

# Local Market Update for July 2023

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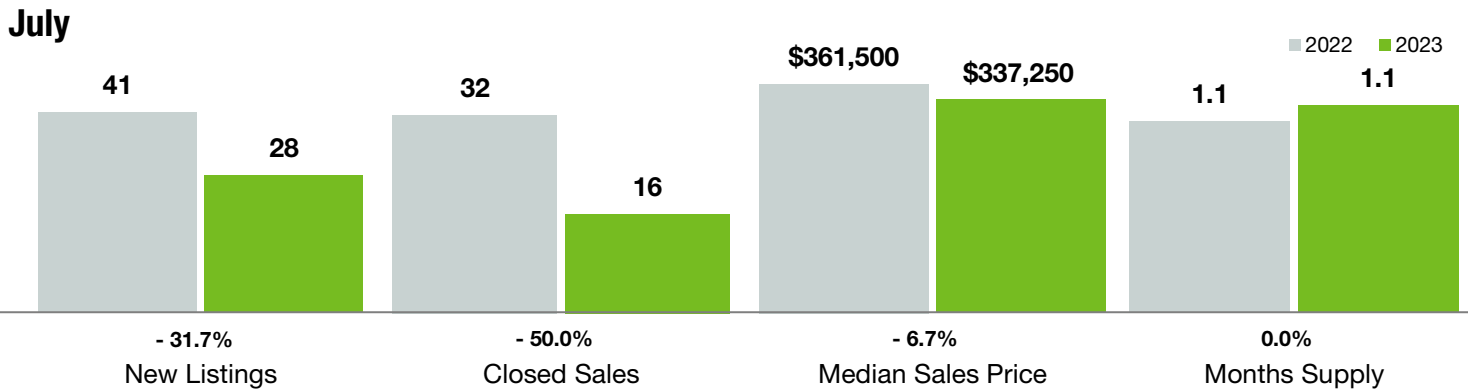


## Uptown Charlotte

North Carolina

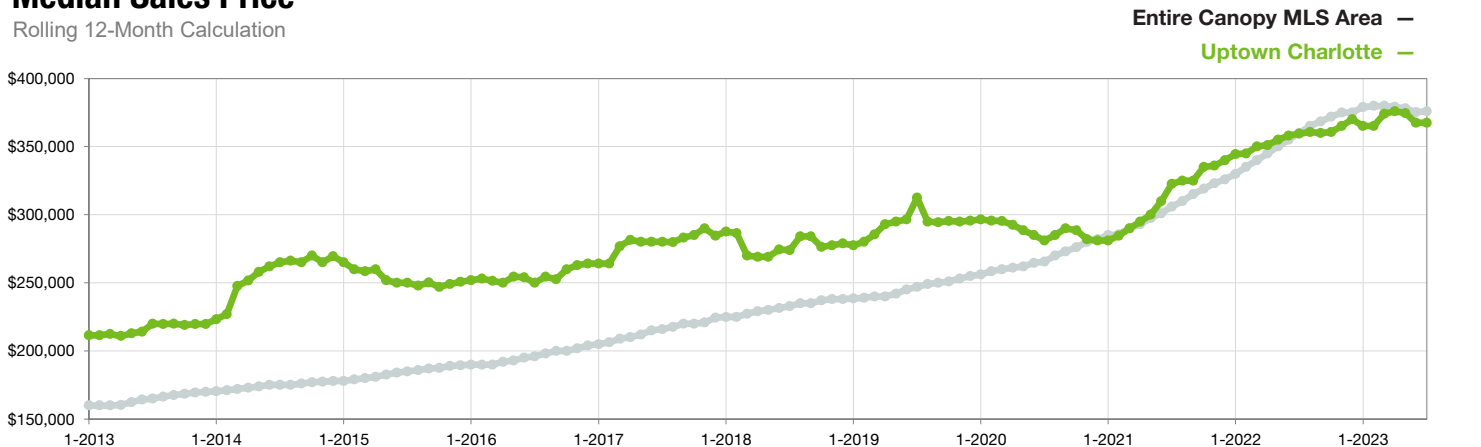
Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	41	28	- 31.7%	277	160	- 42.2%
Pending Sales	35	28	- 20.0%	245	142	- 42.0%
Closed Sales	32	16	- 50.0%	237	120	- 49.4%
Median Sales Price*	\$361,500	\$337,250	- 6.7%	\$375,000	\$372,000	- 0.8%
Average Sales Price*	\$416,648	\$444,213	+ 6.6%	\$437,113	\$453,985	+ 3.9%
Percent of Original List Price Received*	100.9%	99.8%	- 1.1%	100.3%	98.7%	- 1.6%
List to Close	49	43	- 12.2%	62	63	+ 1.6%
Days on Market Until Sale	9	14	+ 55.6%	23	29	+ 26.1%
Cumulative Days on Market Until Sale	14	15	+ 7.1%	26	31	+ 19.2%
Average List Price	\$434,472	\$448,617	+ 3.3%	\$435,824	\$563,277	+ 29.2%
Inventory of Homes for Sale	37	22	- 40.5%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

\* 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.



### 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.