

Local Market Update for September 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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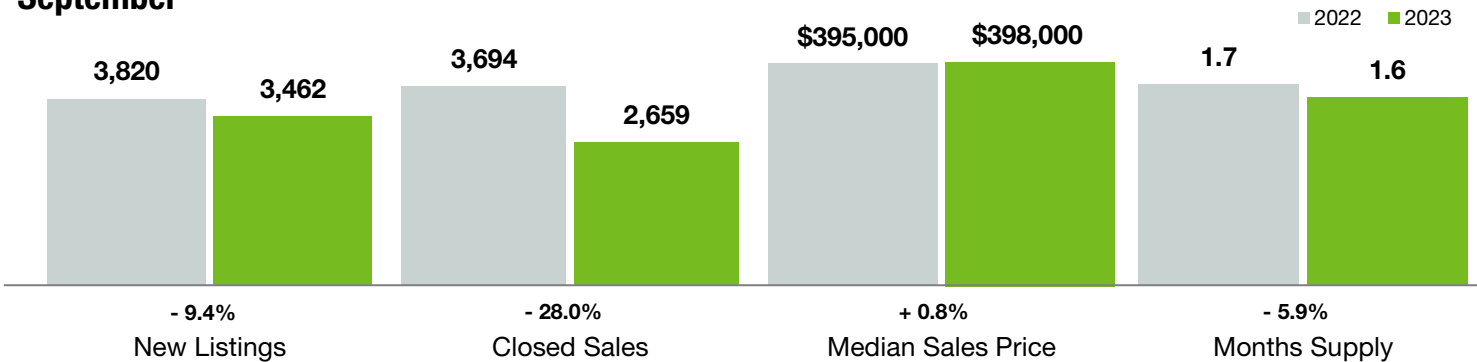
Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	3,820	3,462	- 9.4%	39,570	30,884	- 22.0%
Pending Sales	2,875	2,678	- 6.9%	32,413	27,625	- 14.8%
Closed Sales	3,694	2,659	- 28.0%	33,582	26,494	- 21.1%
Median Sales Price*	\$395,000	\$398,000	+ 0.8%	\$390,000	\$394,900	+ 1.3%
Average Sales Price*	\$462,186	\$489,578	+ 5.9%	\$458,244	\$478,274	+ 4.4%
Percent of Original List Price Received*	97.3%	98.1%	+ 0.8%	101.1%	97.6%	- 3.5%
List to Close	80	77	- 3.8%	75	87	+ 16.0%
Days on Market Until Sale	22	28	+ 27.3%	18	35	+ 94.4%
Cumulative Days on Market Until Sale	24	29	+ 20.8%	18	37	+ 105.6%
Average List Price	\$475,604	\$520,430	+ 9.4%	\$474,025	\$509,527	+ 7.5%
Inventory of Homes for Sale	6,050	4,447	- 26.5%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--

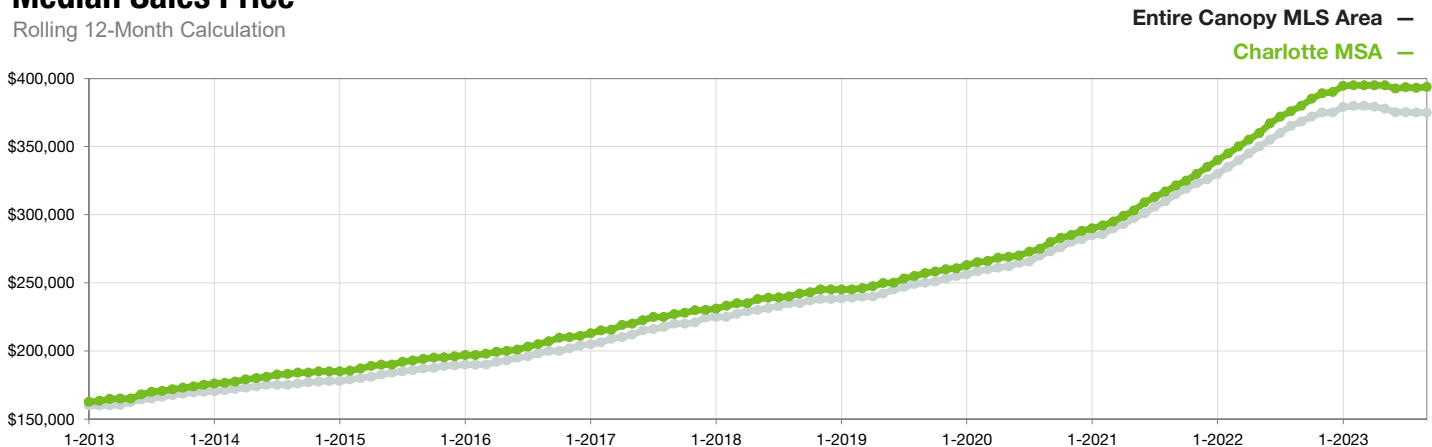
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

September



Median Sales Price

Rolling 12-Month Calculation



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