

Local Market Update for July 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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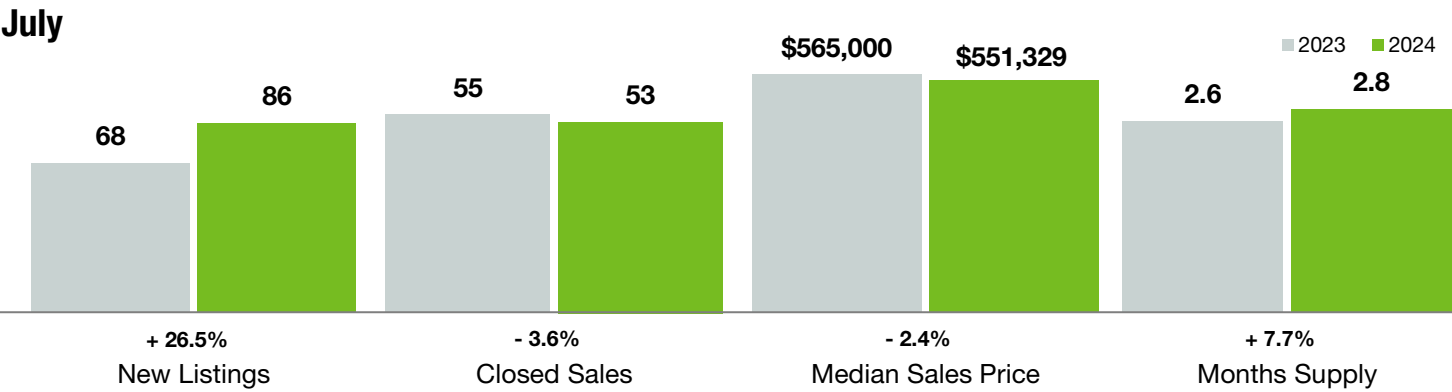


Denver

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	68	86	+ 26.5%	480	534	+ 11.3%
Pending Sales	49	75	+ 53.1%	397	414	+ 4.3%
Closed Sales	55	53	- 3.6%	367	365	- 0.5%
Median Sales Price*	\$565,000	\$551,329	- 2.4%	\$524,852	\$509,105	- 3.0%
Average Sales Price*	\$617,527	\$649,173	+ 5.1%	\$642,285	\$588,924	- 8.3%
Percent of Original List Price Received*	98.0%	97.5%	- 0.5%	97.3%	98.1%	+ 0.8%
List to Close	127	104	- 18.1%	117	105	- 10.3%
Days on Market Until Sale	70	41	- 41.4%	59	45	- 23.7%
Cumulative Days on Market Until Sale	40	49	+ 22.5%	50	47	- 6.0%
Average List Price	\$735,195	\$808,878	+ 10.0%	\$689,720	\$783,375	+ 13.6%
Inventory of Homes for Sale	132	152	+ 15.2%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

* 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

