Local Market Update for July 2021

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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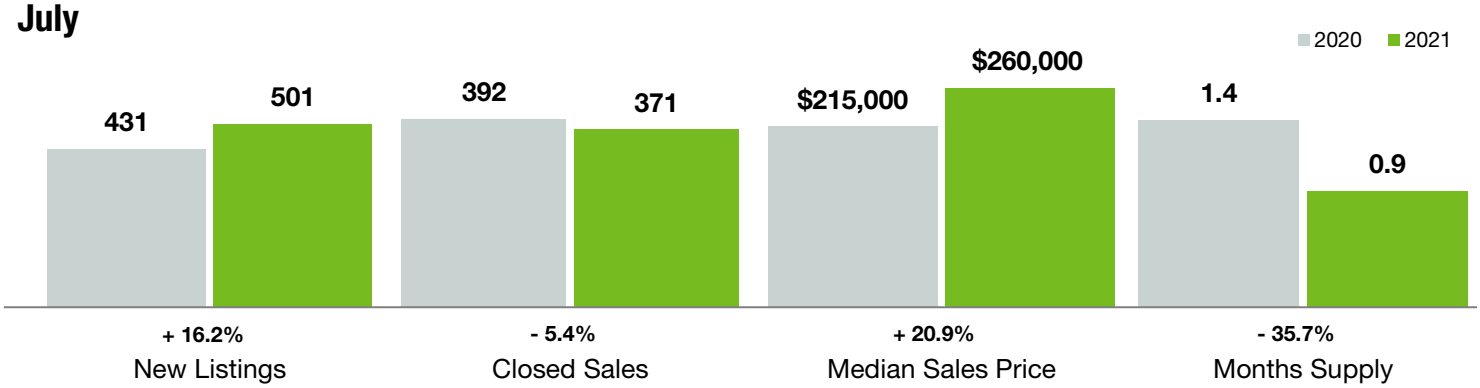
Gaston County

North Carolina

	July			Year to Date		
Key Metrics	**2020**	**2021**	Percent Change	**Thru 7-2020**	**Thru 7-2021**	Percent Change
New Listings	431	**501**	+ 16.2%	2,511	**2,828**	+ 12.6%
Pending Sales	375	**418**	+ 11.5%	2,378	**2,609**	+ 9.7%
Closed Sales	392	**371**	- 5.4%	2,193	**2,402**	+ 9.5%
Median Sales Price*	$215,000	**$260,000**	+ 20.9%	$210,000	**$248,000**	+ 18.1%
Average Sales Price*	$246,826	**$292,112**	+ 18.3%	$237,257	**$272,136**	+ 14.7%
Percent of Original List Price Received*	97.8%	**101.1%**	+ 3.4%	97.0%	**100.7%**	+ 3.8%
List to Close	93	**79**	- 15.1%	95	**82**	- 13.7%
Days on Market Until Sale	40	**15**	- 62.5%	41	**20**	- 51.2%
Cumulative Days on Market Until Sale	43	**13**	- 69.8%	45	**20**	- 55.6%
Average List Price	$258,221	**$299,407**	+ 15.9%	$241,305	**$277,632**	+ 15.1%
Inventory of Homes for Sale	442	**308**	- 30.3%	--	**--**	--
Months Supply of Inventory	1.4	**0.9**	- 35.7%	--	**--**	--

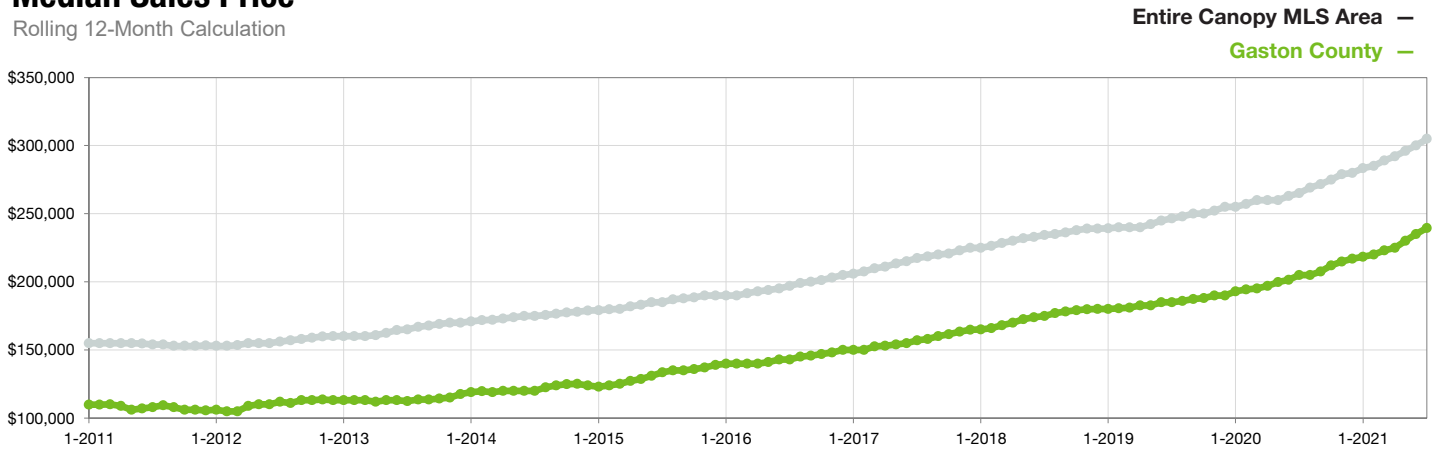
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

July



Median Sales Price

Rolling 12-Month Calculation



Current as of August 5, 2021. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2021 ShowingTime.