

Local Market Update for July 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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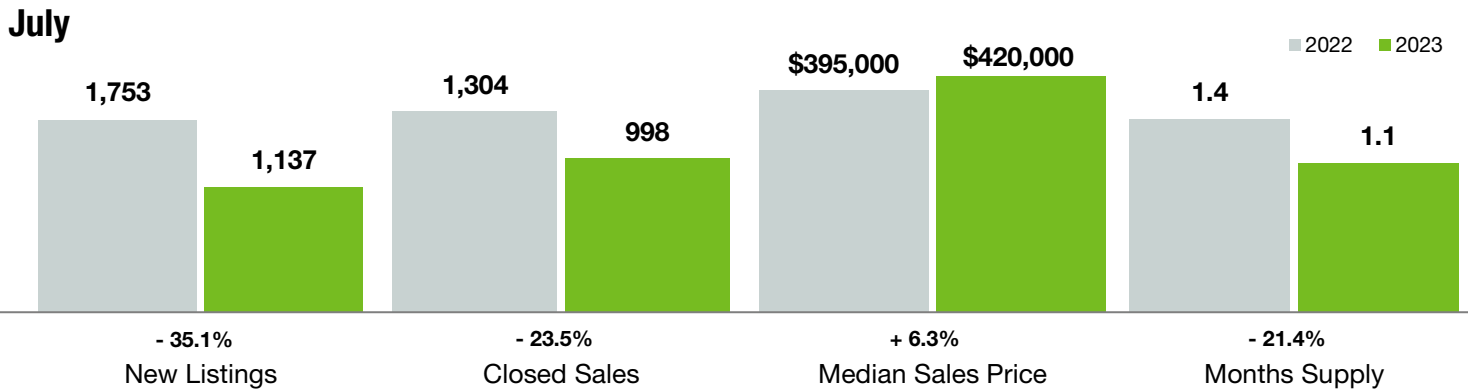


City of Charlotte

North Carolina

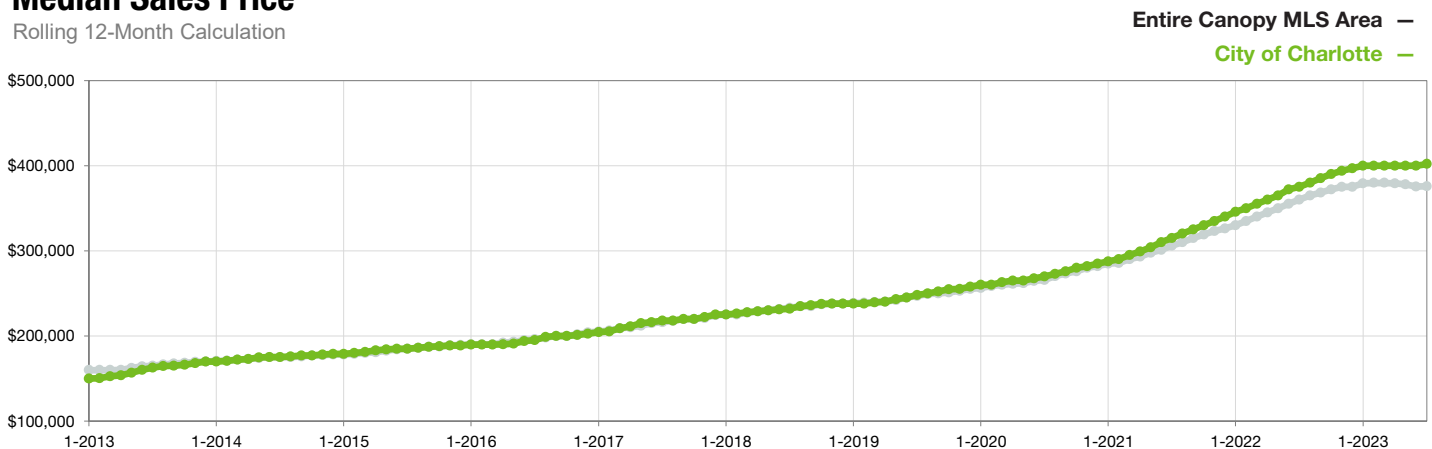
Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	1,753	1,137	- 35.1%	11,617	8,666	- 25.4%
Pending Sales	1,191	1,080	- 9.3%	9,630	8,192	- 14.9%
Closed Sales	1,304	998	- 23.5%	9,738	7,547	- 22.5%
Median Sales Price*	\$395,000	\$420,000	+ 6.3%	\$395,000	\$407,000	+ 3.0%
Average Sales Price*	\$503,162	\$534,373	+ 6.2%	\$493,858	\$529,252	+ 7.2%
Percent of Original List Price Received*	101.1%	99.7%	- 1.4%	102.7%	98.1%	- 4.5%
List to Close	69	72	+ 4.3%	71	86	+ 21.1%
Days on Market Until Sale	12	22	+ 83.3%	15	34	+ 126.7%
Cumulative Days on Market Until Sale	12	25	+ 108.3%	16	36	+ 125.0%
Average List Price	\$485,538	\$541,477	+ 11.5%	\$507,848	\$567,364	+ 11.7%
Inventory of Homes for Sale	2,011	1,179	- 41.4%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

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