

# Local Market Update for August 2023

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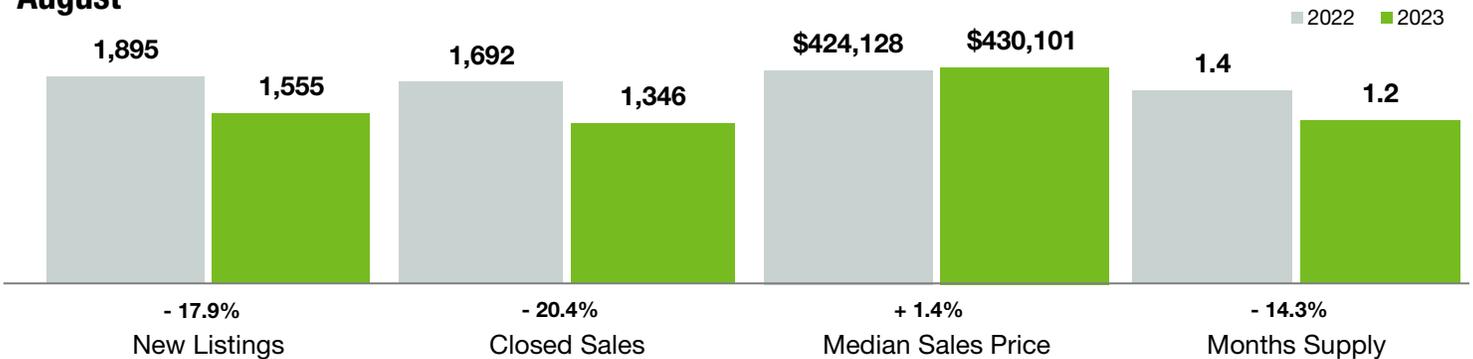
## Mecklenburg County

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	1,895	1,555	- 17.9%	16,369	12,284	- 25.0%
Pending Sales	1,622	1,331	- 17.9%	13,620	11,383	- 16.4%
Closed Sales	1,692	1,346	- 20.4%	13,760	10,760	- 21.8%
Median Sales Price*	\$424,128	\$430,101	+ 1.4%	\$412,050	\$425,000	+ 3.1%
Average Sales Price*	\$521,871	\$548,305	+ 5.1%	\$508,619	\$544,141	+ 7.0%
Percent of Original List Price Received*	98.9%	99.1%	+ 0.2%	102.3%	98.3%	- 3.9%
List to Close	74	77	+ 4.1%	73	86	+ 17.8%
Days on Market Until Sale	19	24	+ 26.3%	16	34	+ 112.5%
Cumulative Days on Market Until Sale	17	26	+ 52.9%	16	35	+ 118.8%
Average List Price	\$524,535	\$572,048	+ 9.1%	\$526,260	\$585,110	+ 11.2%
Inventory of Homes for Sale	2,465	1,570	- 36.3%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--

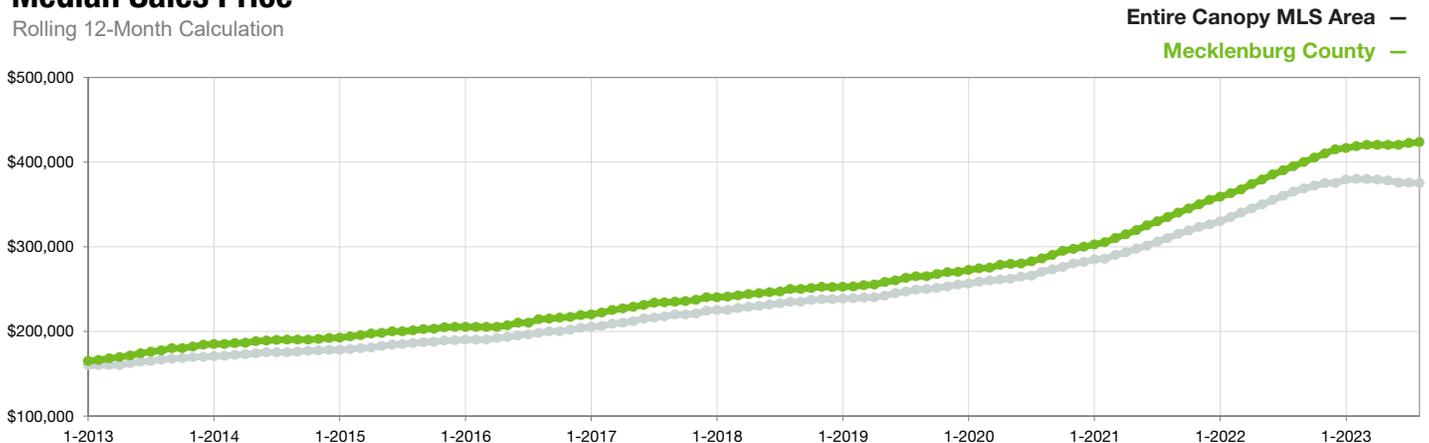
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### 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.