

Local Market Update for July 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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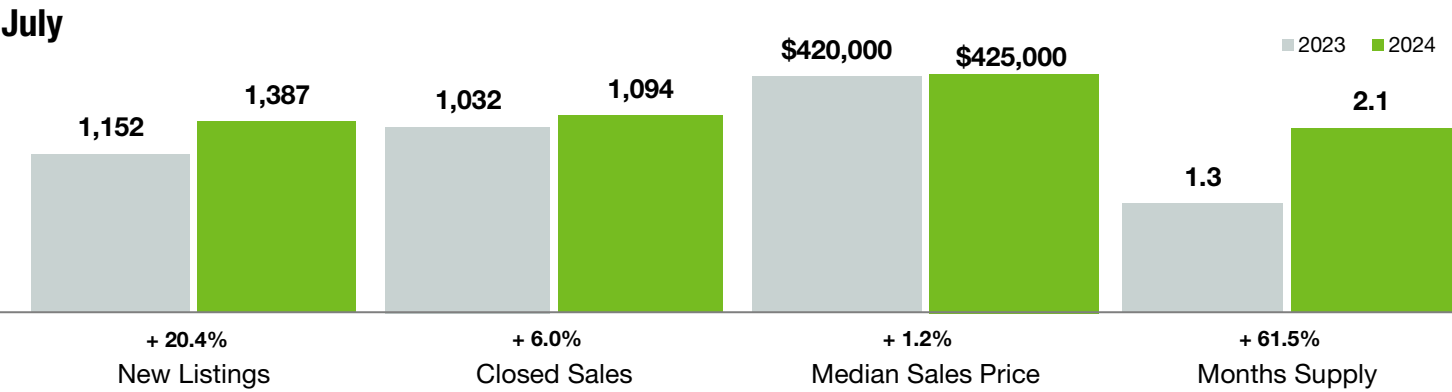


City of Charlotte

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	1,152	1,387	+ 20.4%	8,738	9,670	+ 10.7%
Pending Sales	1,052	1,059	+ 0.7%	8,174	7,751	- 5.2%
Closed Sales	1,032	1,094	+ 6.0%	7,599	7,251	- 4.6%
Median Sales Price*	\$420,000	\$425,000	+ 1.2%	\$406,926	\$420,000	+ 3.2%
Average Sales Price*	\$531,591	\$590,246	+ 11.0%	\$528,821	\$582,579	+ 10.2%
Percent of Original List Price Received*	99.7%	98.0%	- 1.7%	98.1%	98.4%	+ 0.3%
List to Close	73	76	+ 4.1%	86	80	- 7.0%
Days on Market Until Sale	22	29	+ 31.8%	34	32	- 5.9%
Cumulative Days on Market Until Sale	25	30	+ 20.0%	36	34	- 5.6%
Average List Price	\$534,500	\$550,865	+ 3.1%	\$565,161	\$596,864	+ 5.6%
Inventory of Homes for Sale	1,338	2,128	+ 59.0%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--

* 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

