

Local Market Update for July 2023

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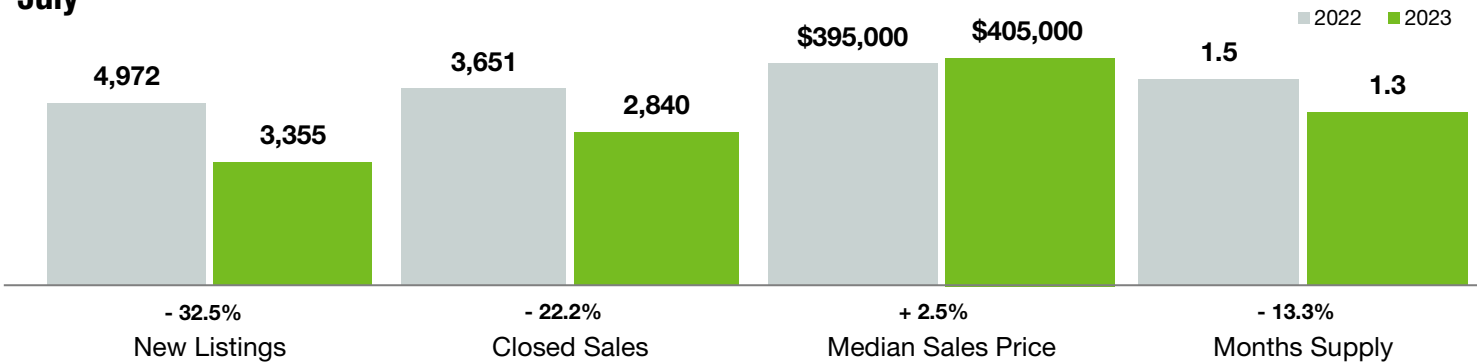
Charlotte MSA

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

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	4,972	3,355	- 32.5%	31,538	23,697	- 24.9%
Pending Sales	3,438	3,072	- 10.6%	26,014	22,219	- 14.6%
Closed Sales	3,651	2,840	- 22.2%	26,085	20,489	- 21.5%
Median Sales Price*	\$395,000	\$405,000	+ 2.5%	\$390,000	\$392,000	+ 0.5%
Average Sales Price*	\$473,767	\$492,063	+ 3.9%	\$455,464	\$475,605	+ 4.4%
Percent of Original List Price Received*	100.6%	98.7%	- 1.9%	102.0%	97.4%	- 4.5%
List to Close	73	75	+ 2.7%	74	89	+ 20.3%
Days on Market Until Sale	14	27	+ 92.9%	17	38	+ 123.5%
Cumulative Days on Market Until Sale	14	29	+ 107.1%	17	40	+ 135.3%
Average List Price	\$467,288	\$507,607	+ 8.6%	\$475,025	\$512,230	+ 7.8%
Inventory of Homes for Sale	5,804	3,743	- 35.5%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

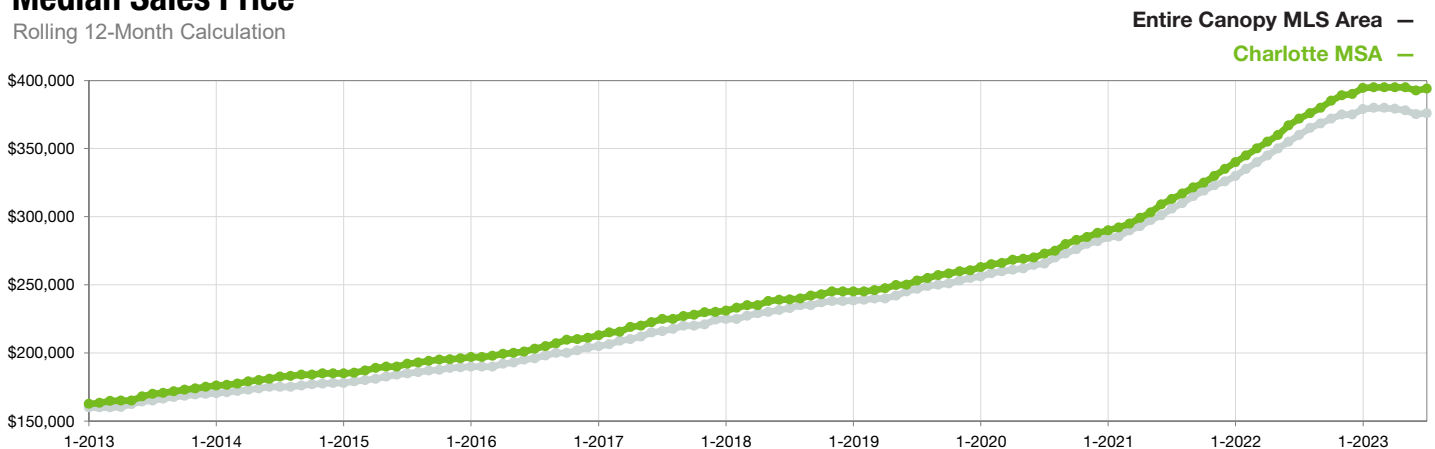
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

July



Median Sales Price

Rolling 12-Month Calculation



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