

# Local Market Update for February 2024

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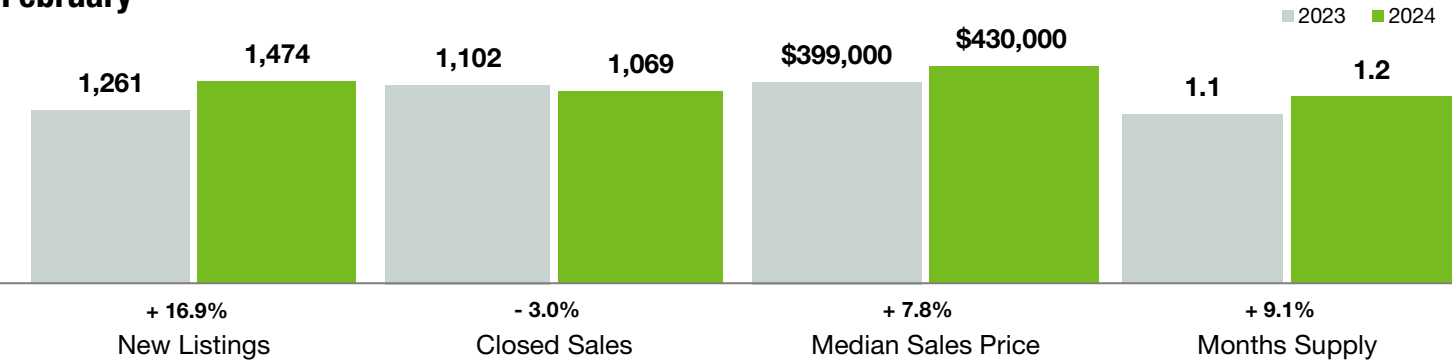
## Mecklenburg County

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	1,261	1,474	+ 16.9%	2,452	2,748	+ 12.1%
Pending Sales	1,370	1,384	+ 1.0%	2,696	2,614	- 3.0%
Closed Sales	1,102	1,069	- 3.0%	1,947	1,885	- 3.2%
Median Sales Price*	\$399,000	\$430,000	+ 7.8%	\$400,000	\$421,570	+ 5.4%
Average Sales Price*	\$494,190	\$552,271	+ 11.8%	\$485,619	\$537,853	+ 10.8%
Percent of Original List Price Received*	96.0%	98.3%	+ 2.4%	95.7%	97.8%	+ 2.2%
List to Close	105	88	- 16.2%	106	88	- 17.0%
Days on Market Until Sale	50	39	- 22.0%	47	39	- 17.0%
Cumulative Days on Market Until Sale	51	42	- 17.6%	48	41	- 14.6%
Average List Price	\$570,161	\$642,208	+ 12.6%	\$552,184	\$623,564	+ 12.9%
Inventory of Homes for Sale	1,570	1,530	- 2.5%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

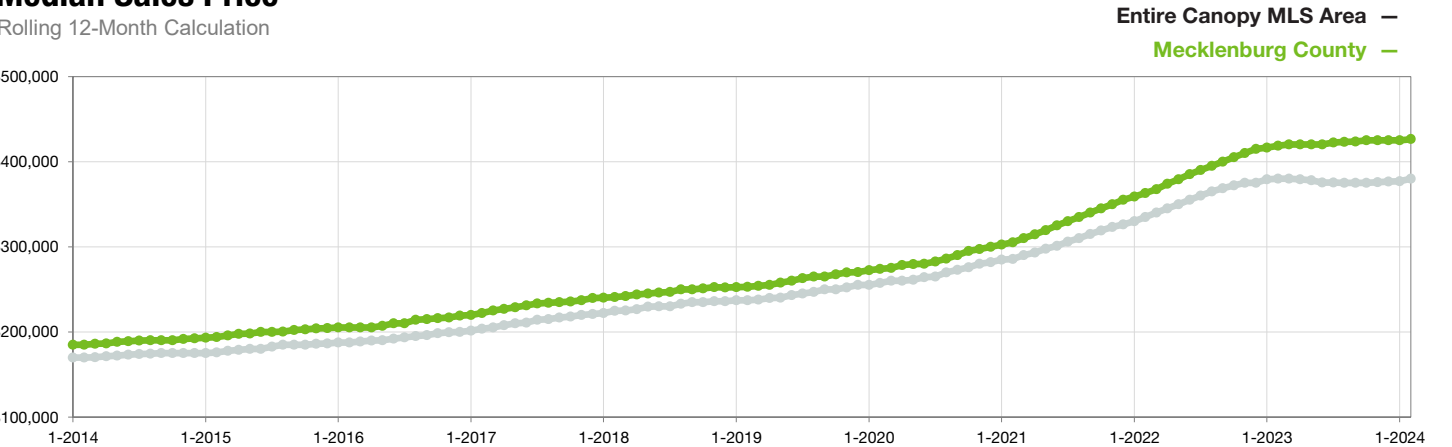
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### 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.