

Local Market Update for May 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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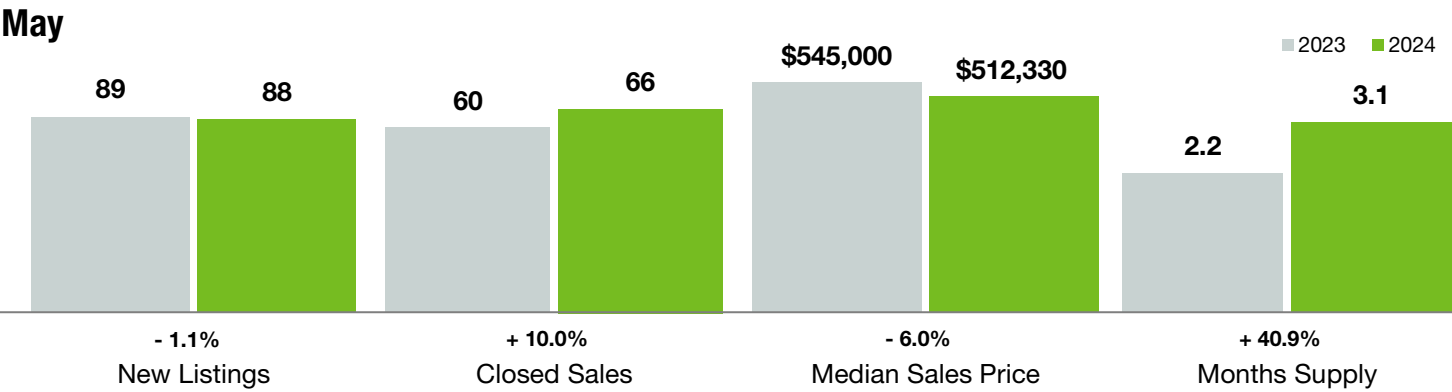


Denver

North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	89	88	- 1.1%	349	374	+ 7.2%
Pending Sales	68	61	- 10.3%	293	279	- 4.8%
Closed Sales	60	66	+ 10.0%	227	250	+ 10.1%
Median Sales Price*	\$545,000	\$512,330	- 6.0%	\$514,000	\$492,500	- 4.2%
Average Sales Price*	\$596,845	\$566,737	- 5.0%	\$627,000	\$563,781	- 10.1%
Percent of Original List Price Received*	97.3%	97.3%	0.0%	96.8%	98.2%	+ 1.4%
List to Close	88	98	+ 11.4%	117	110	- 6.0%
Days on Market Until Sale	40	40	0.0%	59	48	- 18.6%
Cumulative Days on Market Until Sale	39	42	+ 7.7%	53	48	- 9.4%
Average List Price	\$811,886	\$881,067	+ 8.5%	\$688,060	\$754,143	+ 9.6%
Inventory of Homes for Sale	116	158	+ 36.2%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

* 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

