

# Local Market Update for January 2023

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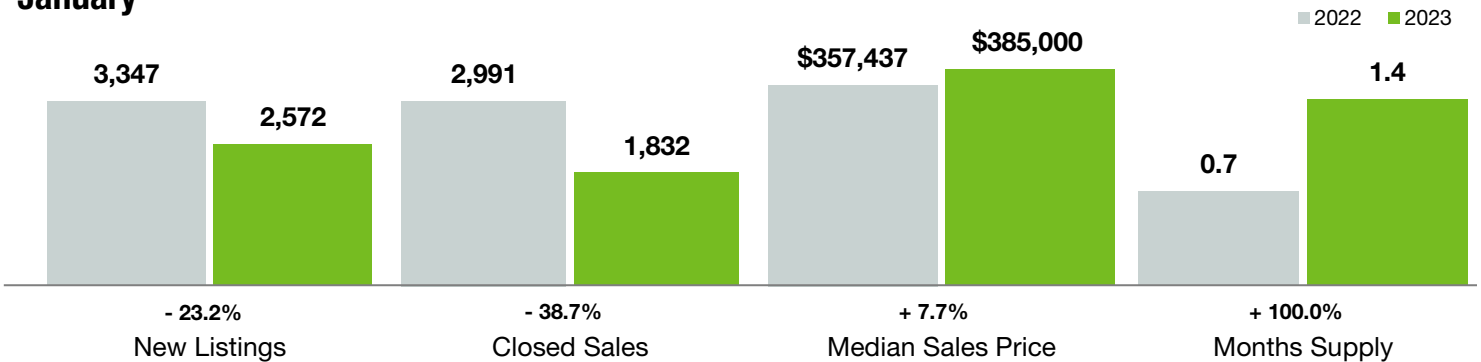
## Charlotte MSA

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

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	3,347	2,572	- 23.2%	3,347	2,572	- 23.2%
Pending Sales	3,448	2,999	- 13.0%	3,448	2,999	- 13.0%
Closed Sales	2,991	1,832	- 38.7%	2,991	1,832	- 38.7%
Median Sales Price*	\$357,437	\$385,000	+ 7.7%	\$357,437	\$385,000	+ 7.7%
Average Sales Price*	\$404,720	\$432,286	+ 6.8%	\$404,720	\$432,286	+ 6.8%
Percent of Original List Price Received*	100.5%	94.7%	- 5.8%	100.5%	94.7%	- 5.8%
List to Close	83	105	+ 26.5%	83	105	+ 26.5%
Days on Market Until Sale	22	45	+ 104.5%	22	45	+ 104.5%
Cumulative Days on Market Until Sale	23	46	+ 100.0%	23	46	+ 100.0%
Average List Price	\$434,921	\$473,862	+ 9.0%	\$434,921	\$473,862	+ 9.0%
Inventory of Homes for Sale	2,878	4,428	+ 53.9%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--

\* 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.

### January



### Median Sales Price

Rolling 12-Month Calculation

