

# MARKET REPORT

## PIERREFONDS-ROXBORO (East) Single-Family Homes

FEBRUARY 2026

### MARKET CONDITIONS

#### CURRENT MARKET TYPE

**Seller's Market — Moderate Seller Advantage**

#### MEDIAN SALE PRICE — ANNUAL TREND

2024: \$592,500 → 2025: \$646,100

**YEAR-OVER-YEAR CHANGE +9.05%** 

#### TRAILING 12-MONTH MARKET INDICATORS

Total Homes Sold	48
Average Days on Market	92
Active Listings (Monthly Avg.)	15.8
Months of Inventory	3.9
Total Expired Listings	18

### MARKET INTERPRETATION

The real estate market in Pierrefonds-Roxboro (East) is currently in a seller's market, with a moderate advantage for sellers based on current supply levels relative to sales activity. With approximately 3.9 months of inventory and an average selling time of 92 days, homes that are competitively priced continue to sell, though marketing times may be longer than in stronger seller conditions. Over the past year, the median sale price increased from \$592,500 to \$646,100, representing a 9.05% year-over-year increase. Accurate pricing and proper presentation remain important factors in achieving optimal results.

Sincerely,



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