

# Local Market Update for October 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION  
FOR MORE INFORMATION, CONTACT A REALTOR®



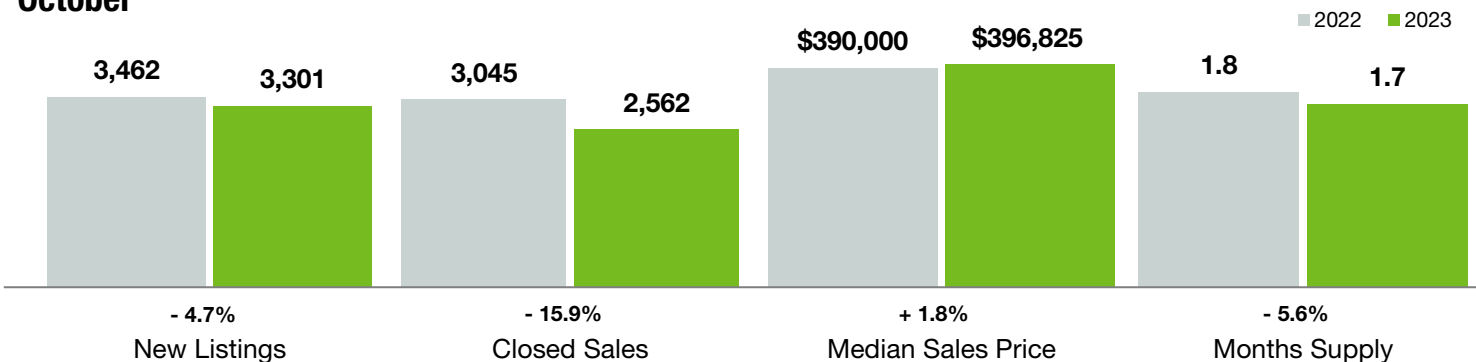
## Charlotte MSA

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

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	3,462	3,301	- 4.7%	43,033	34,248	- 20.4%
Pending Sales	2,519	2,596	+ 3.1%	34,929	30,050	- 14.0%
Closed Sales	3,045	2,562	- 15.9%	36,627	29,189	- 20.3%
Median Sales Price*	\$390,000	\$396,825	+ 1.8%	\$390,000	\$395,000	+ 1.3%
Average Sales Price*	\$463,783	\$483,401	+ 4.2%	\$458,704	\$478,665	+ 4.4%
Percent of Original List Price Received*	96.6%	97.7%	+ 1.1%	100.7%	97.6%	- 3.1%
List to Close	83	79	- 4.8%	75	86	+ 14.7%
Days on Market Until Sale	27	31	+ 14.8%	19	35	+ 84.2%
Cumulative Days on Market Until Sale	28	32	+ 14.3%	19	37	+ 94.7%
Average List Price	\$476,074	\$510,842	+ 7.3%	\$474,185	\$508,797	+ 7.3%
Inventory of Homes for Sale	6,246	4,794	- 23.2%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--

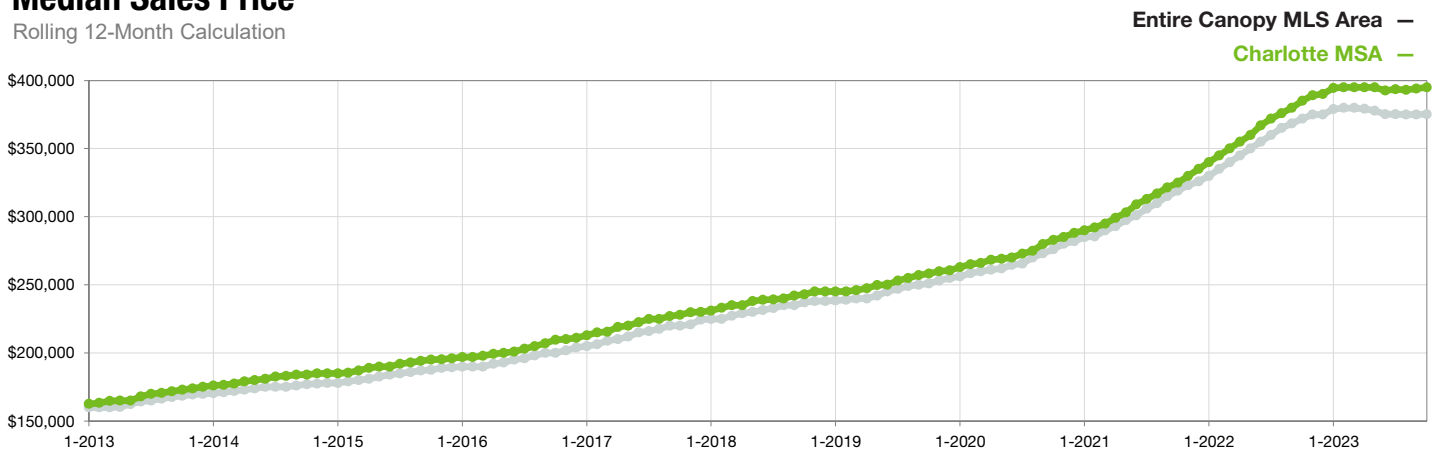
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### October



### Median Sales Price

Rolling 12-Month Calculation



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