

# Local Market Update for May 2024

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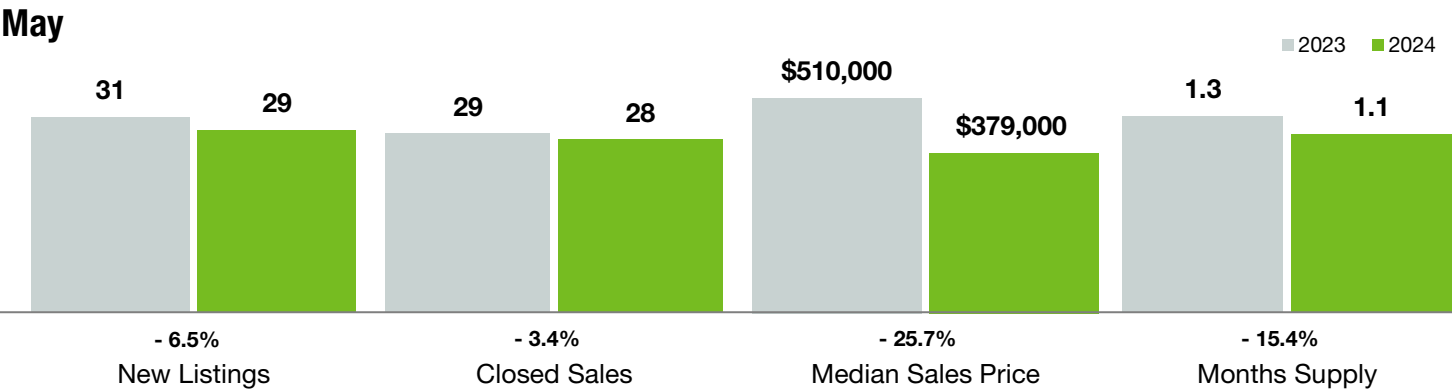


## Tega Cay

South Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	31	29	- 6.5%	127	129	+ 1.6%
Pending Sales	19	27	+ 42.1%	110	117	+ 6.4%
Closed Sales	29	28	- 3.4%	94	109	+ 16.0%
Median Sales Price*	\$510,000	\$379,000	- 25.7%	\$490,570	\$420,000	- 14.4%
Average Sales Price*	\$539,882	\$503,945	- 6.7%	\$523,050	\$520,076	- 0.6%
Percent of Original List Price Received*	99.3%	96.6%	- 2.7%	97.2%	97.4%	+ 0.2%
List to Close	124	75	- 39.5%	96	70	- 27.1%
Days on Market Until Sale	30	37	+ 23.3%	32	30	- 6.3%
Cumulative Days on Market Until Sale	51	46	- 9.8%	40	37	- 7.5%
Average List Price	\$470,013	\$739,410	+ 57.3%	\$527,904	\$651,728	+ 23.5%
Inventory of Homes for Sale	30	25	- 16.7%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--

\* 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

