

# Local Market Update for July 2023

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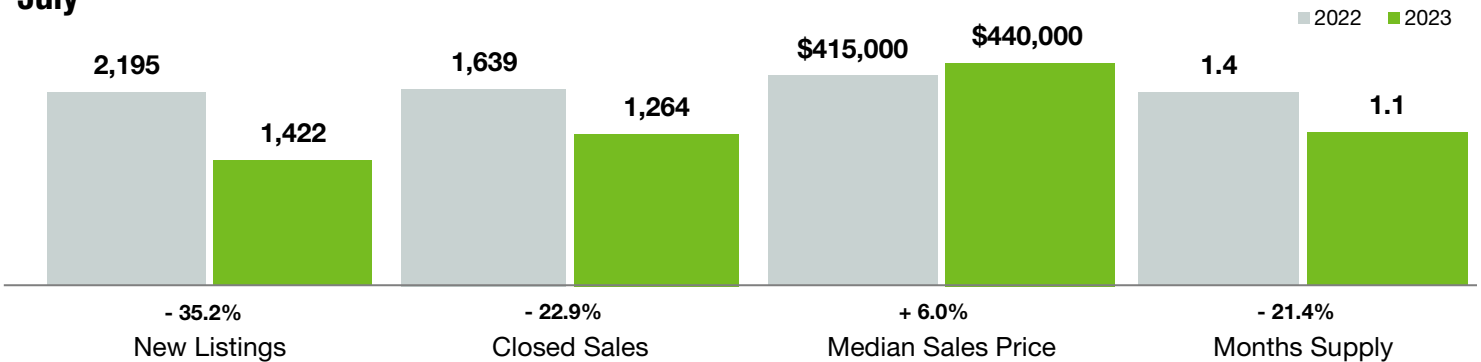
## Mecklenburg County

North Carolina

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	2,195	1,422	- 35.2%	14,474	10,713	- 26.0%
Pending Sales	1,534	1,326	- 13.6%	11,999	10,092	- 15.9%
Closed Sales	1,639	1,264	- 22.9%	12,068	9,366	- 22.4%
Median Sales Price*	\$415,000	\$440,000	+ 6.0%	\$410,000	\$425,000	+ 3.7%
Average Sales Price*	\$517,725	\$558,633	+ 7.9%	\$506,761	\$543,894	+ 7.3%
Percent of Original List Price Received*	101.0%	99.6%	- 1.4%	102.7%	98.1%	- 4.5%
List to Close	70	73	+ 4.3%	72	87	+ 20.8%
Days on Market Until Sale	12	24	+ 100.0%	16	35	+ 118.8%
Cumulative Days on Market Until Sale	12	27	+ 125.0%	15	37	+ 146.7%
Average List Price	\$501,607	\$567,869	+ 13.2%	\$526,311	\$587,831	+ 11.7%
Inventory of Homes for Sale	2,512	1,492	- 40.6%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

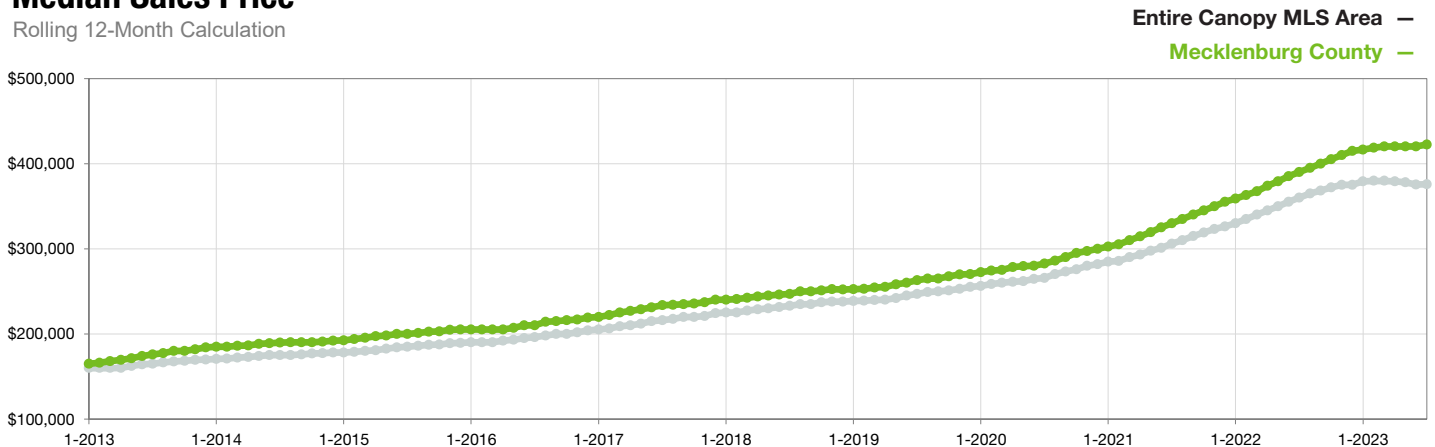
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### 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.