

Local Market Update for May 2024

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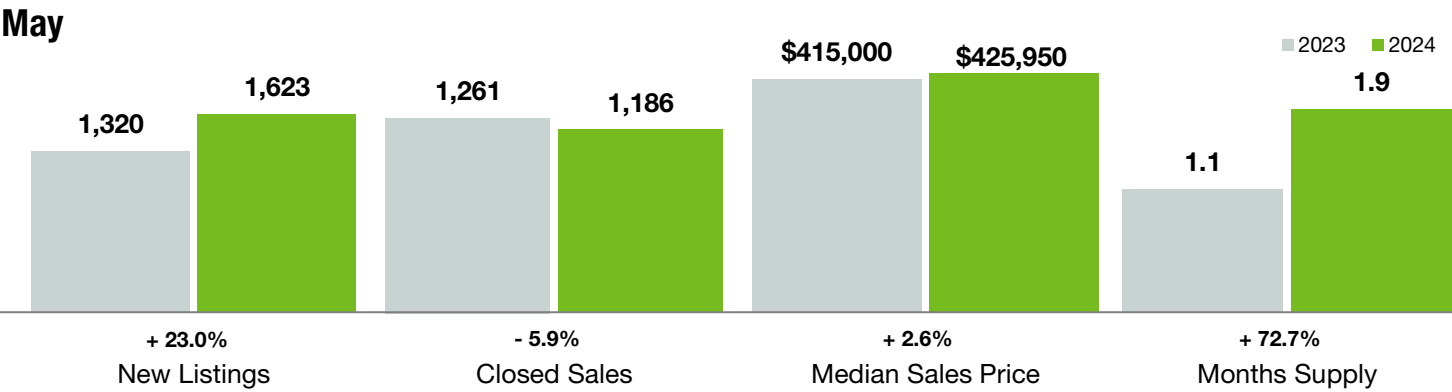


City of Charlotte

North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	1,320	1,623	+ 23.0%	6,194	6,827	+ 10.2%
Pending Sales	1,207	1,198	- 0.7%	6,030	5,654	- 6.2%
Closed Sales	1,261	1,186	- 5.9%	5,258	5,015	- 4.6%
Median Sales Price*	\$415,000	\$425,950	+ 2.6%	\$399,900	\$415,000	+ 3.8%
Average Sales Price*	\$569,840	\$602,390	+ 5.7%	\$516,148	\$571,583	+ 10.7%
Percent of Original List Price Received*	99.1%	99.0%	- 0.1%	97.4%	98.5%	+ 1.1%
List to Close	77	71	- 7.8%	91	82	- 9.9%
Days on Market Until Sale	29	27	- 6.9%	40	34	- 15.0%
Cumulative Days on Market Until Sale	30	30	0.0%	42	37	- 11.9%
Average List Price	\$599,858	\$633,946	+ 5.7%	\$571,347	\$609,001	+ 6.6%
Inventory of Homes for Sale	1,252	1,878	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

