

Local Market Update for February 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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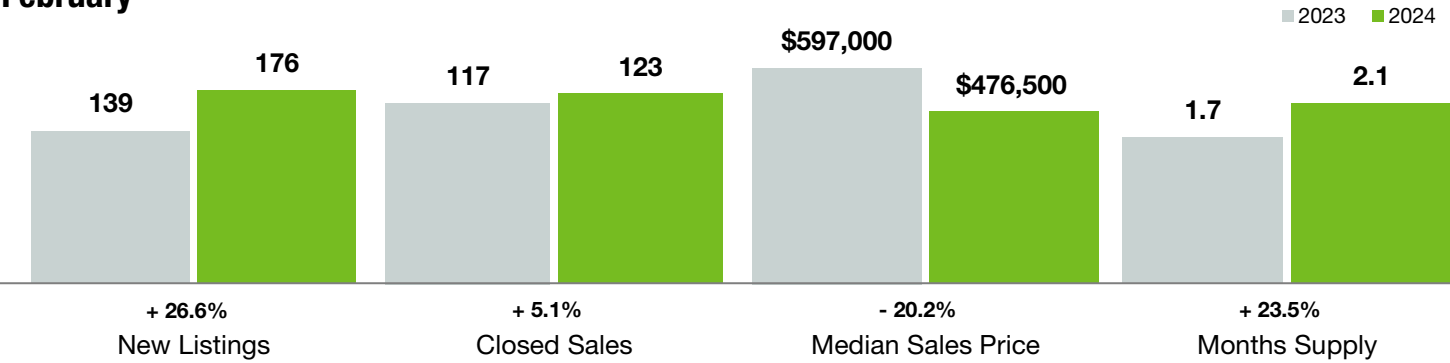
Lake Norman

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	139	176	+ 26.6%	295	336	+ 13.9%
Pending Sales	133	157	+ 18.0%	274	307	+ 12.0%
Closed Sales	117	123	+ 5.1%	218	212	- 2.8%
Median Sales Price*	\$597,000	\$476,500	- 20.2%	\$549,950	\$500,000	- 9.1%
Average Sales Price*	\$757,107	\$699,192	- 7.6%	\$698,812	\$730,316	+ 4.5%
Percent of Original List Price Received*	95.0%	95.5%	+ 0.5%	95.5%	95.3%	- 0.2%
List to Close	120	106	- 11.7%	131	112	- 14.5%
Days on Market Until Sale	53	68	+ 28.3%	55	60	+ 9.1%
Cumulative Days on Market Until Sale	56	62	+ 10.7%	58	60	+ 3.4%
Average List Price	\$945,897	\$1,007,713	+ 6.5%	\$862,782	\$948,887	+ 10.0%
Inventory of Homes for Sale	261	321	+ 23.0%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

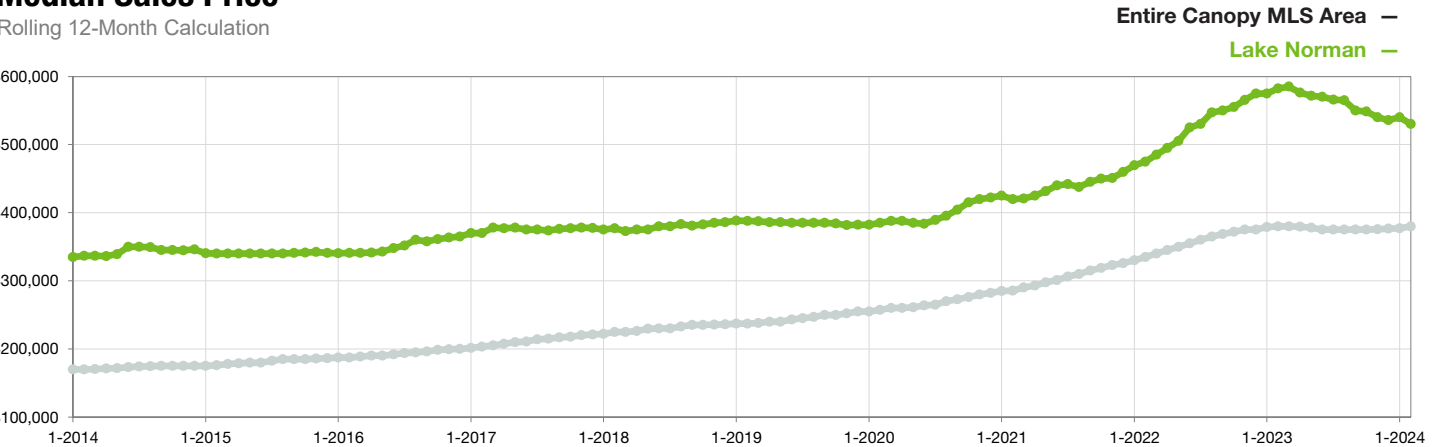
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime.