

Local Market Update for May 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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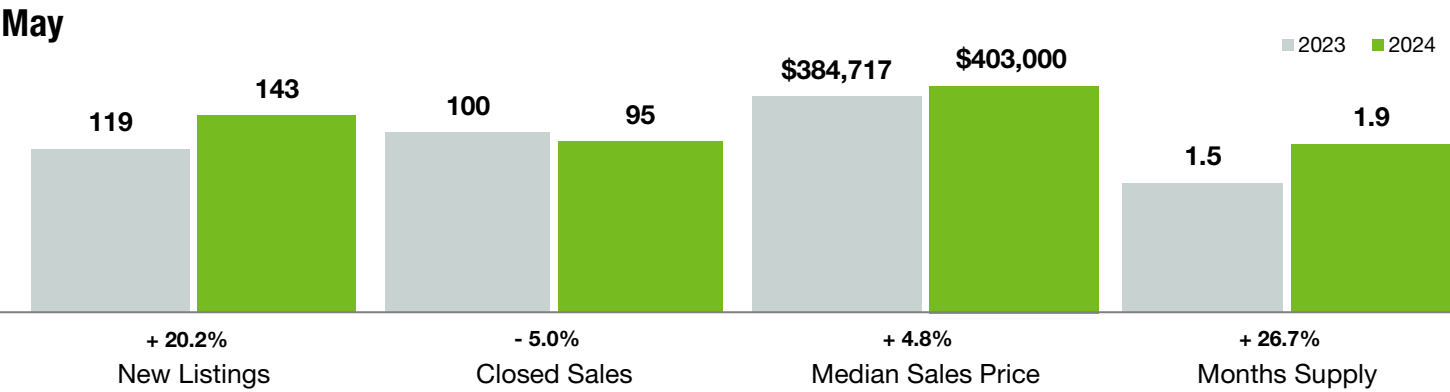


Monroe

North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	119	143	+ 20.2%	545	642	+ 17.8%
Pending Sales	98	112	+ 14.3%	512	545	+ 6.4%
Closed Sales	100	95	- 5.0%	432	492	+ 13.9%
Median Sales Price*	\$384,717	\$403,000	+ 4.8%	\$375,000	\$399,900	+ 6.6%
Average Sales Price*	\$400,889	\$423,775	+ 5.7%	\$381,926	\$420,193	+ 10.0%
Percent of Original List Price Received*	97.0%	98.2%	+ 1.2%	95.4%	97.9%	+ 2.6%
List to Close	82	80	- 2.4%	94	89	- 5.3%
Days on Market Until Sale	41	33	- 19.5%	46	37	- 19.6%
Cumulative Days on Market Until Sale	37	39	+ 5.4%	52	41	- 21.2%
Average List Price	\$412,927	\$447,279	+ 8.3%	\$405,183	\$452,152	+ 11.6%
Inventory of Homes for Sale	140	185	+ 32.1%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

* 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

