

Local Market Update for July 2024

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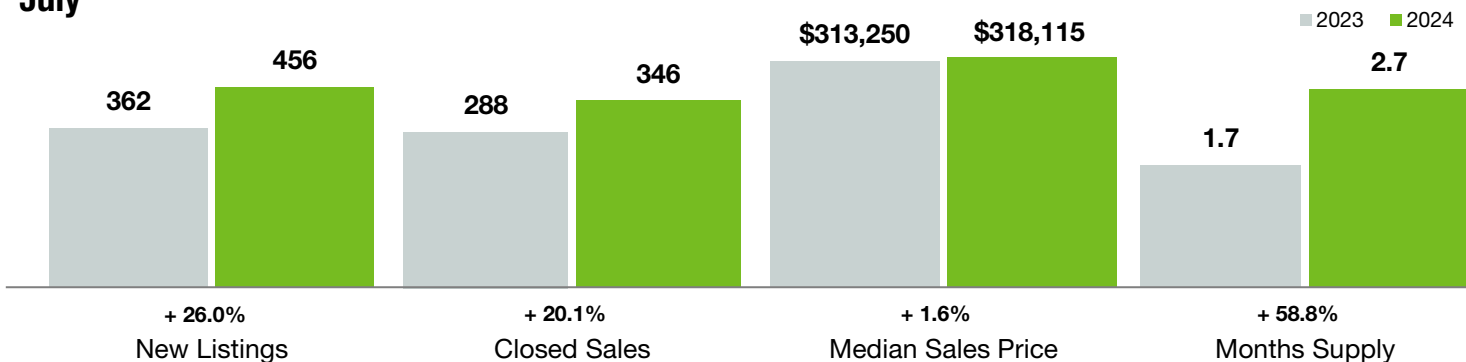
Gaston County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	362	456	+ 26.0%	2,318	2,973	+ 28.3%
Pending Sales	290	346	+ 19.3%	2,120	2,236	+ 5.5%
Closed Sales	288	346	+ 20.1%	1,965	2,049	+ 4.3%
Median Sales Price*	\$313,250	\$318,115	+ 1.6%	\$299,000	\$316,700	+ 5.9%
Average Sales Price*	\$339,812	\$342,740	+ 0.9%	\$331,345	\$351,899	+ 6.2%
Percent of Original List Price Received*	97.2%	95.5%	- 1.7%	95.8%	96.3%	+ 0.5%
List to Close	72	84	+ 16.7%	88	86	- 2.3%
Days on Market Until Sale	23	40	+ 73.9%	39	41	+ 5.1%
Cumulative Days on Market Until Sale	26	48	+ 84.6%	43	46	+ 7.0%
Average List Price	\$367,631	\$374,903	+ 2.0%	\$348,230	\$374,555	+ 7.6%
Inventory of Homes for Sale	469	782	+ 66.7%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--

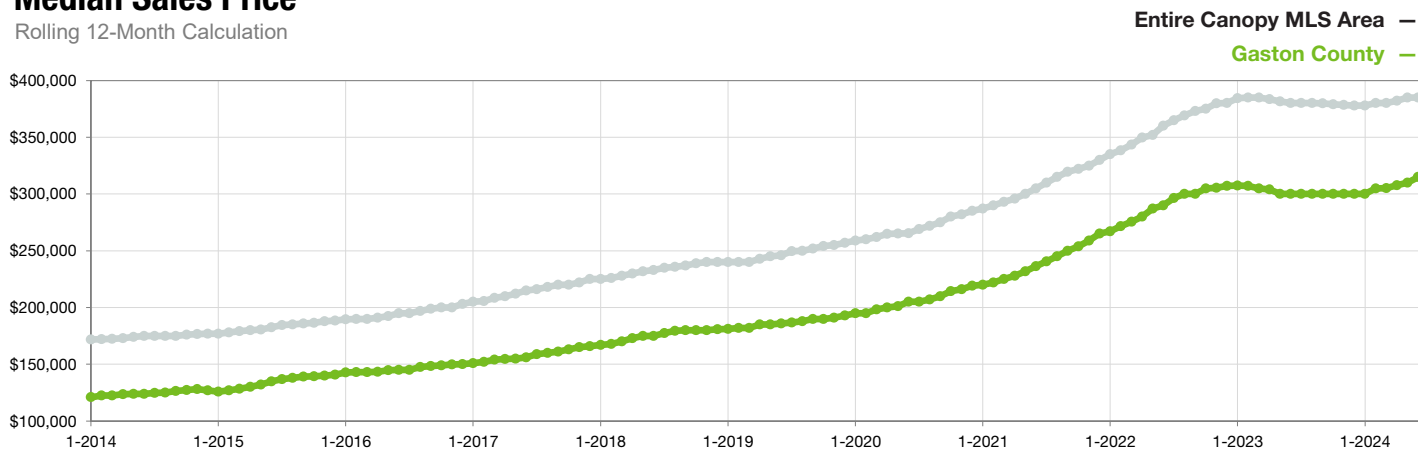
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.