

Local Market Update for July 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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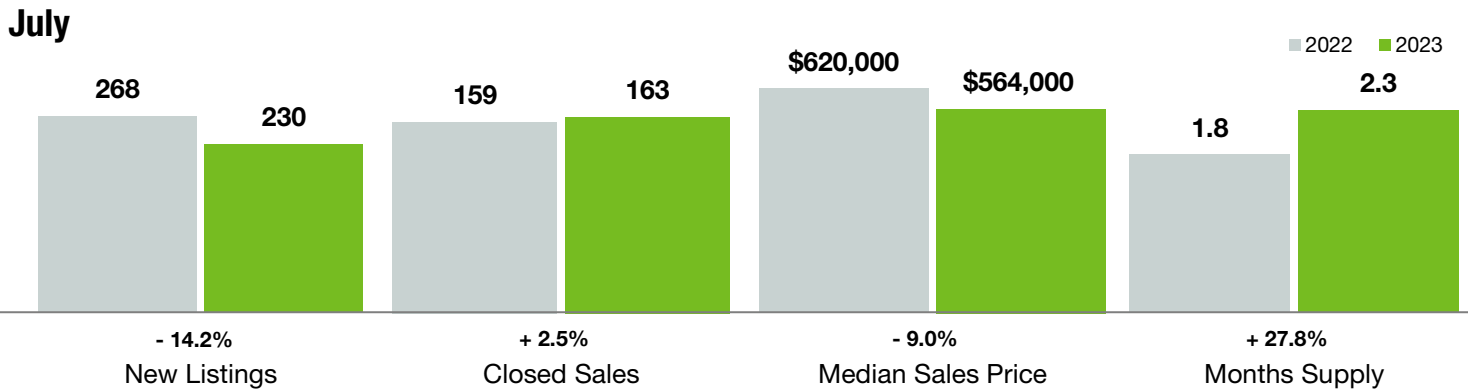


Lake Norman

North Carolina

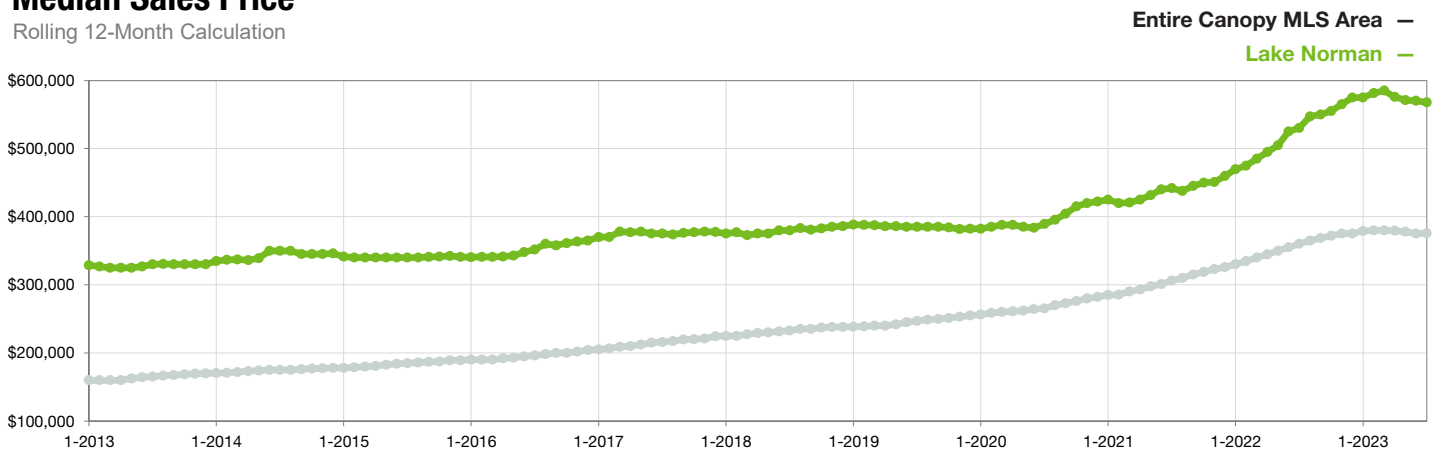
Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	268	230	- 14.2%	1,587	1,460	- 8.0%
Pending Sales	182	193	+ 6.0%	1,259	1,200	- 4.7%
Closed Sales	159	163	+ 2.5%	1,263	1,048	- 17.0%
Median Sales Price*	\$620,000	\$564,000	- 9.0%	\$561,000	\$550,000	- 2.0%
Average Sales Price*	\$875,012	\$870,955	- 0.5%	\$774,390	\$797,949	+ 3.0%
Percent of Original List Price Received*	99.0%	97.0%	- 2.0%	100.6%	96.4%	- 4.2%
List to Close	69	84	+ 21.7%	75	102	+ 36.0%
Days on Market Until Sale	16	32	+ 100.0%	20	43	+ 115.0%
Cumulative Days on Market Until Sale	15	35	+ 133.3%	21	49	+ 133.3%
Average List Price	\$922,032	\$870,637	- 5.6%	\$862,845	\$907,893	+ 5.2%
Inventory of Homes for Sale	339	354	+ 4.4%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

* 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.