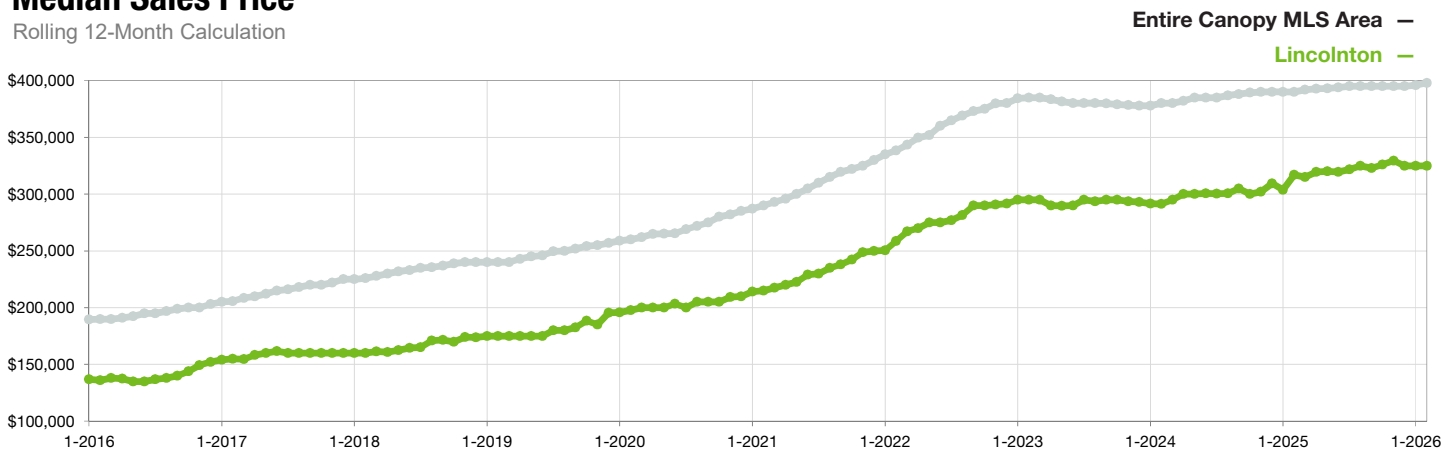
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February



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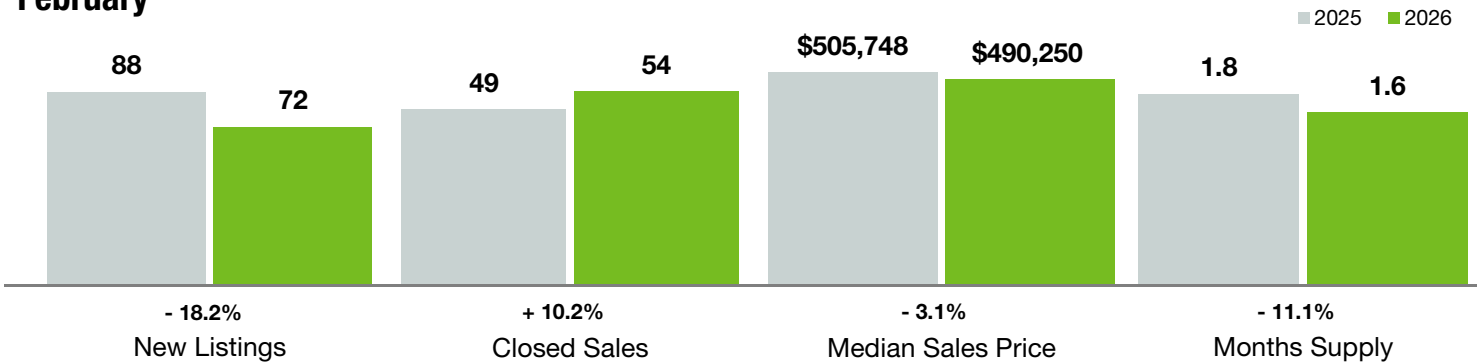
Matthews

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	88	72	- 18.2%	166	147	- 11.4%
Pending Sales	73	86	+ 17.8%	132	147	+ 11.4%
Closed Sales	49	54	+ 10.2%	101	109	+ 7.9%
Median Sales Price*	\$505,748	\$490,250	- 3.1%	\$487,500	\$490,000	+ 0.5%
Average Sales Price*	\$557,708	\$632,786	+ 13.5%	\$547,342	\$580,727	+ 6.1%
Percent of Original List Price Received*	98.1%	97.2%	- 0.9%	97.3%	95.7%	- 1.6%
List to Close	84	110	+ 31.0%	86	106	+ 23.3%
Days on Market Until Sale	37	69	+ 86.5%	37	63	+ 70.3%
Cumulative Days on Market Until Sale	41	79	+ 92.7%	42	73	+ 73.8%
Average List Price	\$632,849	\$739,265	+ 16.8%	\$619,464	\$671,442	+ 8.4%
Inventory of Homes for Sale	131	132	+ 0.8%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

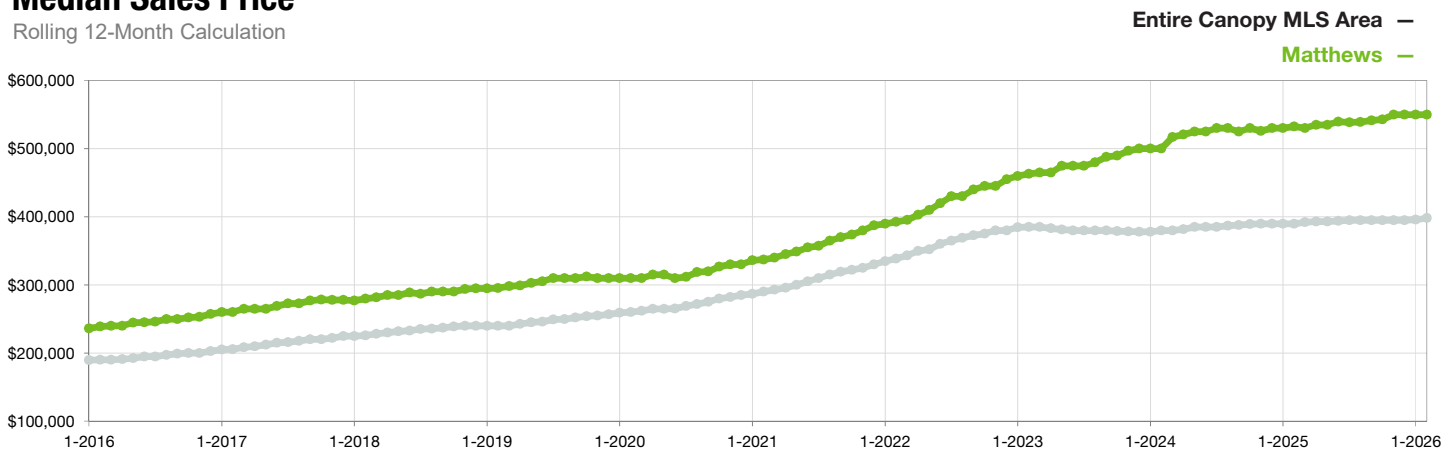
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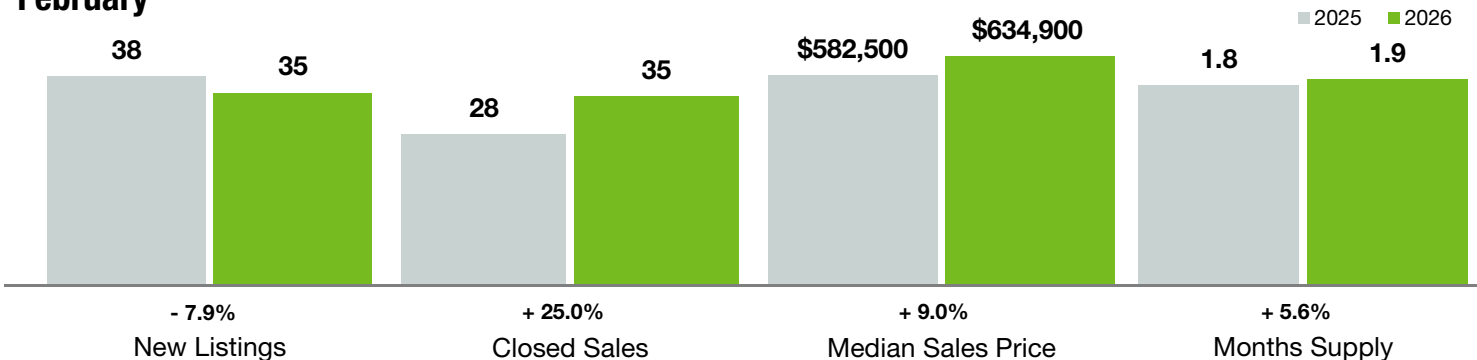
Mint Hill

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	38	35	- 7.9%	64	72	+ 12.5%
Pending Sales	29	38	+ 31.0%	60	78	+ 30.0%
Closed Sales	28	35	+ 25.0%	47	72	+ 53.2%
Median Sales Price*	\$582,500	\$634,900	+ 9.0%	\$580,000	\$644,450	+ 11.1%
Average Sales Price*	\$576,137	\$634,729	+ 10.2%	\$577,689	\$704,568	+ 22.0%
Percent of Original List Price Received*	96.3%	94.0%	- 2.4%	98.2%	95.0%	- 3.3%
List to Close	120	131	+ 9.2%	114	125	+ 9.6%
Days on Market Until Sale	74	70	- 5.4%	71	70	- 1.4%
Cumulative Days on Market Until Sale	77	79	+ 2.6%	74	66	- 10.8%
Average List Price	\$573,270	\$747,692	+ 30.4%	\$589,969	\$674,912	+ 14.4%
Inventory of Homes for Sale	56	66	+ 17.9%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

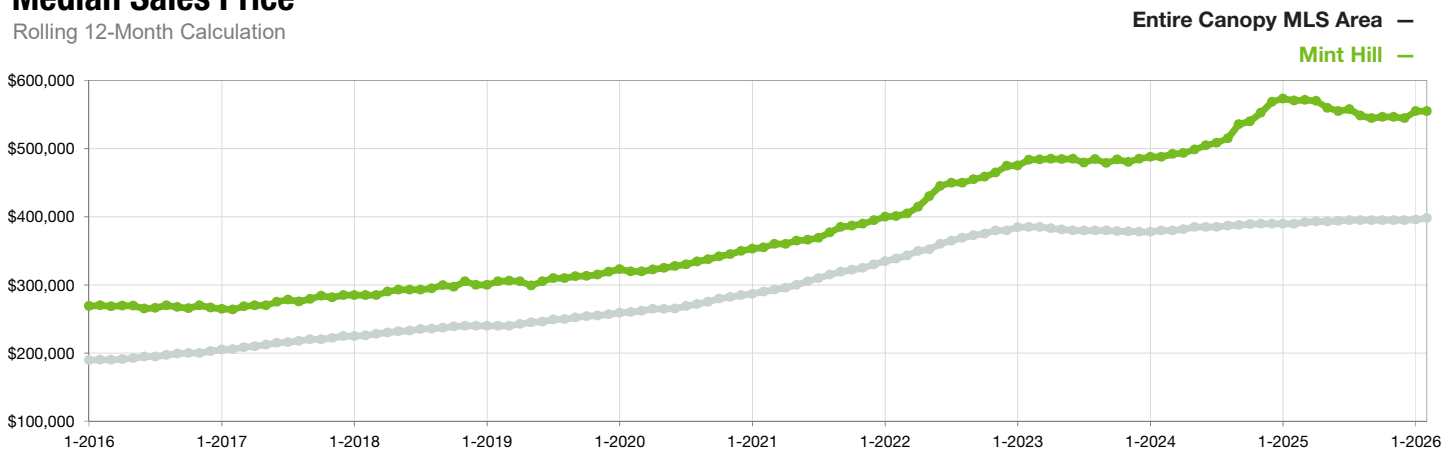
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February



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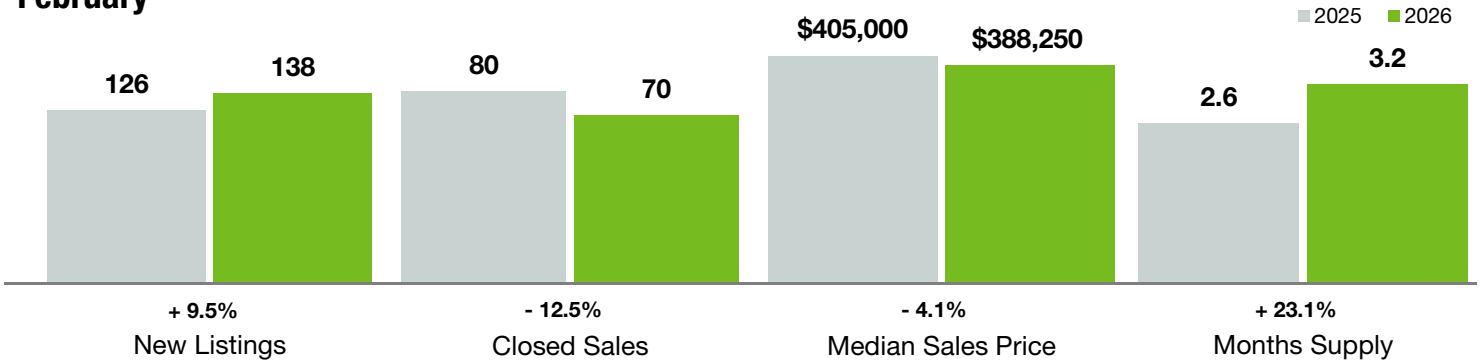
Monroe

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	126	138	+ 9.5%	235	262	+ 11.5%
Pending Sales	115	86	- 25.2%	209	188	- 10.0%
Closed Sales	80	70	- 12.5%	145	127	- 12.4%
Median Sales Price*	\$405,000	\$388,250	- 4.1%	\$408,785	\$390,000	- 4.6%
Average Sales Price*	\$426,130	\$425,877	- 0.1%	\$426,432	\$420,633	- 1.4%
Percent of Original List Price Received*	95.3%	96.1%	+ 0.8%	95.7%	95.4%	- 0.3%
List to Close	119	111	- 6.7%	119	112	- 5.9%
Days on Market Until Sale	75	66	- 12.0%	69	66	- 4.3%
Cumulative Days on Market Until Sale	62	71	+ 14.5%	64	73	+ 14.1%
Average List Price	\$417,401	\$466,782	+ 11.8%	\$442,486	\$441,934	- 0.1%
Inventory of Homes for Sale	248	321	+ 29.4%	--	--	--
Months Supply of Inventory	2.6	3.2	+ 23.1%	--	--	--

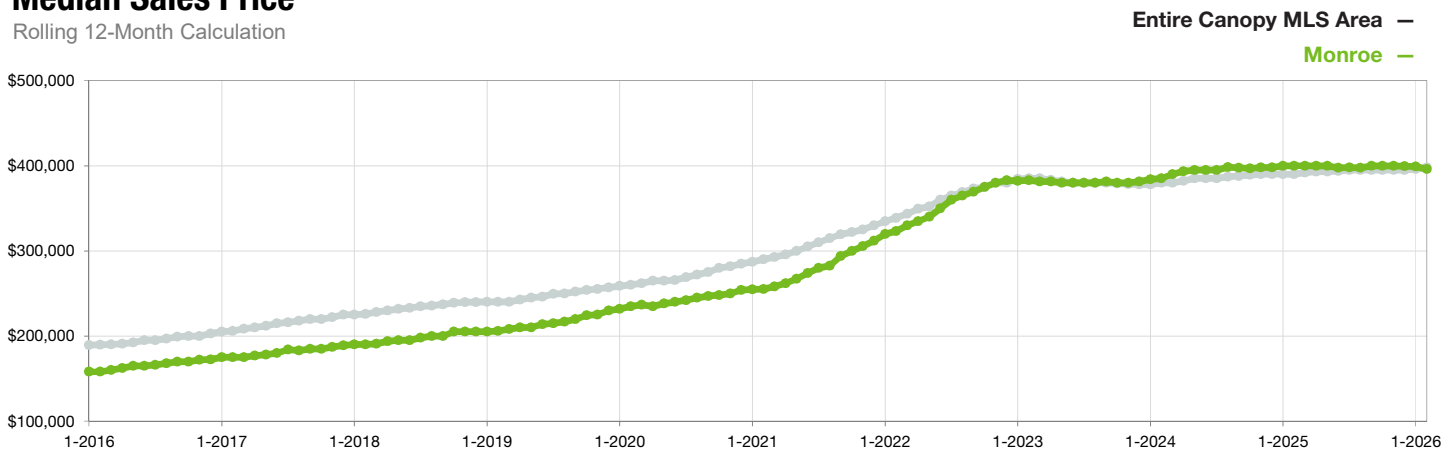
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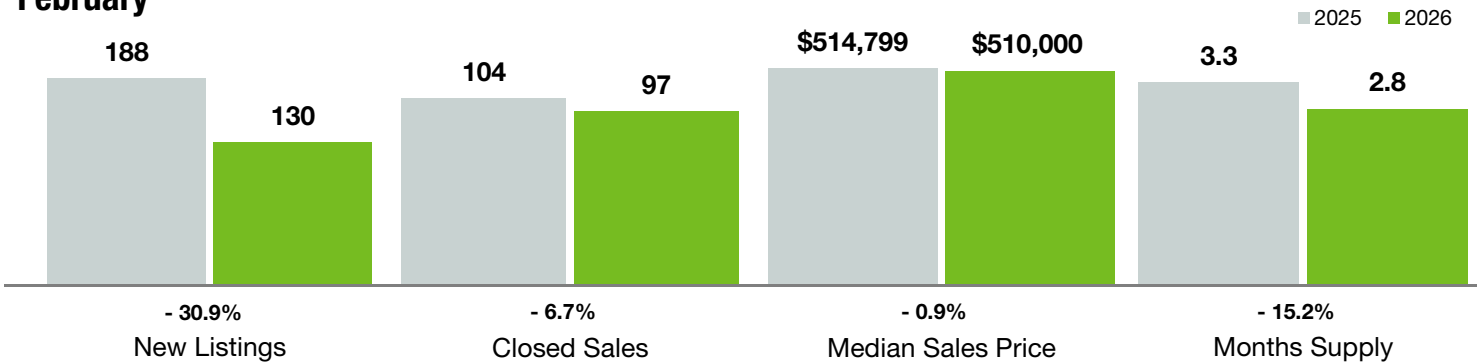
Mooreville

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	188	130	- 30.9%	309	272	- 12.0%
Pending Sales	119	118	- 0.8%	211	239	+ 13.3%
Closed Sales	104	97	- 6.7%	198	182	- 8.1%
Median Sales Price*	\$514,799	\$510,000	- 0.9%	\$500,000	\$500,000	0.0%
Average Sales Price*	\$742,111	\$727,374	- 2.0%	\$707,835	\$695,010	- 1.8%
Percent of Original List Price Received*	95.6%	95.0%	- 0.6%	95.2%	94.7%	- 0.5%
List to Close	102	120	+ 17.6%	104	112	+ 7.7%
Days on Market Until Sale	56	76	+ 35.7%	56	69	+ 23.2%
Cumulative Days on Market Until Sale	62	96	+ 54.8%	61	84	+ 37.7%
Average List Price	\$770,939	\$902,100	+ 17.0%	\$812,014	\$822,651	+ 1.3%
Inventory of Homes for Sale	397	388	- 2.3%	--	--	--
Months Supply of Inventory	3.3	2.8	- 15.2%	--	--	--

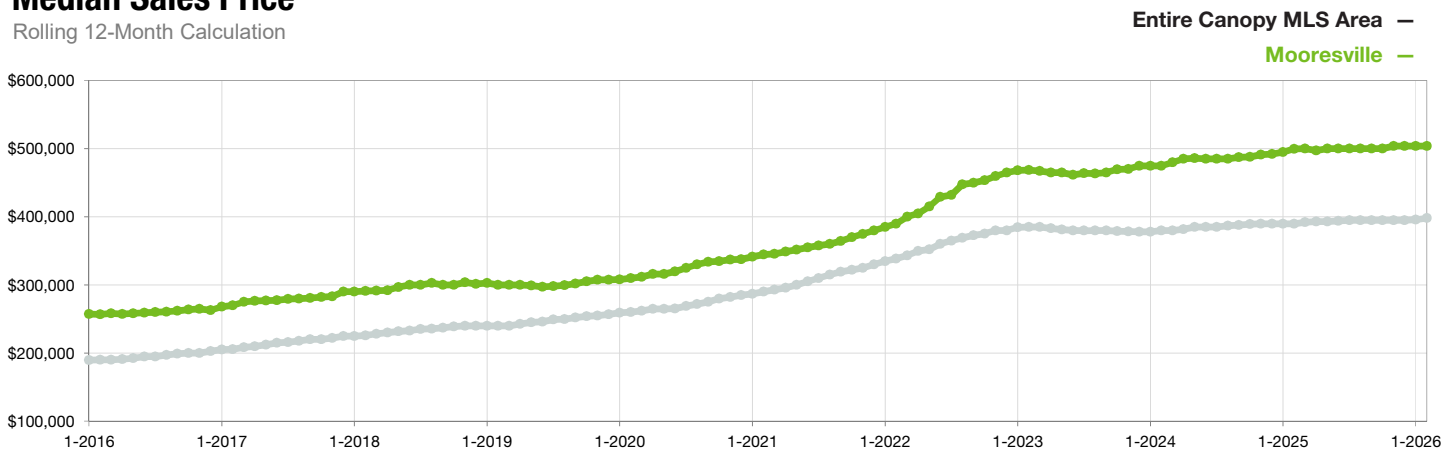
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February



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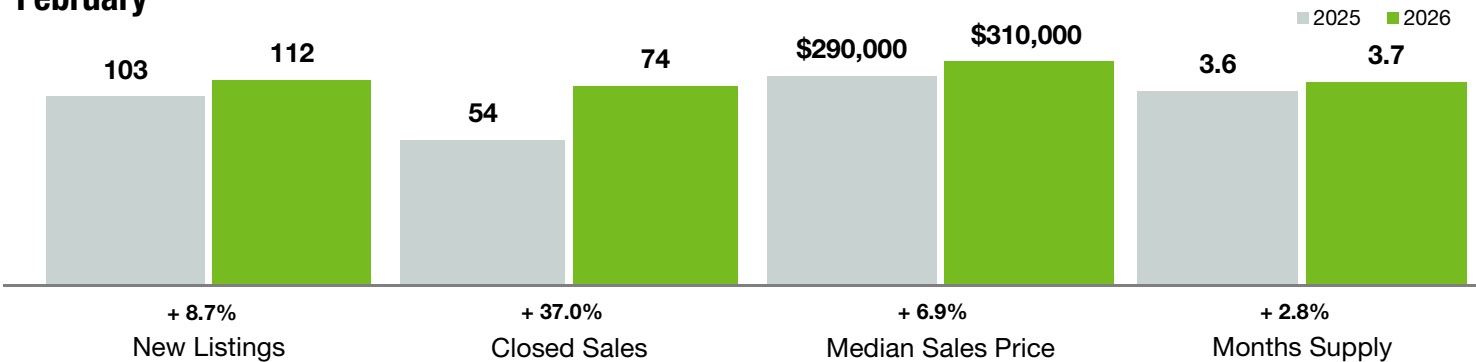
Salisbury

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	103	112	+ 8.7%	186	220	+ 18.3%
Pending Sales	74	99	+ 33.8%	139	183	+ 31.7%
Closed Sales	54	74	+ 37.0%	116	120	+ 3.4%
Median Sales Price*	\$290,000	\$310,000	+ 6.9%	\$270,000	\$297,500	+ 10.2%
Average Sales Price*	\$340,535	\$357,243	+ 4.9%	\$310,234	\$354,790	+ 14.4%
Percent of Original List Price Received*	94.0%	94.5%	+ 0.5%	92.7%	94.1%	+ 1.5%
List to Close	122	128	+ 4.9%	119	121	+ 1.7%
Days on Market Until Sale	69	76	+ 10.1%	70	72	+ 2.9%
Cumulative Days on Market Until Sale	77	85	+ 10.4%	78	81	+ 3.8%
Average List Price	\$297,118	\$354,321	+ 19.3%	\$311,191	\$341,065	+ 9.6%
Inventory of Homes for Sale	272	326	+ 19.9%	--	--	--
Months Supply of Inventory	3.6	3.7	+ 2.8%	--	--	--

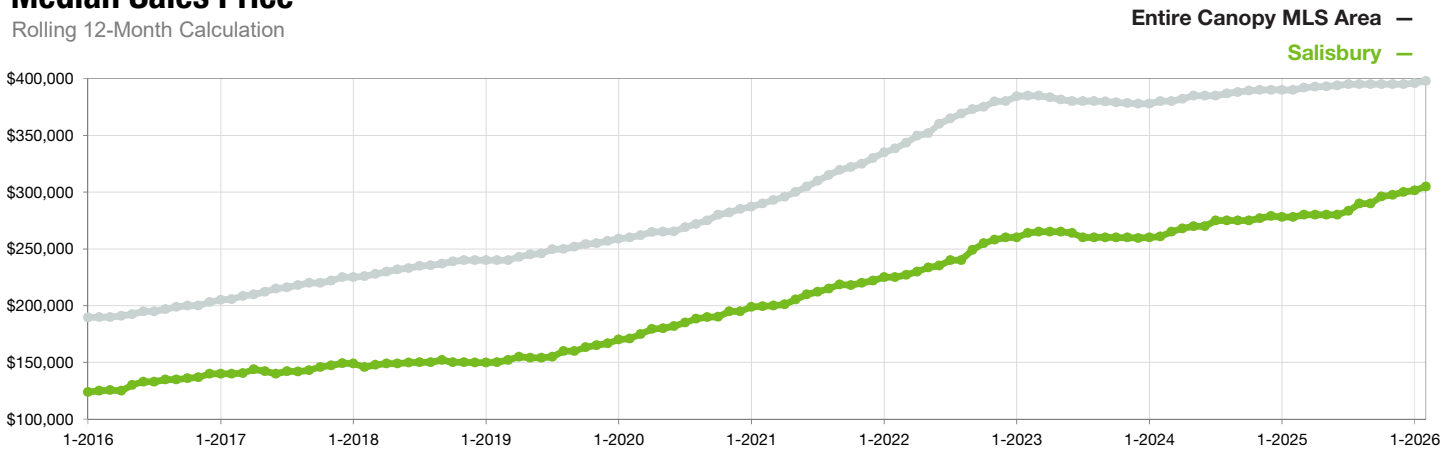
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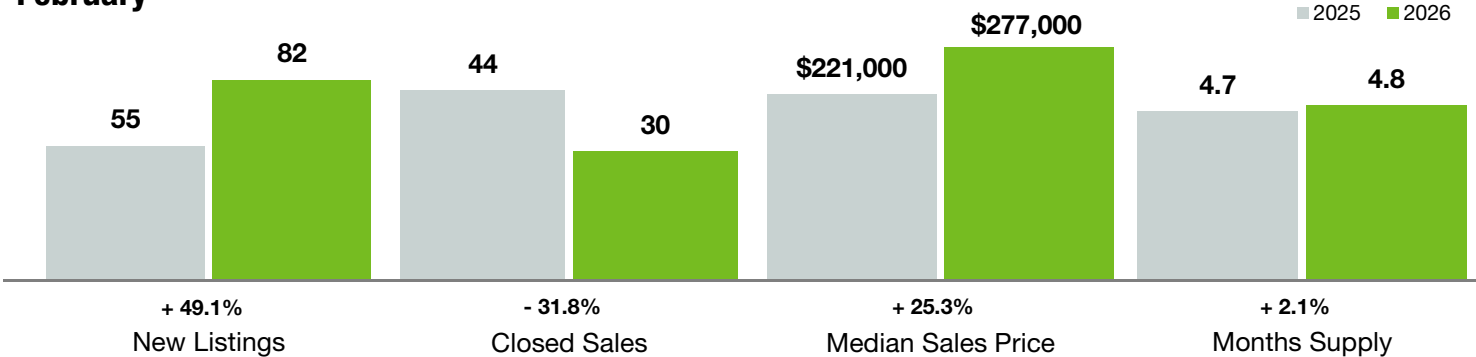
Shelby

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	55	82	+ 49.1%	113	155	+ 37.2%
Pending Sales	49	55	+ 12.2%	89	86	- 3.4%
Closed Sales	44	30	- 31.8%	76	62	- 18.4%
Median Sales Price*	\$221,000	\$277,000	+ 25.3%	\$221,000	\$277,000	+ 25.3%
Average Sales Price*	\$230,838	\$298,193	+ 29.2%	\$246,255	\$307,153	+ 24.7%
Percent of Original List Price Received*	93.9%	95.7%	+ 1.9%	94.4%	94.2%	- 0.2%
List to Close	110	101	- 8.2%	115	122	+ 6.1%
Days on Market Until Sale	68	60	- 11.8%	75	70	- 6.7%
Cumulative Days on Market Until Sale	75	96	+ 28.0%	84	97	+ 15.5%
Average List Price	\$298,851	\$299,945	+ 0.4%	\$283,122	\$292,620	+ 3.4%
Inventory of Homes for Sale	217	232	+ 6.9%	--	--	--
Months Supply of Inventory	4.7	4.8	+ 2.1%	--	--	--

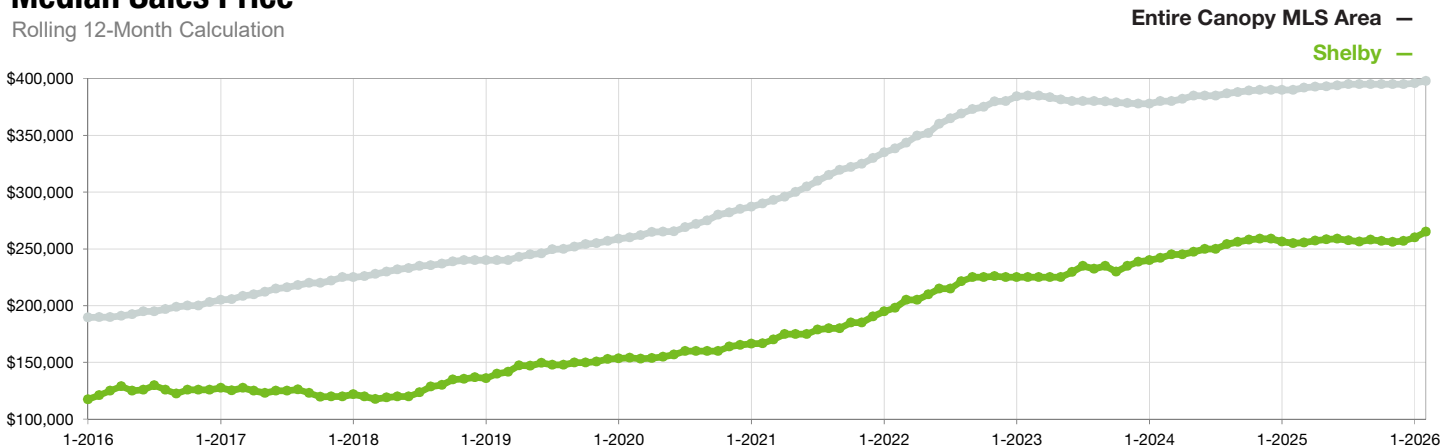
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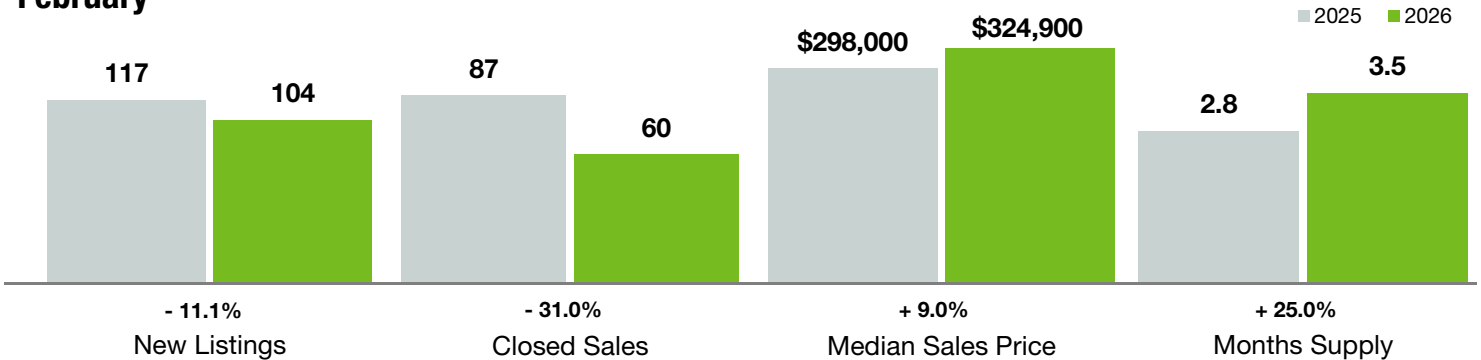
Statesville

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	117	104	- 11.1%	224	217	- 3.1%
Pending Sales	96	88	- 8.3%	185	156	- 15.7%
Closed Sales	87	60	- 31.0%	135	111	- 17.8%
Median Sales Price*	\$298,000	\$324,900	+ 9.0%	\$294,900	\$328,250	+ 11.3%
Average Sales Price*	\$310,129	\$385,432	+ 24.3%	\$307,014	\$369,359	+ 20.3%
Percent of Original List Price Received*	93.8%	94.1%	+ 0.3%	93.9%	93.7%	- 0.2%
List to Close	121	136	+ 12.4%	113	124	+ 9.7%
Days on Market Until Sale	72	99	+ 37.5%	67	84	+ 25.4%
Cumulative Days on Market Until Sale	73	116	+ 58.9%	73	99	+ 35.6%
Average List Price	\$364,265	\$346,961	- 4.8%	\$353,289	\$350,468	- 0.8%
Inventory of Homes for Sale	280	310	+ 10.7%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--

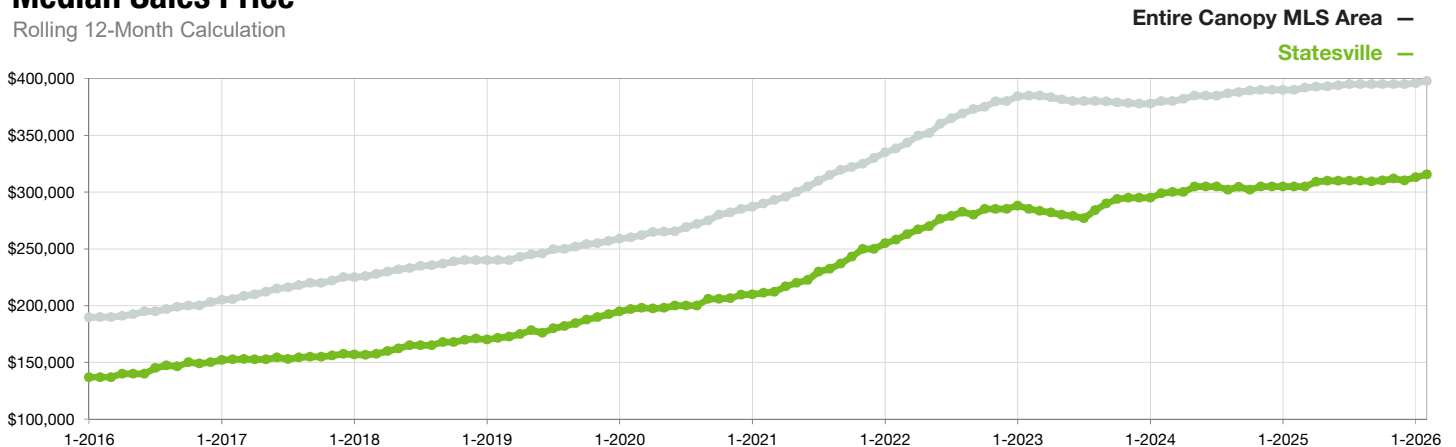
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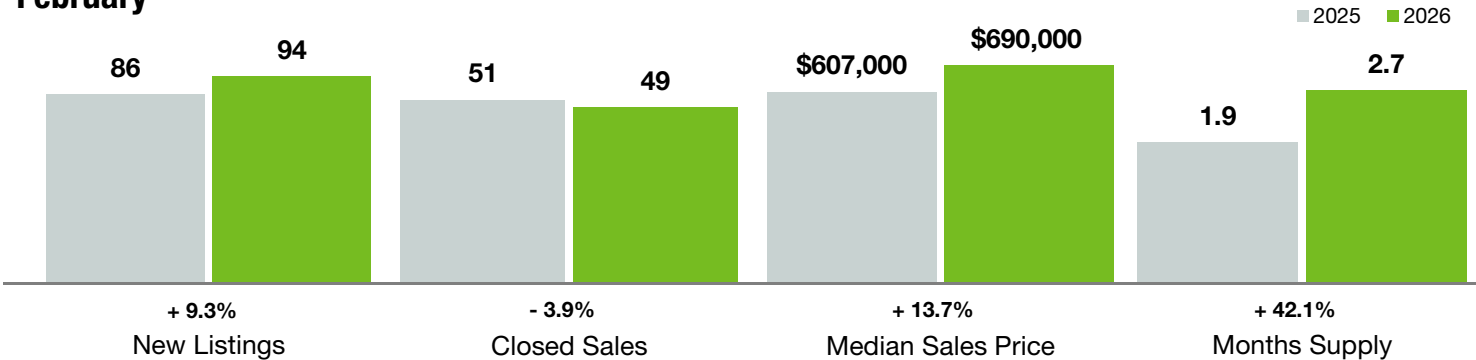
Waxhaw

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	86	94	+ 9.3%	156	162	+ 3.8%
Pending Sales	71	63	- 11.3%	118	129	+ 9.3%
Closed Sales	51	49	- 3.9%	100	81	- 19.0%
Median Sales Price*	\$607,000	\$690,000	+ 13.7%	\$628,363	\$680,057	+ 8.2%
Average Sales Price*	\$747,307	\$737,328	- 1.3%	\$817,856	\$772,681	- 5.5%
Percent of Original List Price Received*	98.0%	95.5%	- 2.6%	95.9%	95.0%	- 0.9%
List to Close	95	110	+ 15.8%	112	116	+ 3.6%
Days on Market Until Sale	60	80	+ 33.3%	74	83	+ 12.2%
Cumulative Days on Market Until Sale	51	77	+ 51.0%	72	81	+ 12.5%
Average List Price	\$802,348	\$908,455	+ 13.2%	\$824,134	\$861,268	+ 4.5%
Inventory of Homes for Sale	144	207	+ 43.8%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

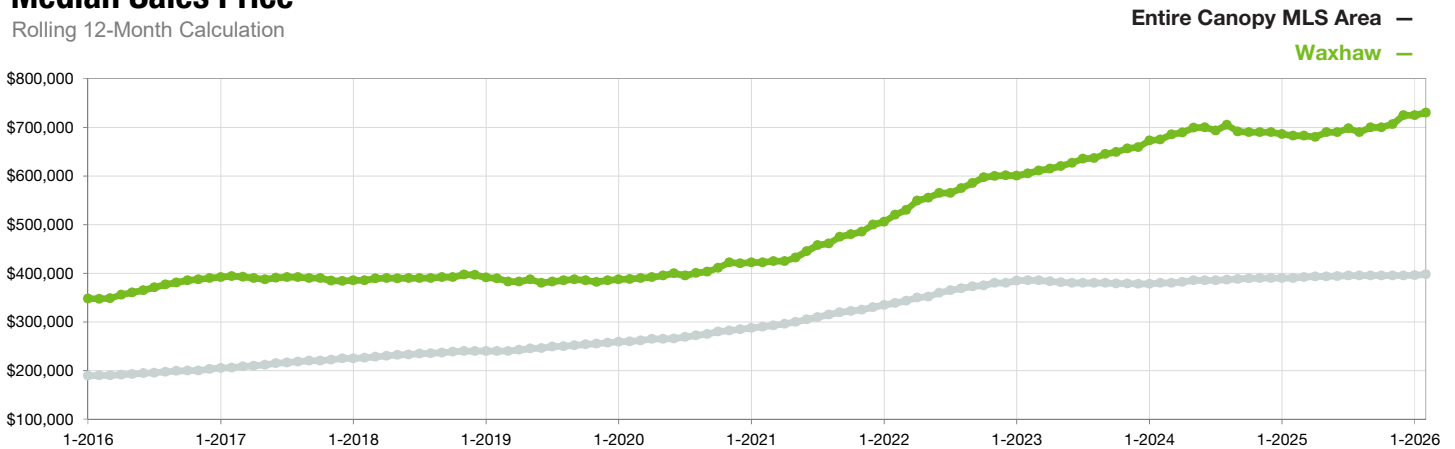
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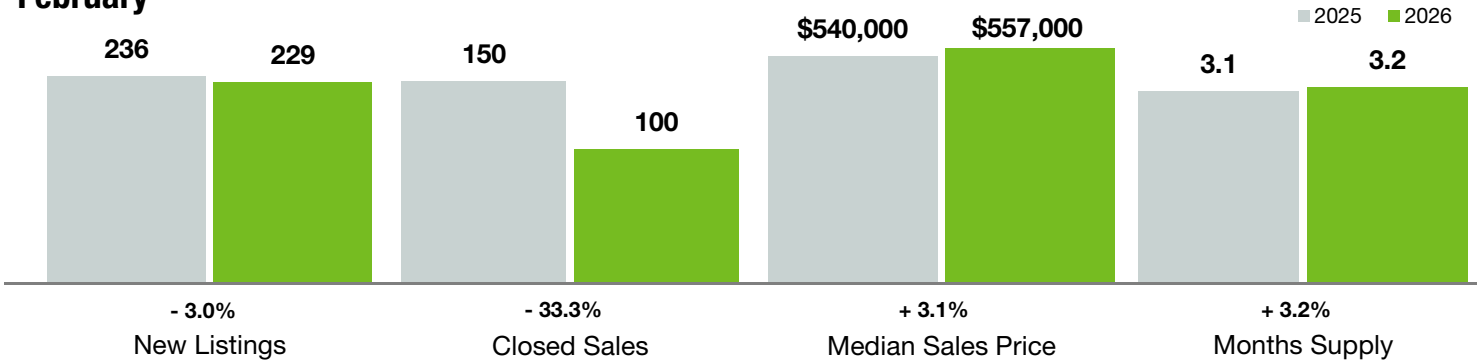
Lake Norman

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	236	229	- 3.0%	431	382	- 11.4%
Pending Sales	182	142	- 22.0%	330	281	- 14.8%
Closed Sales	150	100	- 33.3%	275	205	- 25.5%
Median Sales Price*	\$540,000	\$557,000	+ 3.1%	\$550,000	\$540,000	- 1.8%
Average Sales Price*	\$787,114	\$905,213	+ 15.0%	\$863,364	\$886,404	+ 2.7%
Percent of Original List Price Received*	94.8%	94.2%	- 0.6%	95.0%	94.0%	- 1.1%
List to Close	103	113	+ 9.7%	108	111	+ 2.8%
Days on Market Until Sale	62	74	+ 19.4%	61	70	+ 14.8%
Cumulative Days on Market Until Sale	69	98	+ 42.0%	70	92	+ 31.4%
Average List Price	\$1,012,078	\$1,020,839	+ 0.9%	\$965,893	\$987,225	+ 2.2%
Inventory of Homes for Sale	515	513	- 0.4%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--

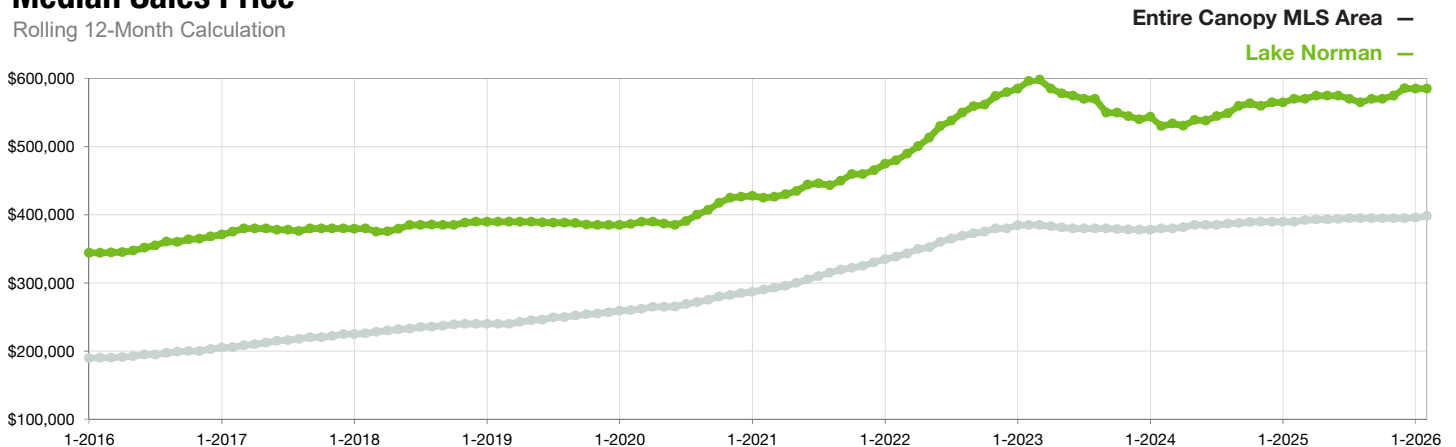
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February



Median Sales Price

Rolling 12-Month Calculation



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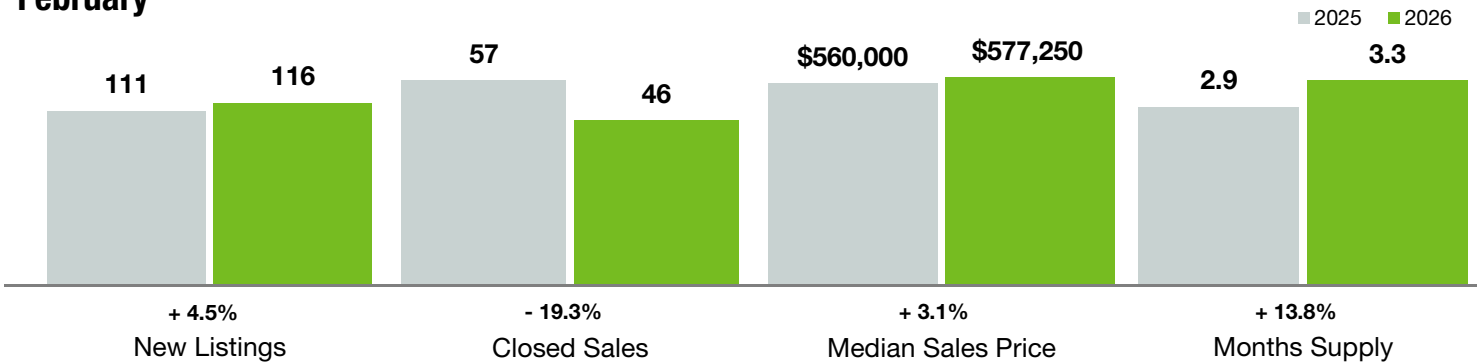
Lake Wylie

North Carolina and South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	111	116	+ 4.5%	213	206	- 3.3%
Pending Sales	64	73	+ 14.1%	132	142	+ 7.6%
Closed Sales	57	46	- 19.3%	118	99	- 16.1%
Median Sales Price*	\$560,000	\$577,250	+ 3.1%	\$558,745	\$578,000	+ 3.4%
Average Sales Price*	\$652,038	\$648,533	- 0.5%	\$701,070	\$665,315	- 5.1%
Percent of Original List Price Received*	97.8%	94.8%	- 3.1%	96.4%	94.1%	- 2.4%
List to Close	98	119	+ 21.4%	106	124	+ 17.0%
Days on Market Until Sale	61	74	+ 21.3%	74	78	+ 5.4%
Cumulative Days on Market Until Sale	55	99	+ 80.0%	74	94	+ 27.0%
Average List Price	\$743,986	\$742,945	- 0.1%	\$728,005	\$714,439	- 1.9%
Inventory of Homes for Sale	224	249	+ 11.2%	--	--	--
Months Supply of Inventory	2.9	3.3	+ 13.8%	--	--	--

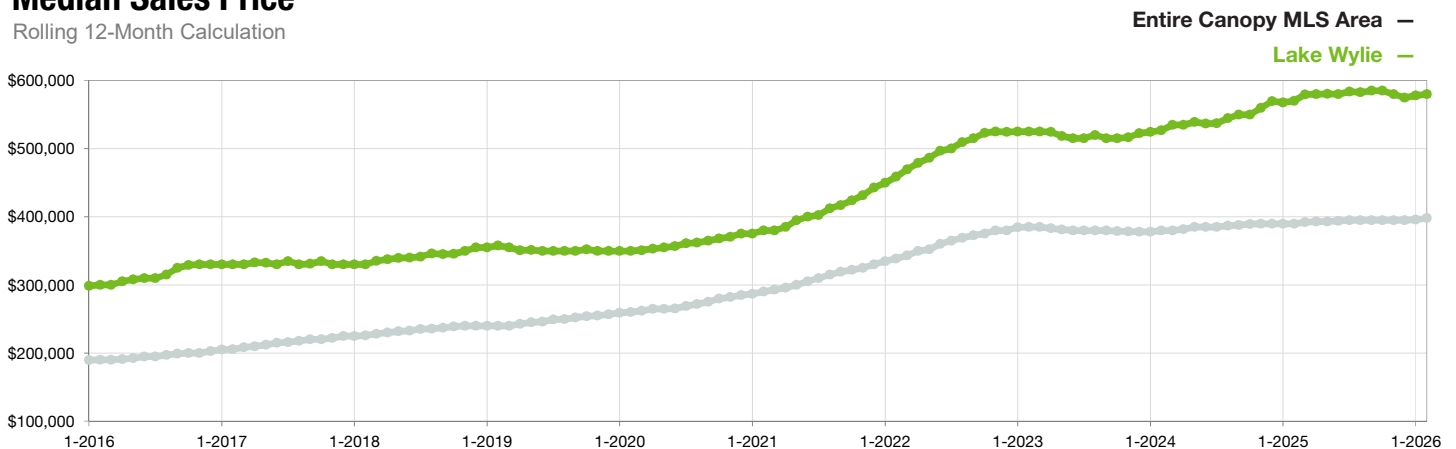
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February



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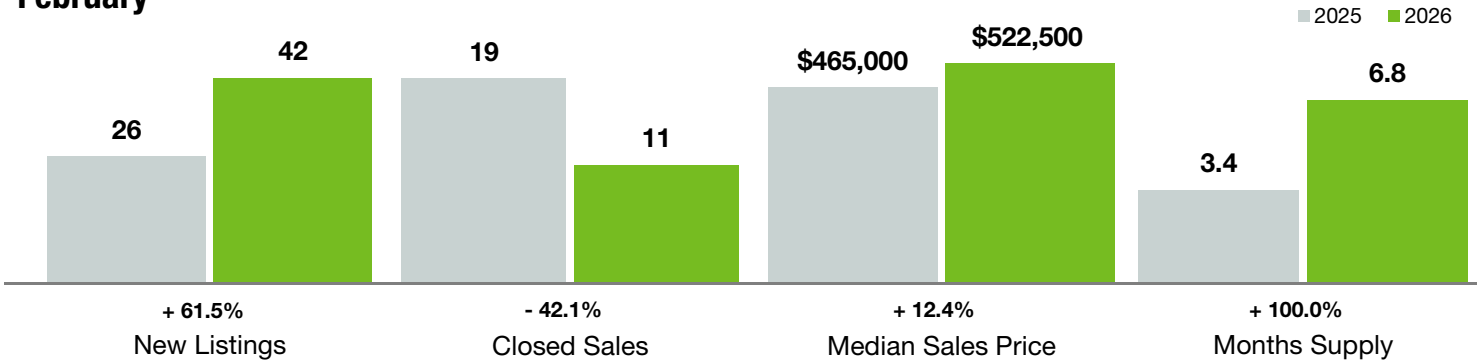
Uptown Charlotte

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	26	42	+ 61.5%	48	83	+ 72.9%
Pending Sales	17	27	+ 58.8%	41	36	- 12.2%
Closed Sales	19	11	- 42.1%	33	19	- 42.4%
Median Sales Price*	\$465,000	\$522,500	+ 12.4%	\$500,000	\$449,000	- 10.2%
Average Sales Price*	\$542,337	\$521,556	- 3.8%	\$519,933	\$498,532	- 4.1%
Percent of Original List Price Received*	93.9%	94.8%	+ 1.0%	94.7%	95.1%	+ 0.4%
List to Close	110	112	+ 1.8%	107	112	+ 4.7%
Days on Market Until Sale	76	66	- 13.2%	72	69	- 4.2%
Cumulative Days on Market Until Sale	111	74	- 33.3%	101	95	- 5.9%
Average List Price	\$464,417	\$548,152	+ 18.0%	\$447,897	\$469,465	+ 4.8%
Inventory of Homes for Sale	67	112	+ 67.2%	--	--	--
Months Supply of Inventory	3.4	6.8	+ 100.0%	--	--	--

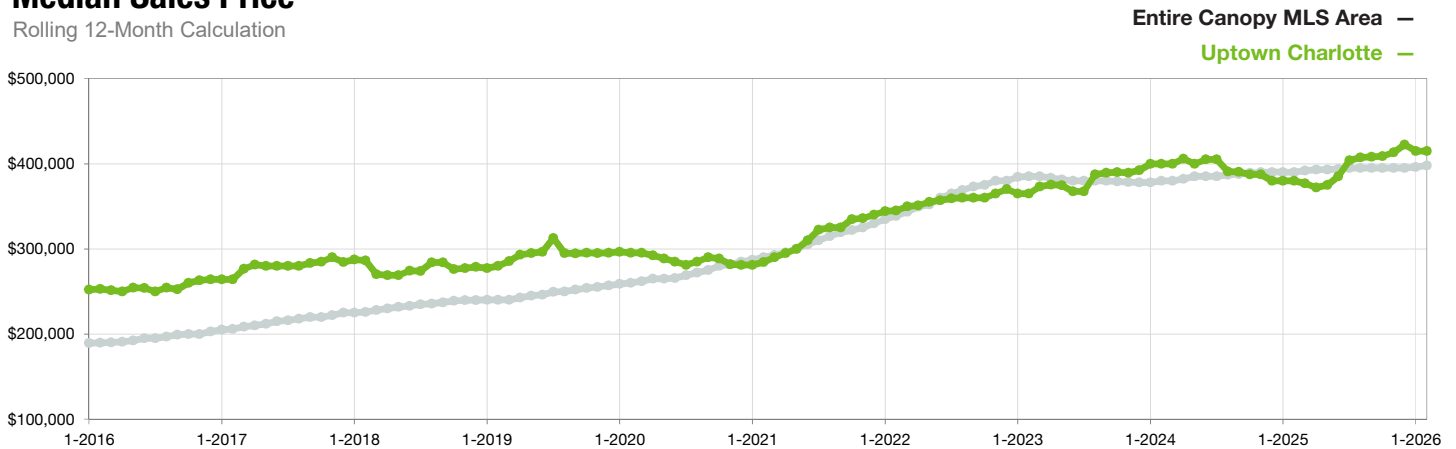
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February



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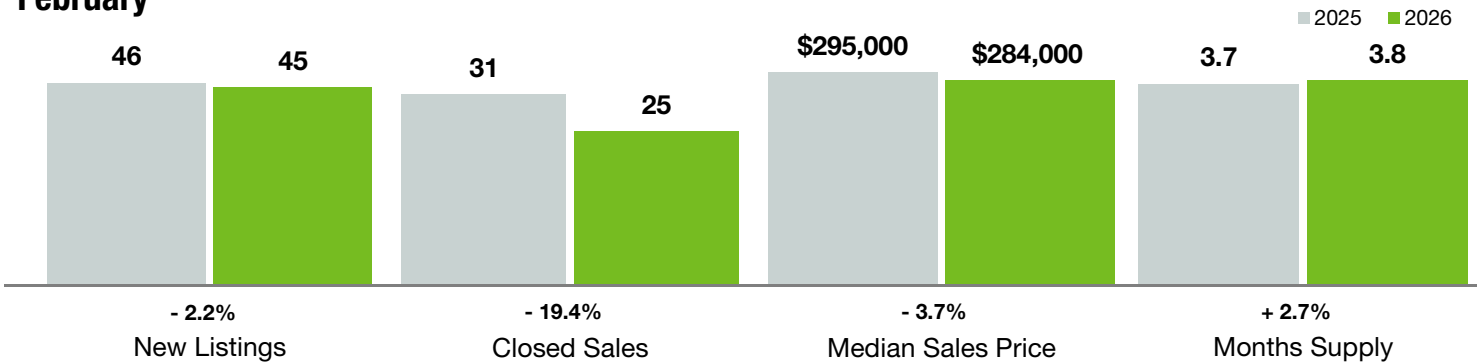
Chester County

South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	46	45	- 2.2%	98	88	- 10.2%
Pending Sales	18	37	+ 105.6%	50	70	+ 40.0%
Closed Sales	31	25	- 19.4%	47	49	+ 4.3%
Median Sales Price*	\$295,000	\$284,000	- 3.7%	\$290,000	\$270,000	- 6.9%
Average Sales Price*	\$315,611	\$267,940	- 15.1%	\$285,739	\$281,155	- 1.6%
Percent of Original List Price Received*	96.3%	94.4%	- 2.0%	95.5%	91.7%	- 4.0%
List to Close	95	128	+ 34.7%	102	125	+ 22.5%
Days on Market Until Sale	52	74	+ 42.3%	53	75	+ 41.5%
Cumulative Days on Market Until Sale	76	100	+ 31.6%	85	91	+ 7.1%
Average List Price	\$237,250	\$322,014	+ 35.7%	\$265,351	\$340,875	+ 28.5%
Inventory of Homes for Sale	113	132	+ 16.8%	--	--	--
Months Supply of Inventory	3.7	3.8	+ 2.7%	--	--	--

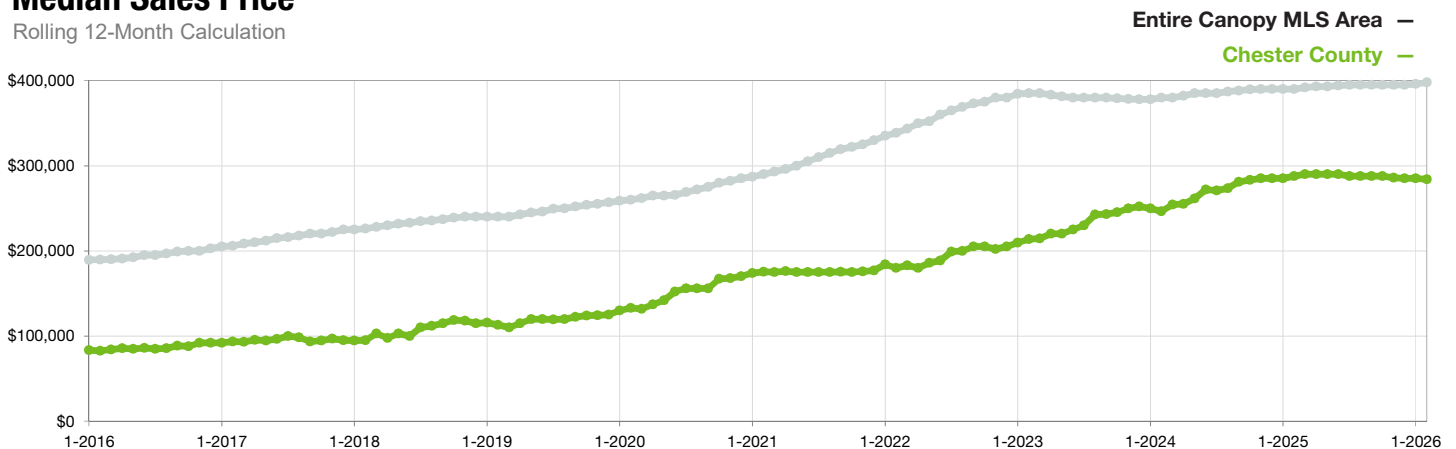
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February



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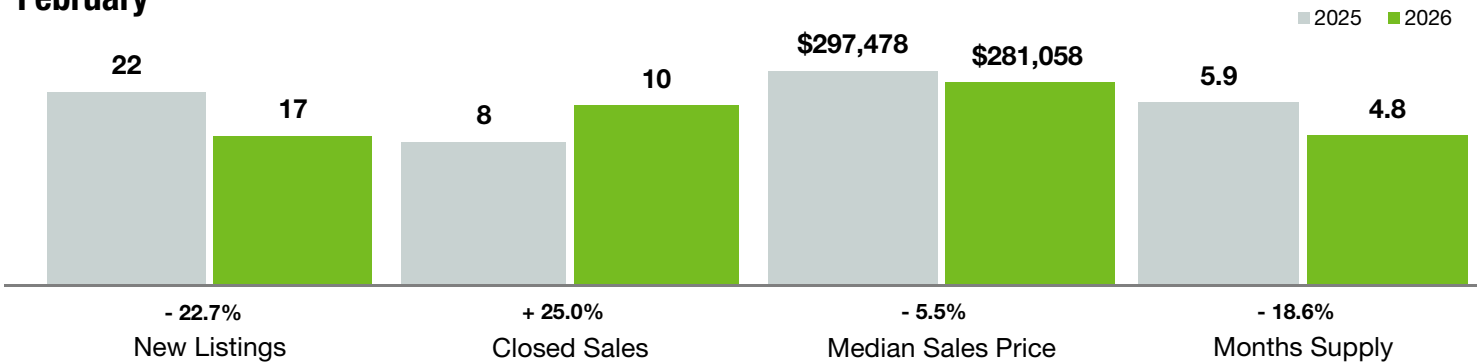
Chesterfield County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	22	17	- 22.7%	35	39	+ 11.4%
Pending Sales	15	13	- 13.3%	24	25	+ 4.2%
Closed Sales	8	10	+ 25.0%	15	26	+ 73.3%
Median Sales Price*	\$297,478	\$281,058	- 5.5%	\$284,000	\$280,500	- 1.2%
Average Sales Price*	\$332,813	\$263,850	- 20.7%	\$308,164	\$270,631	- 12.2%
Percent of Original List Price Received*	96.3%	92.3%	- 4.2%	98.5%	95.4%	- 3.1%
List to Close	117	193	+ 65.0%	131	153	+ 16.8%
Days on Market Until Sale	85	101	+ 18.8%	83	80	- 3.6%
Cumulative Days on Market Until Sale	85	116	+ 36.5%	87	105	+ 20.7%
Average List Price	\$281,490	\$339,163	+ 20.5%	\$262,499	\$368,264	+ 40.3%
Inventory of Homes for Sale	59	70	+ 18.6%	--	--	--
Months Supply of Inventory	5.9	4.8	- 18.6%	--	--	--

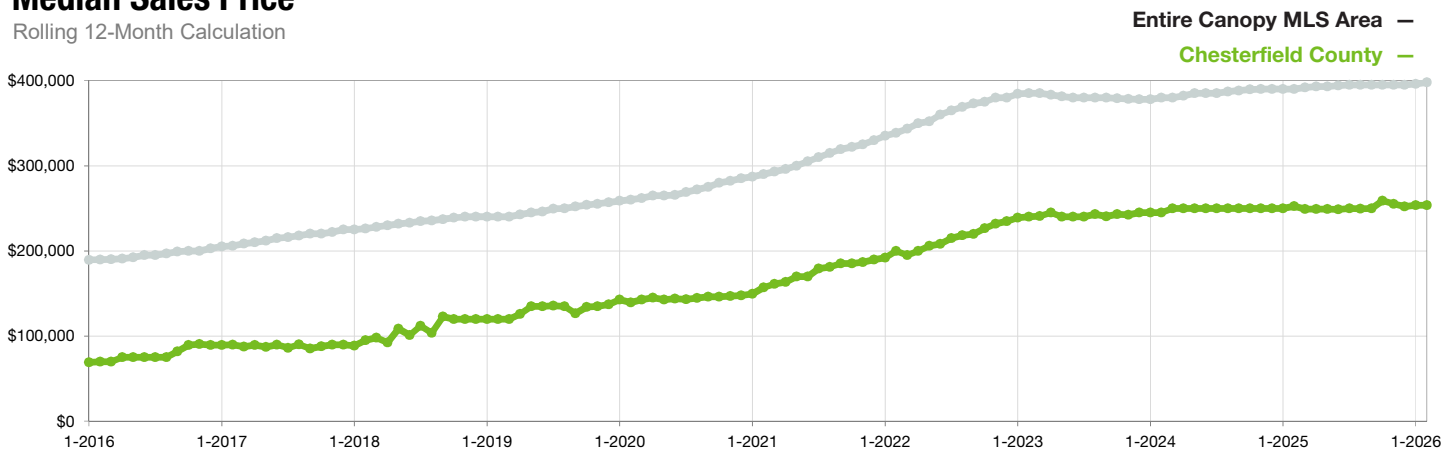
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February



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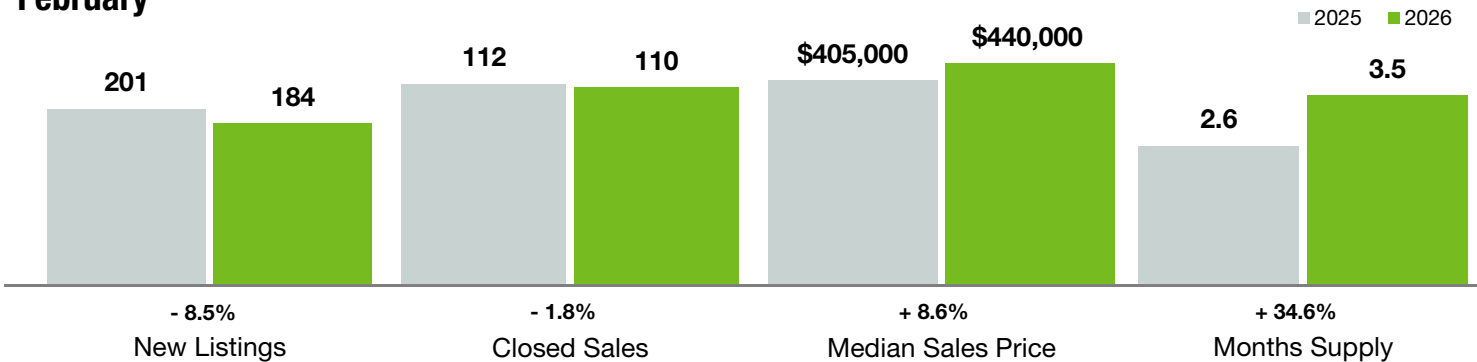
Lancaster County

South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	201	184	- 8.5%	350	344	- 1.7%
Pending Sales	139	142	+ 2.2%	253	266	+ 5.1%
Closed Sales	112	110	- 1.8%	207	197	- 4.8%
Median Sales Price*	\$405,000	\$440,000	+ 8.6%	\$415,000	\$450,000	+ 8.4%
Average Sales Price*	\$444,870	\$461,911	+ 3.8%	\$452,451	\$485,420	+ 7.3%
Percent of Original List Price Received*	95.4%	95.9%	+ 0.5%	95.5%	95.7%	+ 0.2%
List to Close	104	109	+ 4.8%	108	124	+ 14.8%
Days on Market Until Sale	51	64	+ 25.5%	53	74	+ 39.6%
Cumulative Days on Market Until Sale	52	82	+ 57.7%	55	80	+ 45.5%
Average List Price	\$484,954	\$507,637	+ 4.7%	\$493,440	\$496,618	+ 0.6%
Inventory of Homes for Sale	350	482	+ 37.7%	--	--	--
Months Supply of Inventory	2.6	3.5	+ 34.6%	--	--	--

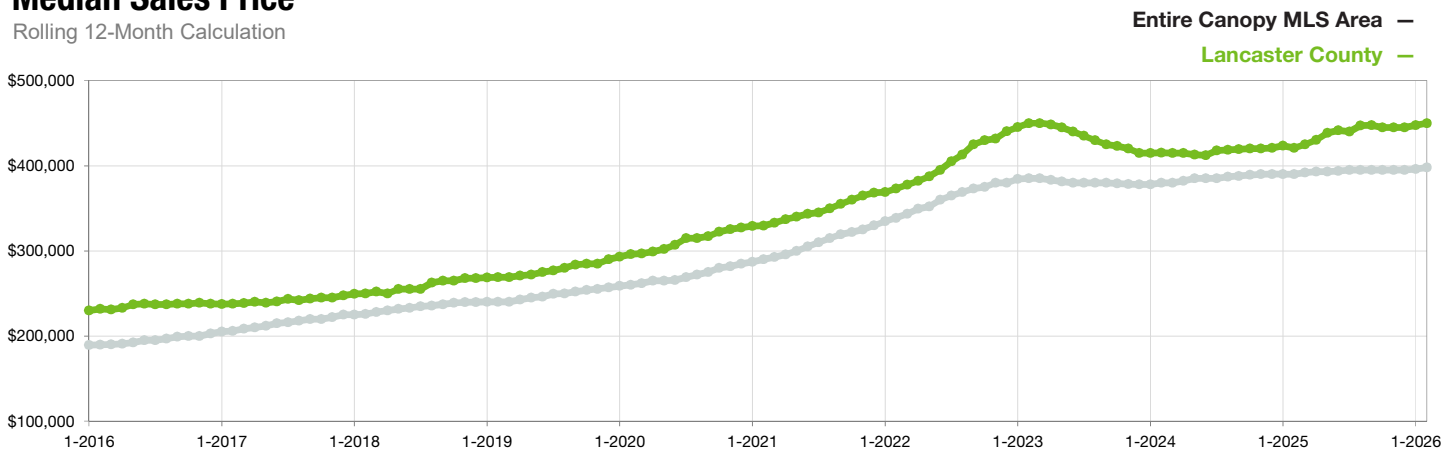
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February



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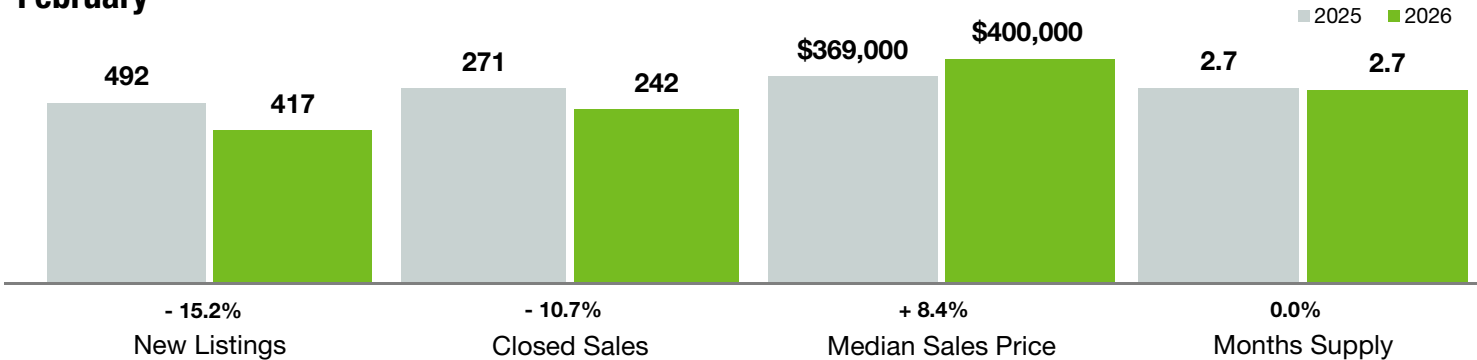
York County

South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	492	417	- 15.2%	907	834	- 8.0%
Pending Sales	327	329	+ 0.6%	647	678	+ 4.8%
Closed Sales	271	242	- 10.7%	523	466	- 10.9%
Median Sales Price*	\$369,000	\$400,000	+ 8.4%	\$389,900	\$400,000	+ 2.6%
Average Sales Price*	\$433,640	\$454,078	+ 4.7%	\$452,232	\$451,960	- 0.1%
Percent of Original List Price Received*	96.0%	95.5%	- 0.5%	95.7%	94.7%	- 1.0%
List to Close	95	105	+ 10.5%	101	109	+ 7.9%
Days on Market Until Sale	54	62	+ 14.8%	58	66	+ 13.8%
Cumulative Days on Market Until Sale	65	79	+ 21.5%	66	79	+ 19.7%
Average List Price	\$501,390	\$509,746	+ 1.7%	\$491,284	\$485,258	- 1.2%
Inventory of Homes for Sale	923	980	+ 6.2%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--

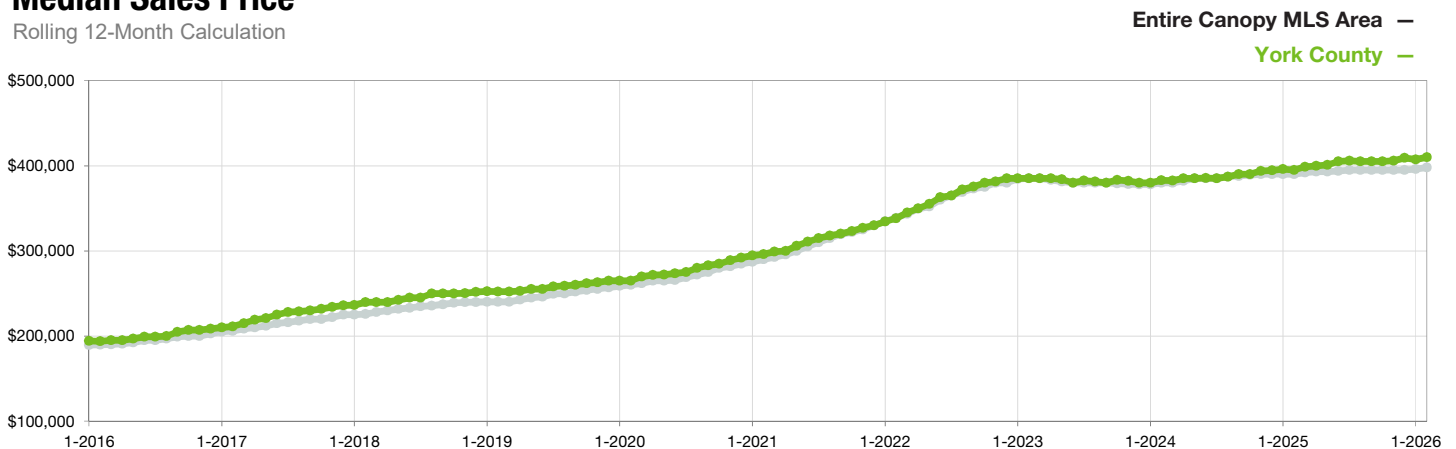
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February



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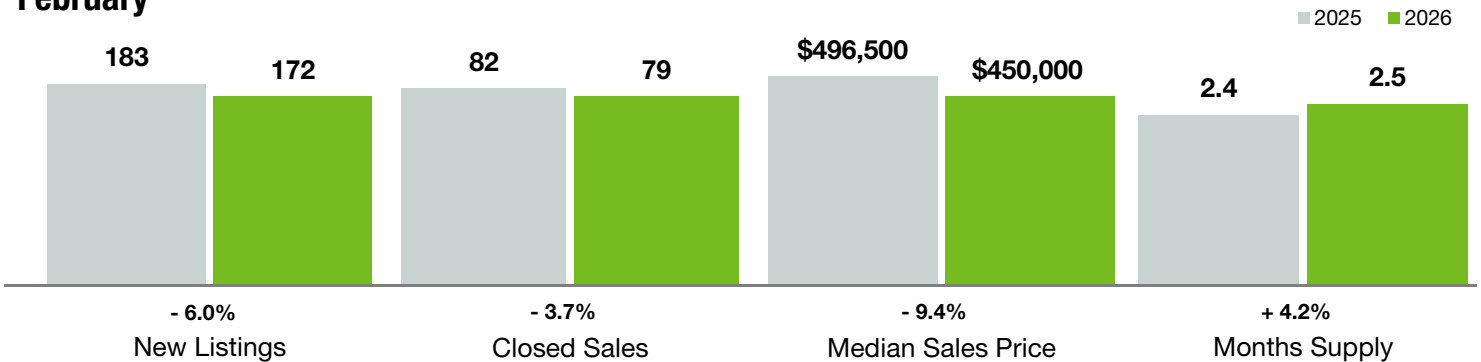
Fort Mill

South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	183	172	- 6.0%	326	306	- 6.1%
Pending Sales	115	108	- 6.1%	226	225	- 0.4%
Closed Sales	82	79	- 3.7%	171	152	- 11.1%
Median Sales Price*	\$496,500	\$450,000	- 9.4%	\$499,999	\$484,000	- 3.2%
Average Sales Price*	\$548,128	\$511,138	- 6.7%	\$554,699	\$536,054	- 3.4%
Percent of Original List Price Received*	96.9%	96.0%	- 0.9%	96.2%	95.7%	- 0.5%
List to Close	87	102	+ 17.2%	90	105	+ 16.7%
Days on Market Until Sale	48	60	+ 25.0%	51	60	+ 17.6%
Cumulative Days on Market Until Sale	51	74	+ 45.1%	55	70	+ 27.3%
Average List Price	\$619,874	\$573,404	- 7.5%	\$604,366	\$560,799	- 7.2%
Inventory of Homes for Sale	286	330	+ 15.4%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--

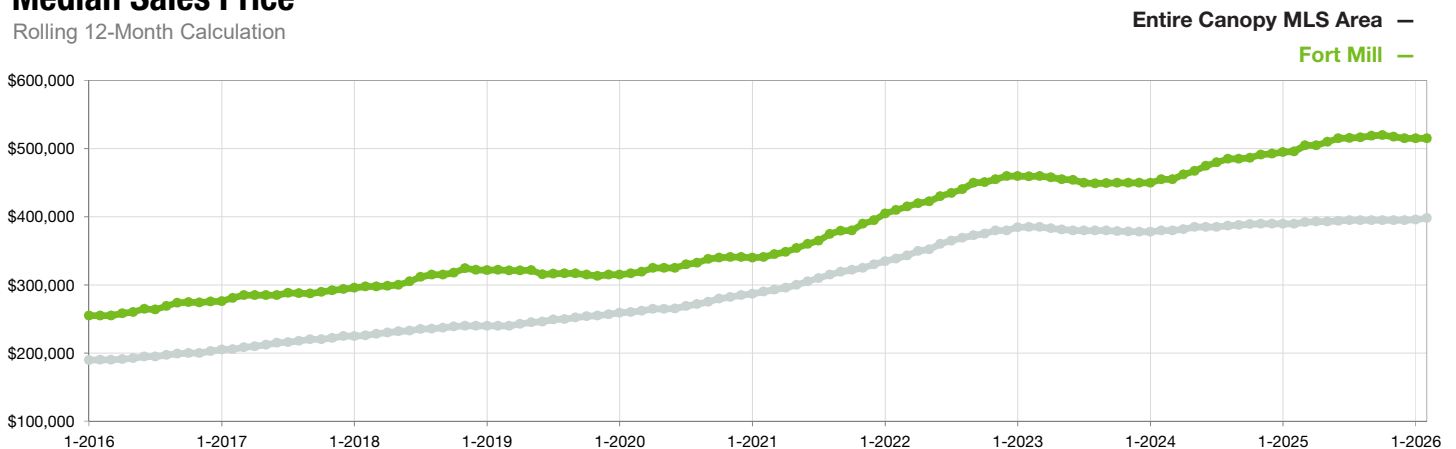
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February



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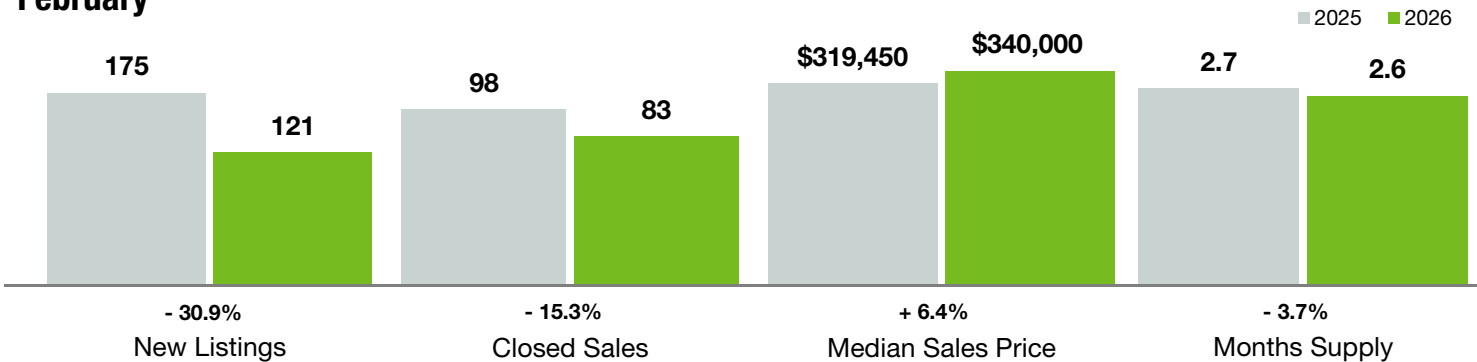
Rock Hill

South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	175	121	- 30.9%	326	280	- 14.1%
Pending Sales	118	124	+ 5.1%	223	236	+ 5.8%
Closed Sales	98	83	- 15.3%	179	165	- 7.8%
Median Sales Price*	\$319,450	\$340,000	+ 6.4%	\$325,000	\$350,000	+ 7.7%
Average Sales Price*	\$343,502	\$387,785	+ 12.9%	\$365,039	\$391,188	+ 7.2%
Percent of Original List Price Received*	95.7%	96.5%	+ 0.8%	95.1%	95.0%	- 0.1%
List to Close	89	90	+ 1.1%	97	100	+ 3.1%
Days on Market Until Sale	47	51	+ 8.5%	52	58	+ 11.5%
Cumulative Days on Market Until Sale	63	76	+ 20.6%	65	76	+ 16.9%
Average List Price	\$381,190	\$388,557	+ 1.9%	\$386,688	\$395,797	+ 2.4%
Inventory of Homes for Sale	322	320	- 0.6%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--

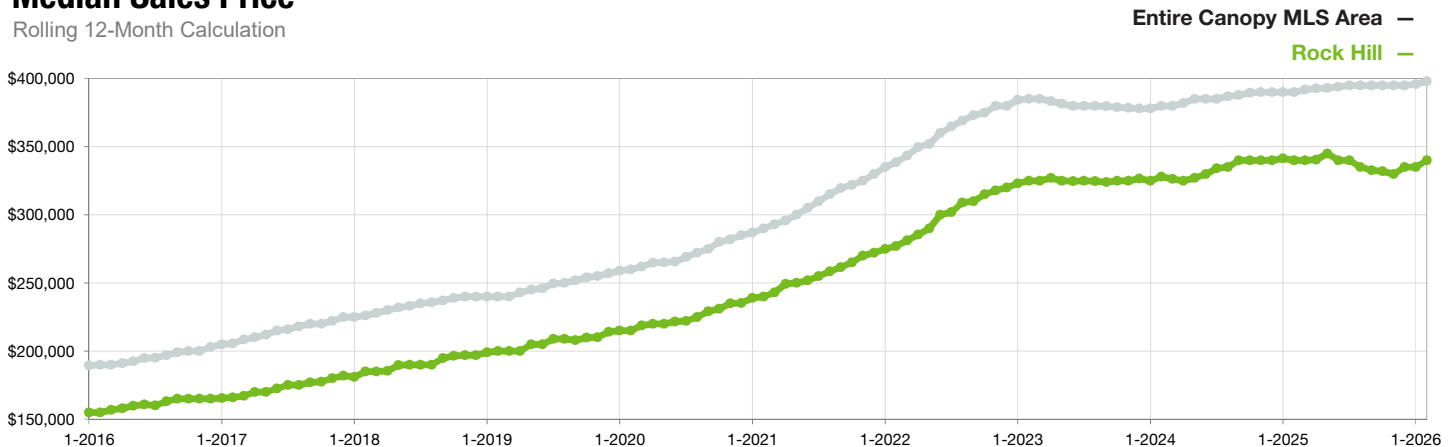
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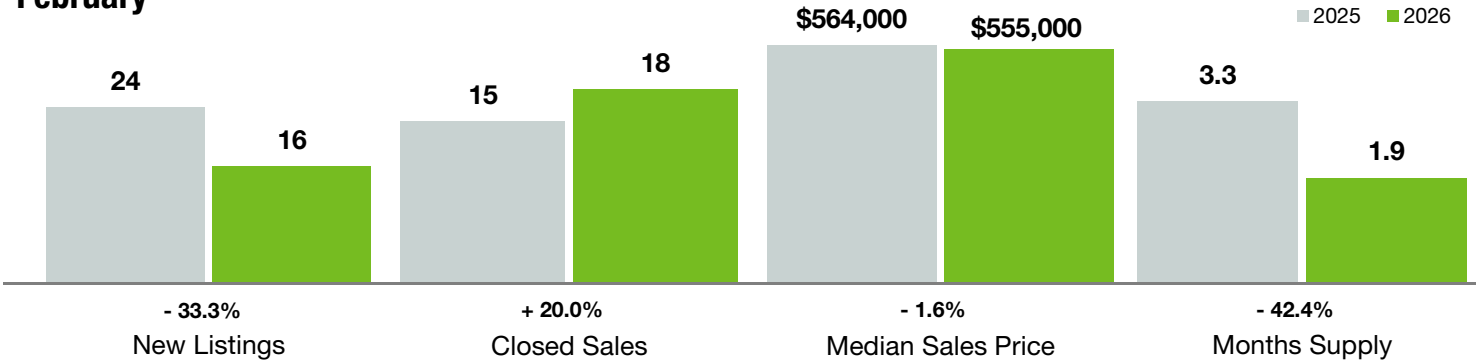
Tega Cay

South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	24	16	- 33.3%	48	29	- 39.6%
Pending Sales	10	12	+ 20.0%	25	33	+ 32.0%
Closed Sales	15	18	+ 20.0%	26	31	+ 19.2%
Median Sales Price*	\$564,000	\$555,000	- 1.6%	\$527,750	\$594,650	+ 12.7%
Average Sales Price*	\$602,782	\$640,342	+ 6.2%	\$566,966	\$628,118	+ 10.8%
Percent of Original List Price Received*	97.3%	95.3%	- 2.1%	96.6%	95.3%	- 1.3%
List to Close	90	119	+ 32.2%	85	118	+ 38.8%
Days on Market Until Sale	46	72	+ 56.5%	41	66	+ 61.0%
Cumulative Days on Market Until Sale	49	86	+ 75.5%	45	74	+ 64.4%
Average List Price	\$634,199	\$747,874	+ 17.9%	\$635,404	\$657,440	+ 3.5%
Inventory of Homes for Sale	56	38	- 32.1%	--	--	--
Months Supply of Inventory	3.3	1.9	- 42.4%	--	--	--

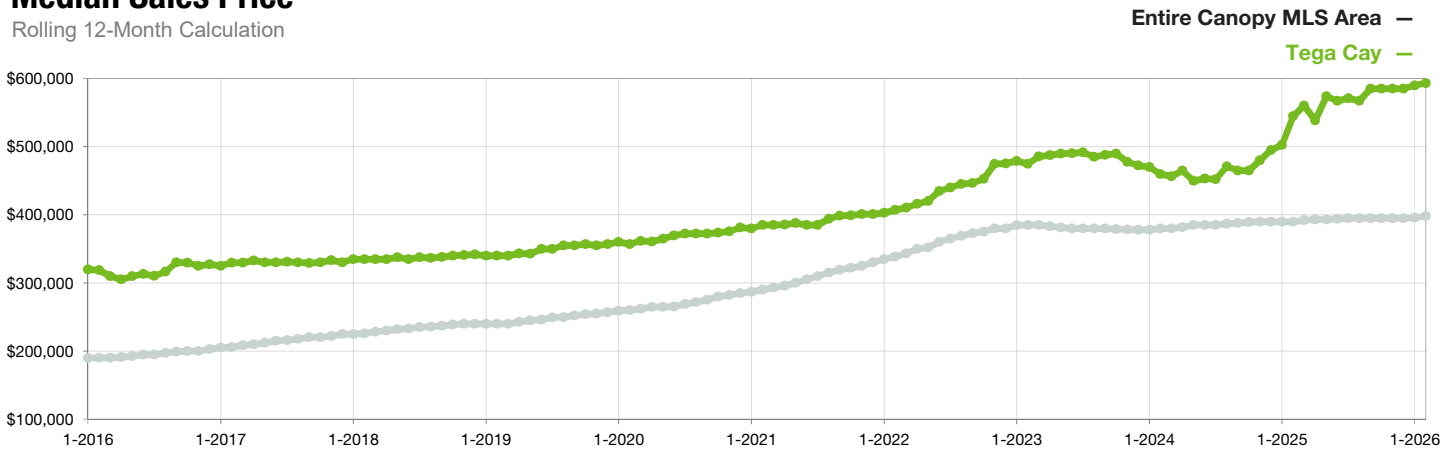
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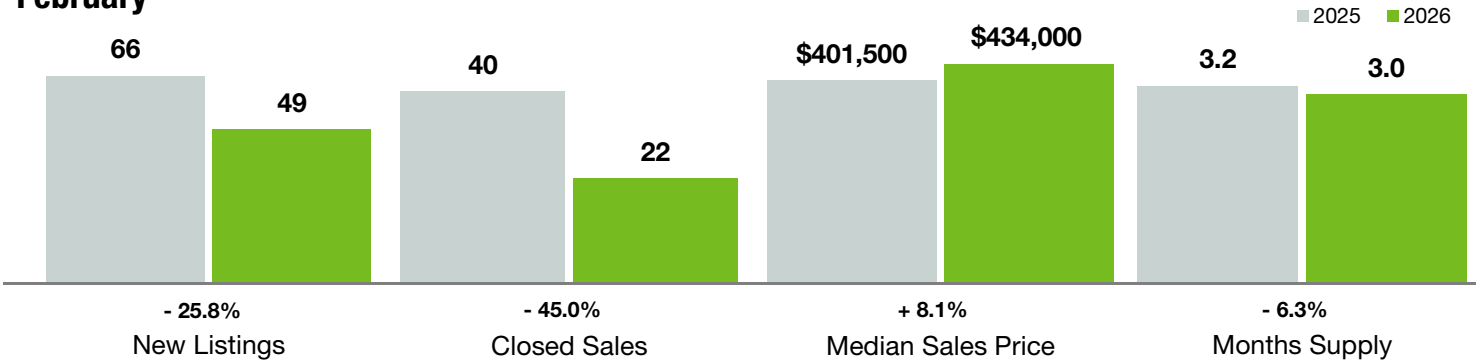
Town of Clover

South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	66	49	- 25.8%	118	90	- 23.7%
Pending Sales	42	43	+ 2.4%	86	72	- 16.3%
Closed Sales	40	22	- 45.0%	78	51	- 34.6%
Median Sales Price*	\$401,500	\$434,000	+ 8.1%	\$422,500	\$349,990	- 17.2%
Average Sales Price*	\$462,235	\$423,172	- 8.5%	\$499,655	\$399,085	- 20.1%
Percent of Original List Price Received*	96.6%	92.8%	- 3.9%	96.1%	94.1%	- 2.1%
List to Close	102	142	+ 39.2%	117	131	+ 12.0%
Days on Market Until Sale	60	93	+ 55.0%	72	81	+ 12.5%
Cumulative Days on Market Until Sale	85	95	+ 11.8%	92	87	- 5.4%
Average List Price	\$447,999	\$591,335	+ 32.0%	\$439,170	\$504,051	+ 14.8%
Inventory of Homes for Sale	120	133	+ 10.8%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

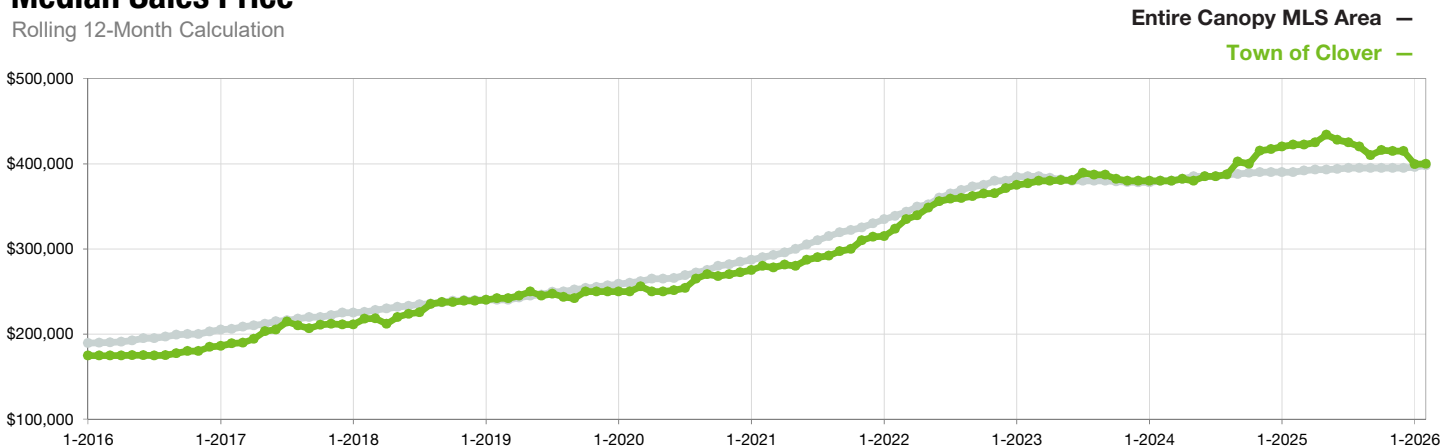
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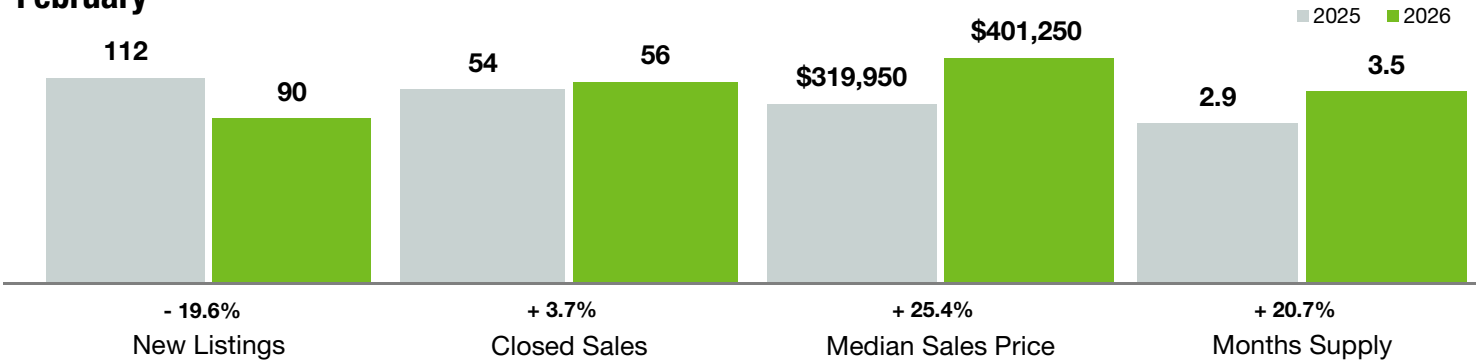
Town of Lancaster

South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	112	90	- 19.6%	185	175	- 5.4%
Pending Sales	70	77	+ 10.0%	133	140	+ 5.3%
Closed Sales	54	56	+ 3.7%	91	102	+ 12.1%
Median Sales Price*	\$319,950	\$401,250	+ 25.4%	\$319,665	\$392,250	+ 22.7%
Average Sales Price*	\$370,980	\$394,779	+ 6.4%	\$352,766	\$414,405	+ 17.5%
Percent of Original List Price Received*	95.0%	95.6%	+ 0.6%	95.3%	95.6%	+ 0.3%
List to Close	107	118	+ 10.3%	104	129	+ 24.0%
Days on Market Until Sale	64	72	+ 12.5%	59	81	+ 37.3%
Cumulative Days on Market Until Sale	55	87	+ 58.2%	55	86	+ 56.4%
Average List Price	\$400,415	\$459,415	+ 14.7%	\$424,731	\$444,632	+ 4.7%
Inventory of Homes for Sale	194	242	+ 24.7%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

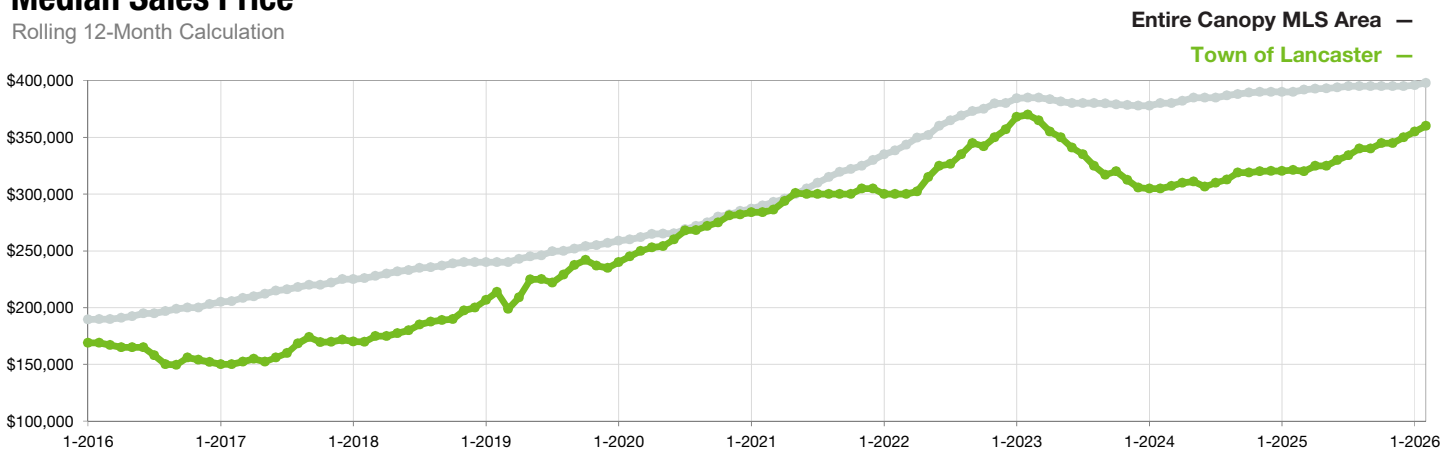
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



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

Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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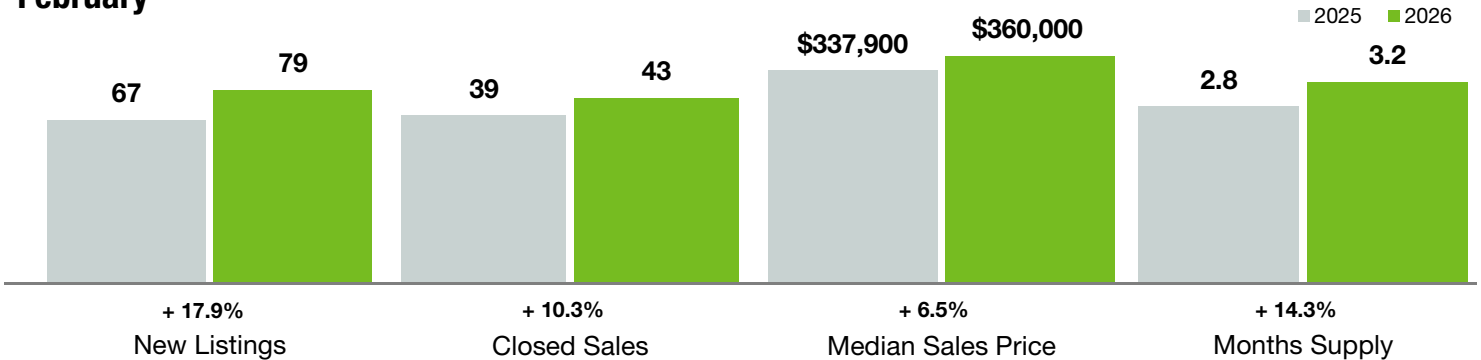
Town of York

South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	67	79	+ 17.9%	131	171	+ 30.5%
Pending Sales	59	56	- 5.1%	114	127	+ 11.4%
Closed Sales	39	43	+ 10.3%	86	81	- 5.8%
Median Sales Price*	\$337,900	\$360,000	+ 6.5%	\$341,000	\$349,990	+ 2.6%
Average Sales Price*	\$354,006	\$430,662	+ 21.7%	\$375,633	\$425,411	+ 13.3%
Percent of Original List Price Received*	95.7%	94.4%	- 1.4%	96.2%	92.7%	- 3.6%
List to Close	114	111	- 2.6%	109	121	+ 11.0%
Days on Market Until Sale	67	65	- 3.0%	63	79	+ 25.4%
Cumulative Days on Market Until Sale	71	88	+ 23.9%	64	99	+ 54.7%
Average List Price	\$527,198	\$460,267	- 12.7%	\$481,465	\$483,160	+ 0.4%
Inventory of Homes for Sale	161	208	+ 29.2%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

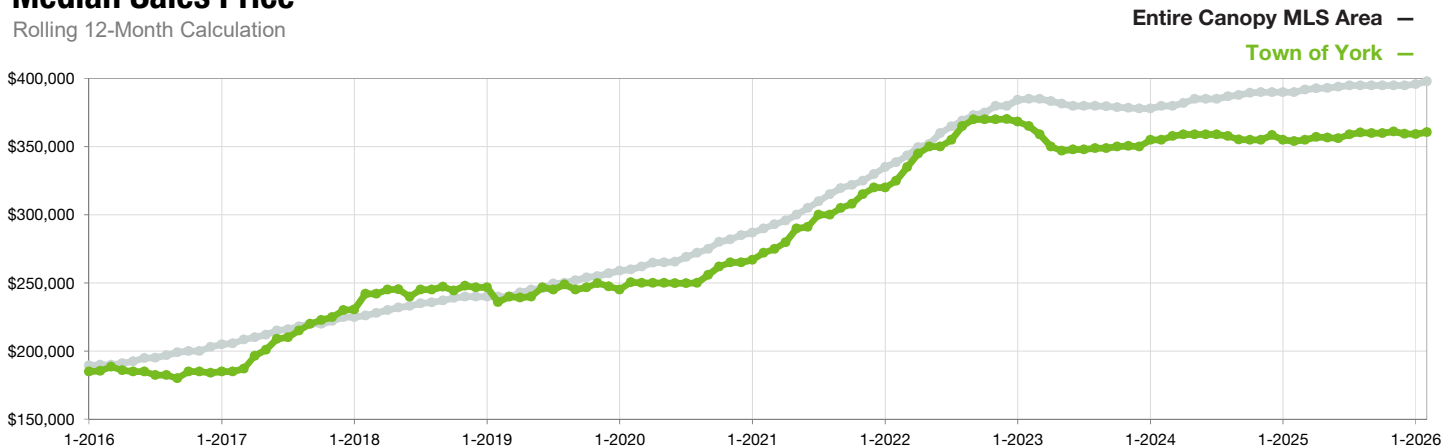
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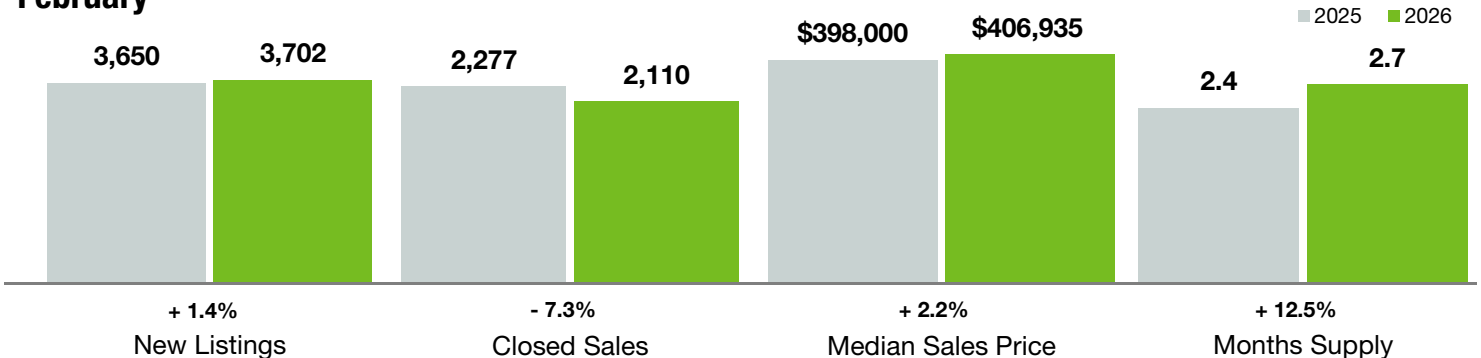
Charlotte MSA

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		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	3,650	3,702	+ 1.4%	7,008	7,114	+ 1.5%
Pending Sales	2,833	2,897	+ 2.3%	5,402	5,582	+ 3.3%
Closed Sales	2,277	2,110	- 7.3%	4,356	3,988	- 8.4%
Median Sales Price*	\$398,000	\$406,935	+ 2.2%	\$398,000	\$405,000	+ 1.8%
Average Sales Price*	\$489,317	\$494,853	+ 1.1%	\$498,516	\$502,872	+ 0.9%
Percent of Original List Price Received*	96.2%	95.1%	- 1.1%	95.9%	94.8%	- 1.1%
List to Close	100	113	+ 13.0%	102	114	+ 11.8%
Days on Market Until Sale	54	68	+ 25.9%	55	68	+ 23.6%
Cumulative Days on Market Until Sale	62	80	+ 29.0%	62	78	+ 25.8%
Average List Price	\$540,363	\$572,617	+ 6.0%	\$526,864	\$548,932	+ 4.2%
Inventory of Homes for Sale	6,881	8,075	+ 17.4%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

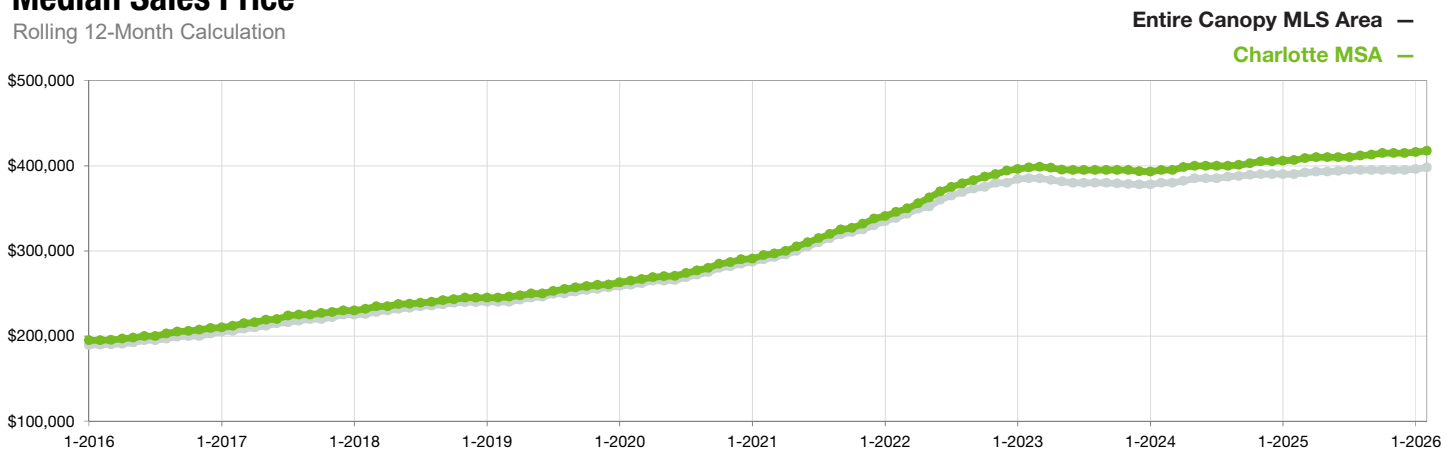
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