

Local Market Update for July 2024

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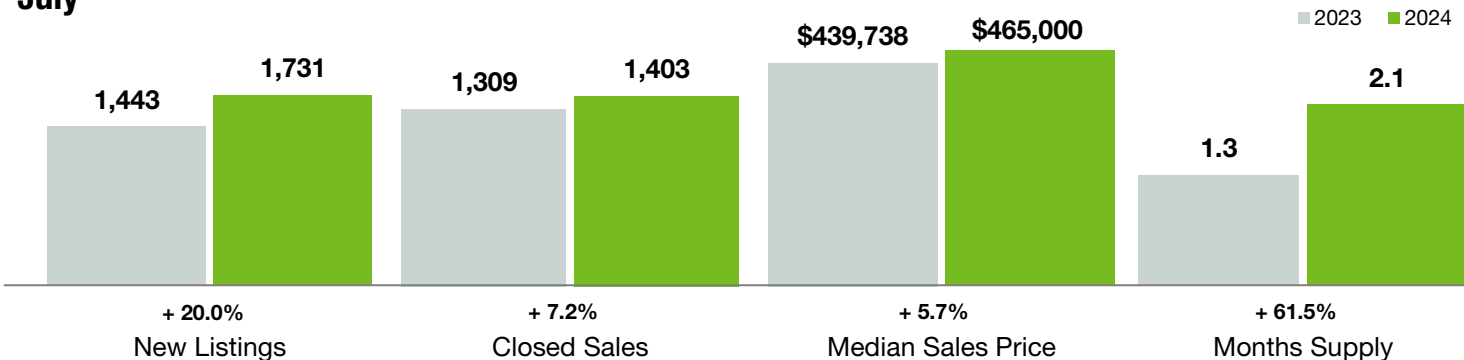
Mecklenburg County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	1,443	1,731	+ 20.0%	10,791	11,979	+ 11.0%
Pending Sales	1,297	1,352	+ 4.2%	10,067	9,648	- 4.2%
Closed Sales	1,309	1,403	+ 7.2%	9,445	9,020	- 4.5%
Median Sales Price*	\$439,738	\$465,000	+ 5.7%	\$425,000	\$446,000	+ 4.9%
Average Sales Price*	\$554,709	\$630,281	+ 13.6%	\$543,881	\$600,469	+ 10.4%
Percent of Original List Price Received*	99.5%	98.0%	- 1.5%	98.1%	98.4%	+ 0.3%
List to Close	74	74	0.0%	87	79	- 9.2%
Days on Market Until Sale	25	28	+ 12.0%	35	31	- 11.4%
Cumulative Days on Market Until Sale	28	29	+ 3.6%	37	33	- 10.8%
Average List Price	\$561,339	\$581,686	+ 3.6%	\$585,215	\$622,605	+ 6.4%
Inventory of Homes for Sale	1,678	2,593	+ 54.5%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--

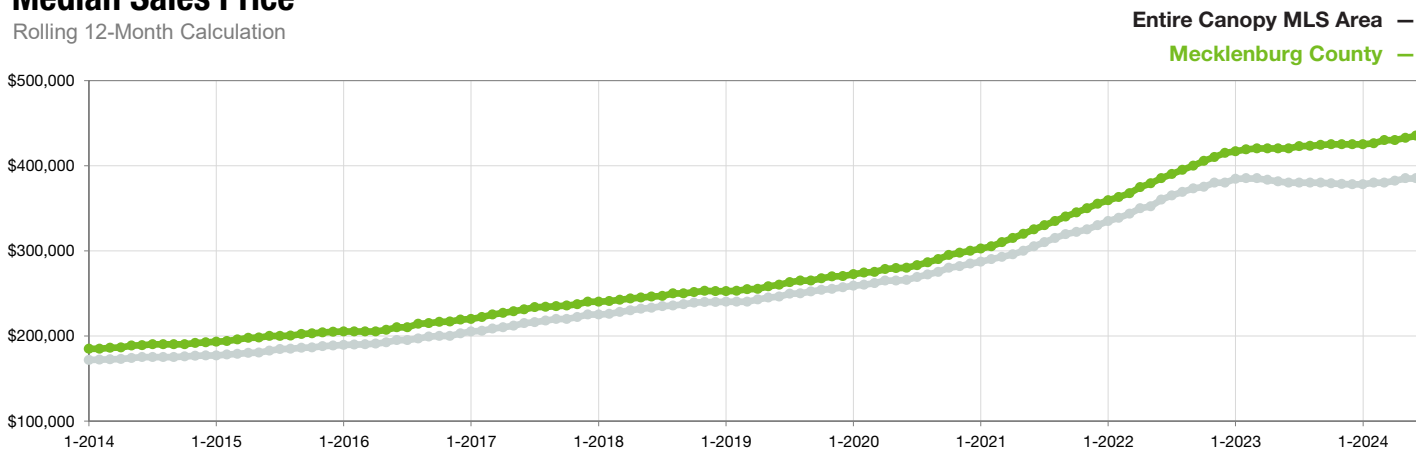
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.