

# Local Market Update for May 2023

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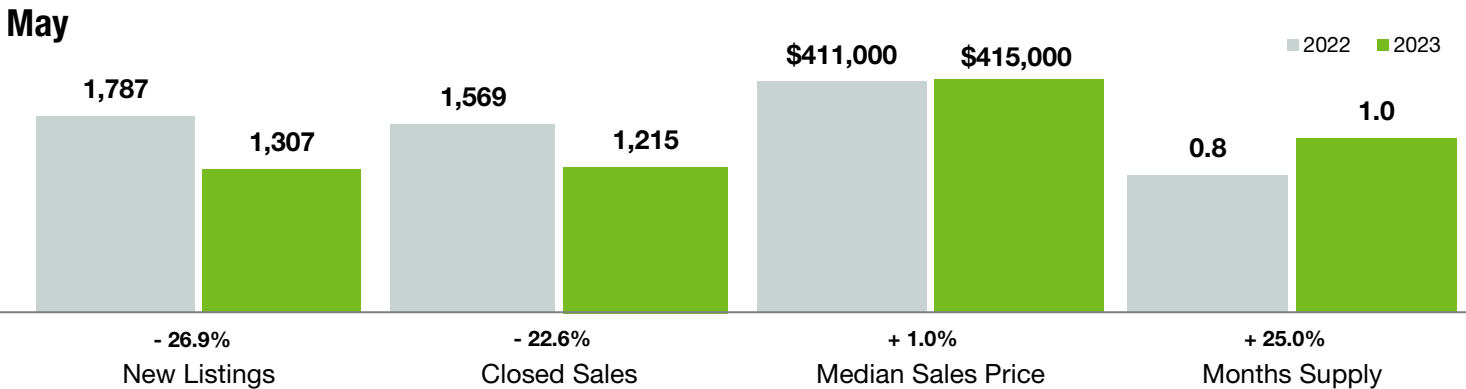


## City of Charlotte

North Carolina

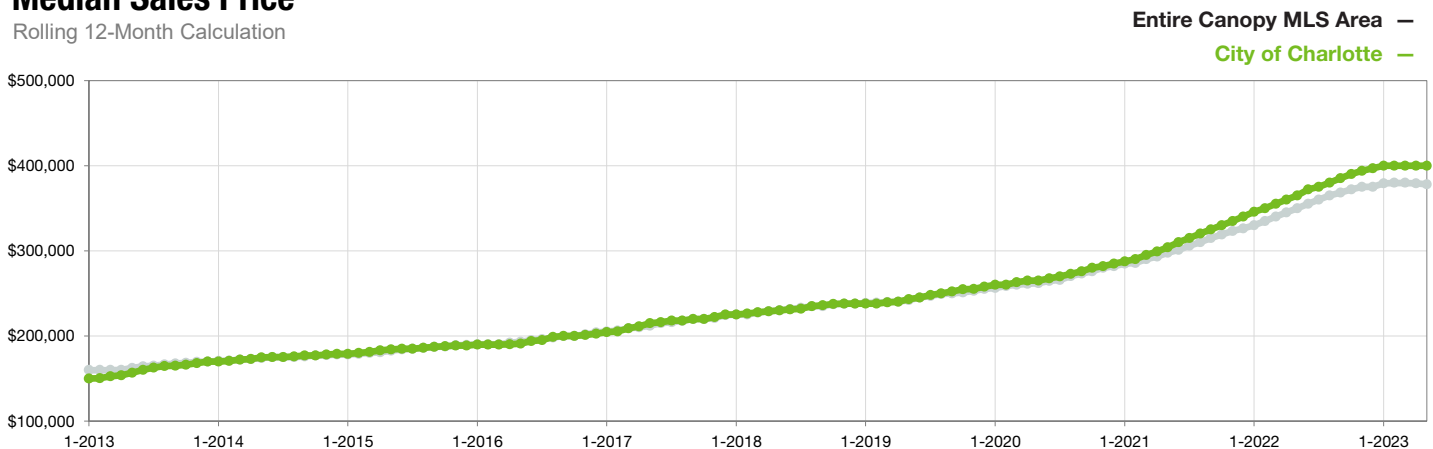
Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	1,787	1,307	- 26.9%	7,835	6,138	- 21.7%
Pending Sales	1,490	1,253	- 15.9%	7,113	6,073	- 14.6%
Closed Sales	1,569	1,215	- 22.6%	6,866	5,191	- 24.4%
Median Sales Price*	\$411,000	\$415,000	+ 1.0%	\$390,000	\$399,900	+ 2.5%
Average Sales Price*	\$518,304	\$574,025	+ 10.8%	\$483,166	\$516,854	+ 7.0%
Percent of Original List Price Received*	103.9%	99.1%	- 4.6%	103.0%	97.3%	- 5.5%
List to Close	65	74	+ 13.8%	73	90	+ 23.3%
Days on Market Until Sale	12	28	+ 133.3%	17	40	+ 135.3%
Cumulative Days on Market Until Sale	12	30	+ 150.0%	17	42	+ 147.1%
Average List Price	\$537,163	\$609,021	+ 13.4%	\$511,809	\$574,520	+ 12.3%
Inventory of Homes for Sale	1,126	1,062	- 5.7%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

\* 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



Current as of June 5, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.