

# Local Market Update for August 2024

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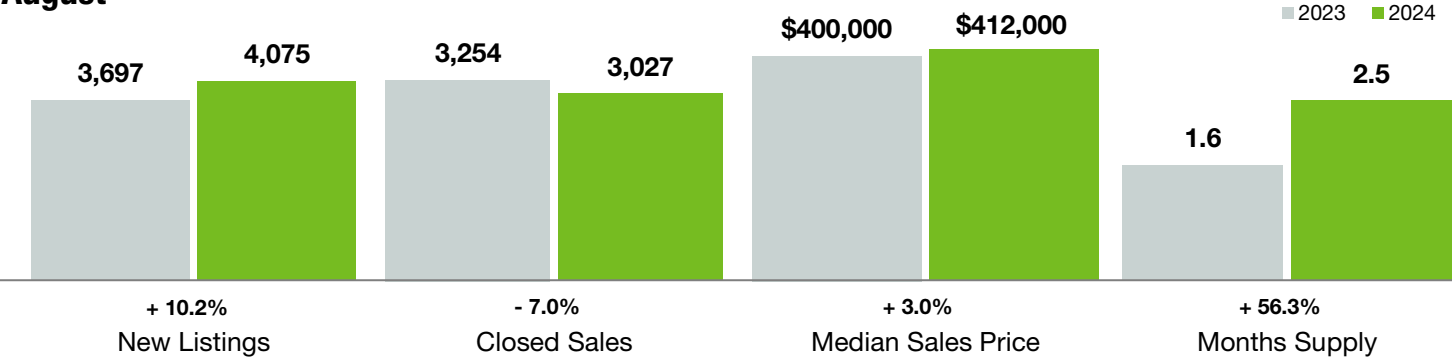
## Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	3,697	4,075	+ 10.2%	27,585	31,386	+ 13.8%
Pending Sales	2,870	3,095	+ 7.8%	24,940	24,343	- 2.4%
Closed Sales	3,254	3,027	- 7.0%	23,837	23,018	- 3.4%
Median Sales Price*	\$400,000	\$412,000	+ 3.0%	\$395,000	\$408,283	+ 3.4%
Average Sales Price*	\$487,701	\$512,359	+ 5.1%	\$478,051	\$515,275	+ 7.8%
Percent of Original List Price Received*	98.4%	96.8%	- 1.6%	97.5%	97.6%	+ 0.1%
List to Close	82	78	- 4.9%	88	82	- 6.8%
Days on Market Until Sale	27	33	+ 22.2%	36	35	- 2.8%
Cumulative Days on Market Until Sale	29	35	+ 20.7%	38	37	- 2.6%
Average List Price	\$489,293	\$519,513	+ 6.2%	\$507,093	\$535,042	+ 5.5%
Inventory of Homes for Sale	4,544	6,892	+ 51.7%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

\* 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.

### August



### Median Sales Price

Rolling 12-Month Calculation

