

# Local Market Update for July 2024

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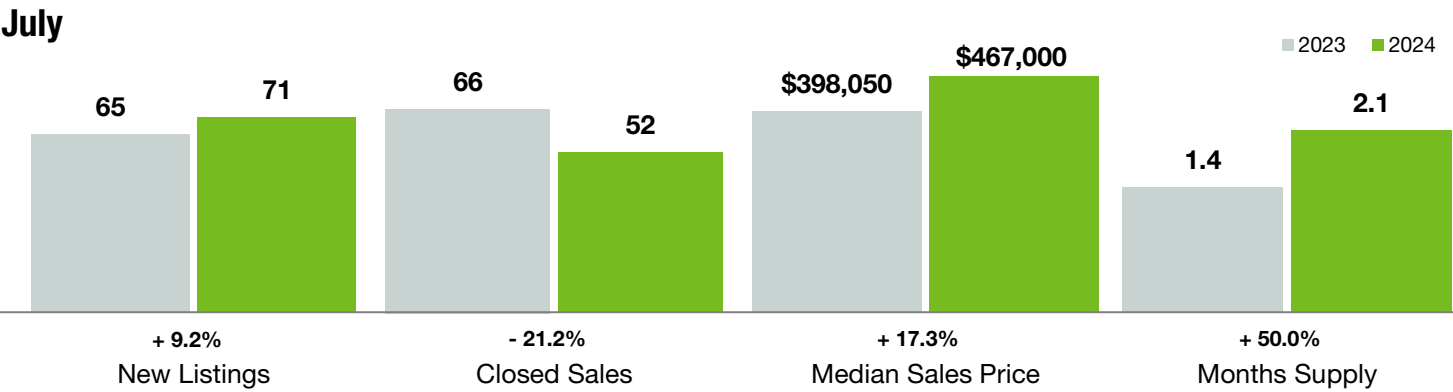


## Indian Trail

North Carolina

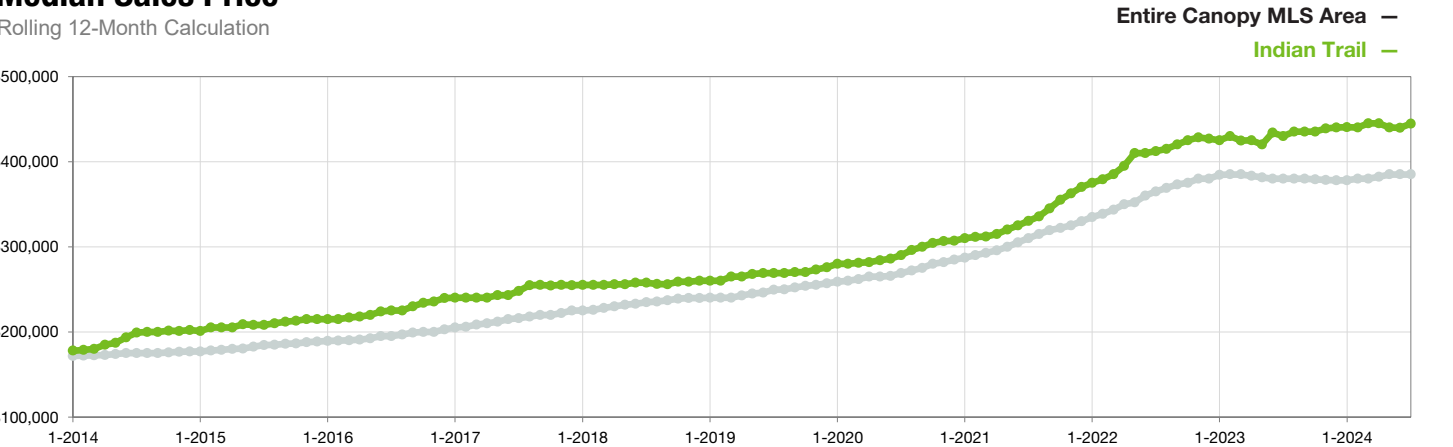
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	65	71	+ 9.2%	438	464	+ 5.9%
Pending Sales	54	51	- 5.6%	414	363	- 12.3%
Closed Sales	66	52	- 21.2%	409	339	- 17.1%
Median Sales Price*	\$398,050	\$467,000	+ 17.3%	\$435,000	\$443,039	+ 1.8%
Average Sales Price*	\$437,687	\$474,727	+ 8.5%	\$457,493	\$464,590	+ 1.6%
Percent of Original List Price Received*	100.0%	97.0%	- 3.0%	97.4%	98.3%	+ 0.9%
List to Close	80	67	- 16.3%	104	76	- 26.9%
Days on Market Until Sale	21	25	+ 19.0%	41	31	- 24.4%
Cumulative Days on Market Until Sale	24	21	- 12.5%	44	31	- 29.5%
Average List Price	\$495,250	\$530,897	+ 7.2%	\$480,126	\$481,231	+ 0.2%
Inventory of Homes for Sale	83	100	+ 20.5%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

\* 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



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