

Local Market Update for October 2023

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



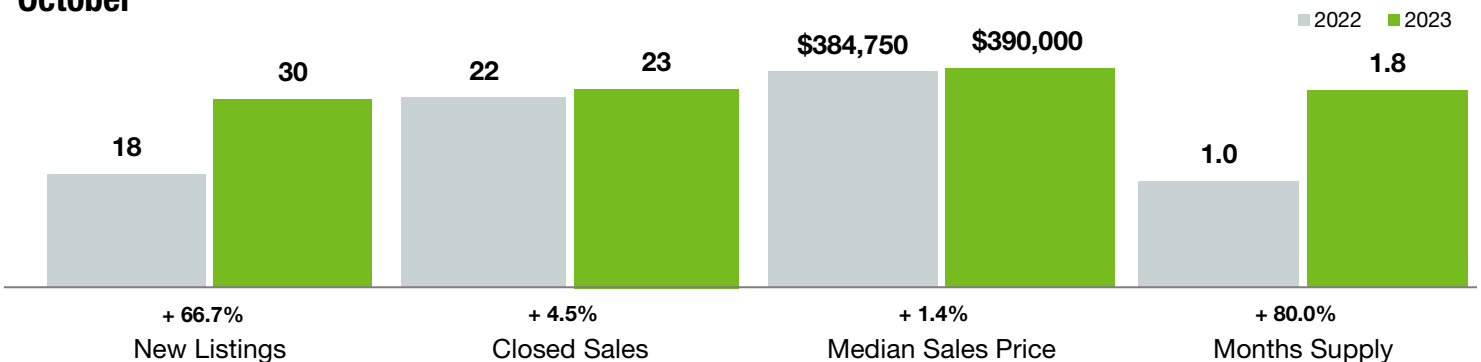
Uptown Charlotte

North Carolina

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	18	30	+ 66.7%	346	251	- 27.5%
Pending Sales	23	18	- 21.7%	310	207	- 33.2%
Closed Sales	22	23	+ 4.5%	318	198	- 37.7%
Median Sales Price*	\$384,750	\$390,000	+ 1.4%	\$367,500	\$389,000	+ 5.9%
Average Sales Price*	\$436,273	\$470,013	+ 7.7%	\$425,586	\$491,530	+ 15.5%
Percent of Original List Price Received*	98.1%	99.0%	+ 0.9%	99.6%	98.7%	- 0.9%
List to Close	52	51	- 1.9%	61	61	0.0%
Days on Market Until Sale	25	15	- 40.0%	23	27	+ 17.4%
Cumulative Days on Market Until Sale	44	16	- 63.6%	27	30	+ 11.1%
Average List Price	\$364,900	\$460,220	+ 26.1%	\$432,518	\$528,948	+ 22.3%
Inventory of Homes for Sale	30	35	+ 16.7%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

* 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.

October



Median Sales Price

Rolling 12-Month Calculation

