

# Local Market Update for August 2023

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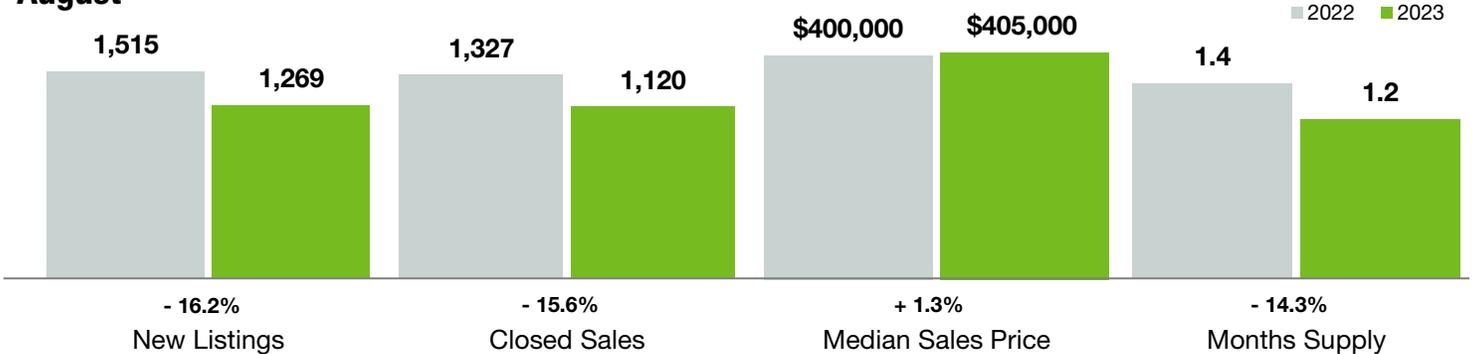
## City of Charlotte

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	1,515	<b>1,269</b>	- 16.2%	13,132	<b>9,950</b>	- 24.2%
Pending Sales	1,272	<b>1,081</b>	- 15.0%	10,902	<b>9,235</b>	- 15.3%
Closed Sales	1,327	<b>1,120</b>	- 15.6%	11,065	<b>8,701</b>	- 21.4%
Median Sales Price*	\$400,000	<b>\$405,000</b>	+ 1.3%	\$395,550	<b>\$406,999</b>	+ 2.9%
Average Sales Price*	\$505,959	<b>\$521,255</b>	+ 3.0%	\$495,310	<b>\$528,057</b>	+ 6.6%
Percent of Original List Price Received*	98.9%	<b>99.3%</b>	+ 0.4%	102.2%	<b>98.3%</b>	- 3.8%
List to Close	72	<b>80</b>	+ 11.1%	71	<b>85</b>	+ 19.7%
Days on Market Until Sale	17	<b>24</b>	+ 41.2%	16	<b>33</b>	+ 106.3%
Cumulative Days on Market Until Sale	17	<b>26</b>	+ 52.9%	16	<b>35</b>	+ 118.8%
Average List Price	\$490,679	<b>\$551,070</b>	+ 12.3%	\$505,850	<b>\$564,555</b>	+ 11.6%
Inventory of Homes for Sale	1,995	<b>1,244</b>	- 37.6%	--	--	--
Months Supply of Inventory	1.4	<b>1.2</b>	- 14.3%	--	--	--

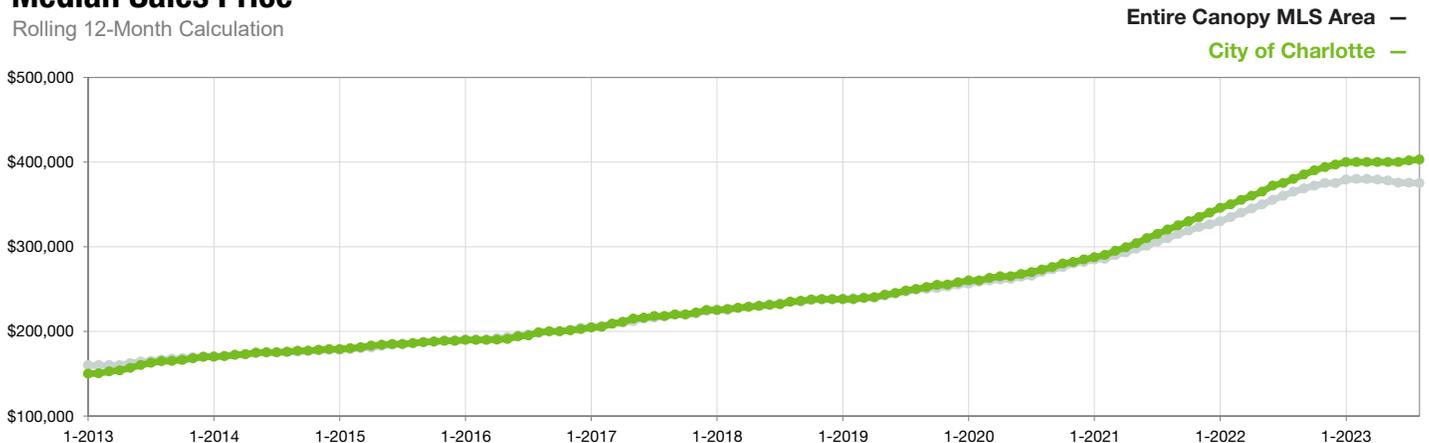
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### August



### Median Sales Price

Rolling 12-Month Calculation



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