

Local Market Update for June 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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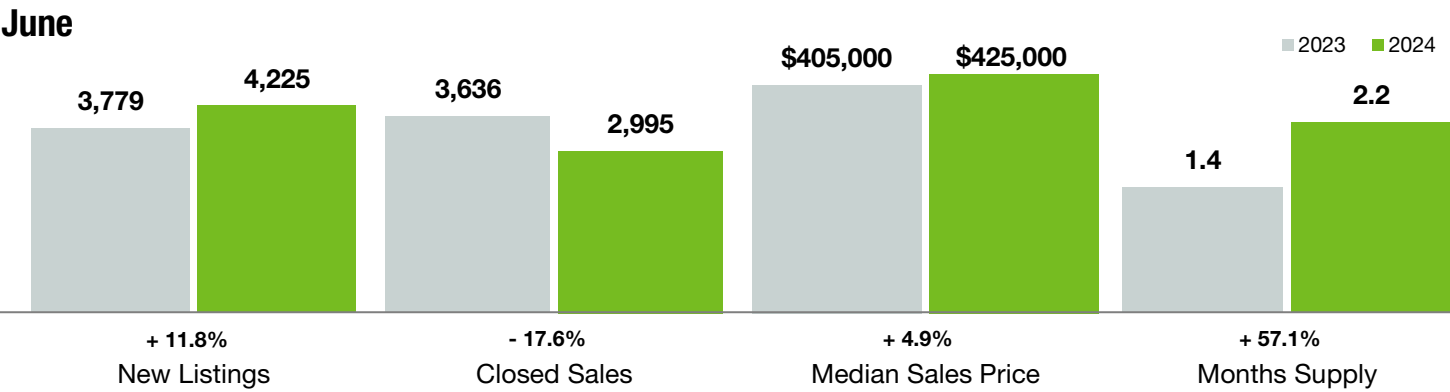


Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	3,779	4,225	+ 11.8%	20,484	23,131	+ 12.9%
Pending Sales	3,103	3,356	+ 8.2%	19,138	18,540	- 3.1%
Closed Sales	3,636	2,995	- 17.6%	17,633	16,585	- 5.9%
Median Sales Price*	\$405,000	\$425,000	+ 4.9%	\$390,000	\$405,000	+ 3.8%
Average Sales Price*	\$506,051	\$544,078	+ 7.5%	\$474,457	\$512,351	+ 8.0%
Percent of Original List Price Received*	98.8%	97.9%	- 0.9%	97.2%	97.8%	+ 0.6%
List to Close	79	76	- 3.8%	91	83	- 8.8%
Days on Market Until Sale	28	29	+ 3.6%	39	35	- 10.3%
Cumulative Days on Market Until Sale	29	31	+ 6.9%	41	38	- 7.3%
Average List Price	\$508,870	\$551,555	+ 8.4%	\$511,636	\$544,837	+ 6.5%
Inventory of Homes for Sale	4,237	6,080	+ 43.5%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

