

Local Market Update for July 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®

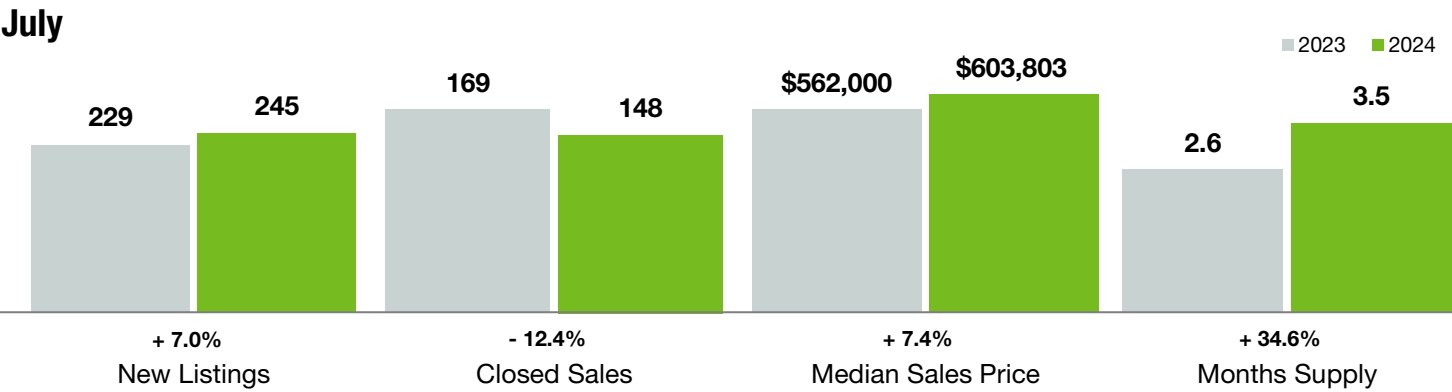


Lake Norman

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	229	245	+ 7.0%	1,464	1,657	+ 13.2%
Pending Sales	173	180	+ 4.0%	1,178	1,193	+ 1.3%
Closed Sales	169	148	- 12.4%	1,050	1,049	- 0.1%
Median Sales Price*	\$562,000	\$603,803	+ 7.4%	\$550,000	\$560,000	+ 1.8%
Average Sales Price*	\$854,465	\$997,188	+ 16.7%	\$800,370	\$851,065	+ 6.3%
Percent of Original List Price Received*	96.9%	95.8%	- 1.1%	96.5%	95.8%	- 0.7%
List to Close	88	80	- 9.1%	103	95	- 7.8%
Days on Market Until Sale	33	35	+ 6.1%	43	47	+ 9.3%
Cumulative Days on Market Until Sale	37	38	+ 2.7%	50	51	+ 2.0%
Average List Price	\$859,810	\$1,022,043	+ 18.9%	\$902,900	\$1,006,152	+ 11.4%
Inventory of Homes for Sale	393	533	+ 35.6%	--	--	--
Months Supply of Inventory	2.6	3.5	+ 34.6%	--	--	--

* 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

