

Local Market Update for July 2024

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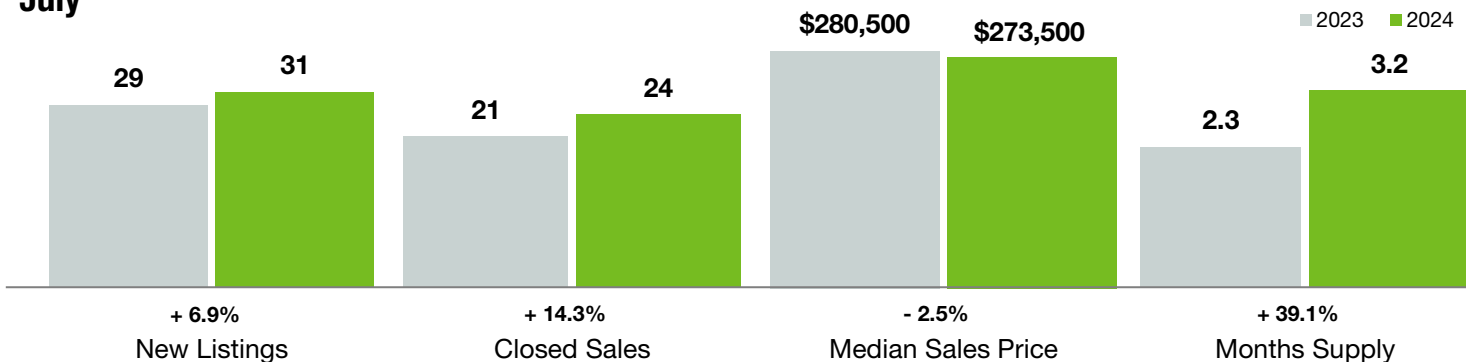
Alexander County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	29	31	+ 6.9%	191	214	+ 12.0%
Pending Sales	27	25	- 7.4%	156	160	+ 2.6%
Closed Sales	21	24	+ 14.3%	140	147	+ 5.0%
Median Sales Price*	\$280,500	\$273,500	- 2.5%	\$268,000	\$297,000	+ 10.8%
Average Sales Price*	\$350,217	\$371,828	+ 6.2%	\$322,985	\$372,493	+ 15.3%
Percent of Original List Price Received*	95.2%	95.2%	0.0%	96.5%	96.9%	+ 0.4%
List to Close	98	81	- 17.3%	82	84	+ 2.4%
Days on Market Until Sale	55	41	- 25.5%	39	40	+ 2.6%
Cumulative Days on Market Until Sale	56	45	- 19.6%	45	45	0.0%
Average List Price	\$373,521	\$413,897	+ 10.8%	\$334,757	\$391,062	+ 16.8%
Inventory of Homes for Sale	46	69	+ 50.0%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

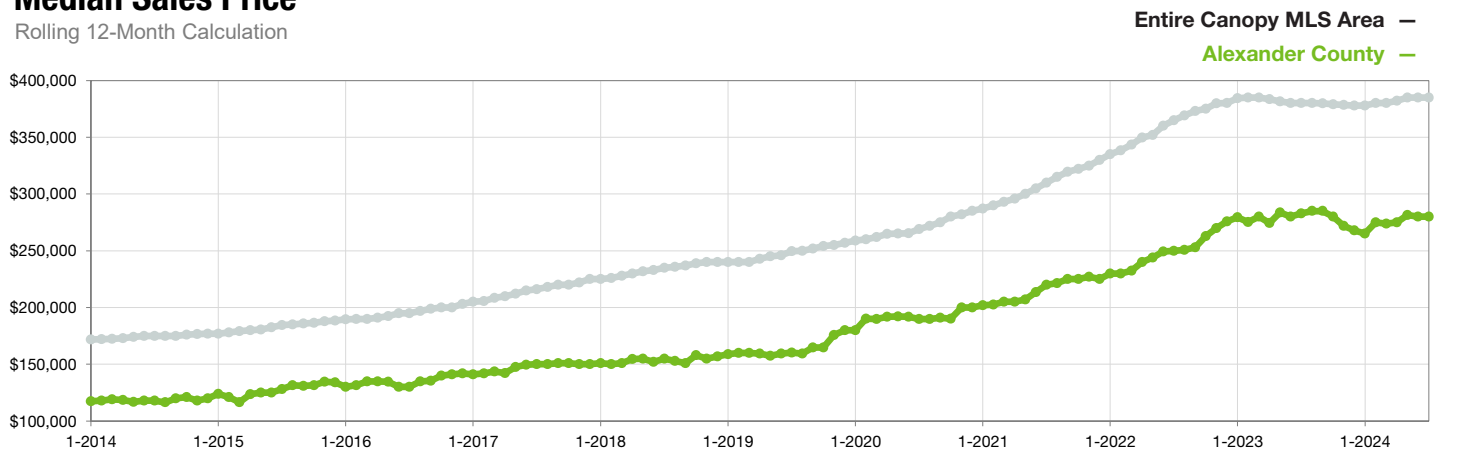
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

July



Median Sales Price

Rolling 12-Month Calculation



Current as of August 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.