

Local Market Update for August 2024

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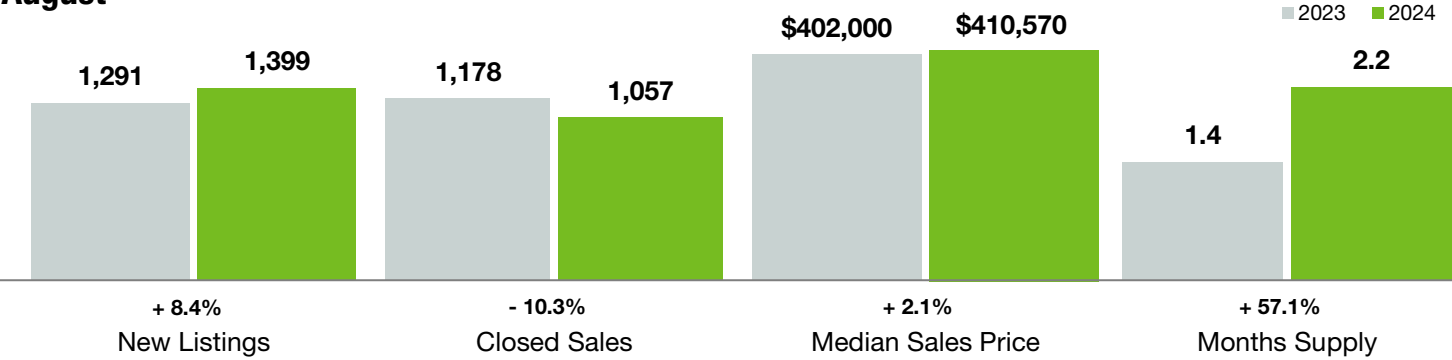
City of Charlotte

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	1,291	1,399	+ 8.4%	10,029	11,085	+ 10.5%
Pending Sales	1,029	1,056	+ 2.6%	9,203	8,752	- 4.9%
Closed Sales	1,178	1,057	- 10.3%	8,777	8,366	- 4.7%
Median Sales Price*	\$402,000	\$410,570	+ 2.1%	\$405,000	\$419,995	+ 3.7%
Average Sales Price*	\$518,444	\$549,738	+ 6.0%	\$527,429	\$578,174	+ 9.6%
Percent of Original List Price Received*	99.3%	97.7%	- 1.6%	98.3%	98.3%	0.0%
List to Close	80	80	0.0%	85	80	- 5.9%
Days on Market Until Sale	25	30	+ 20.0%	33	31	- 6.1%
Cumulative Days on Market Until Sale	27	32	+ 18.5%	35	34	- 2.9%
Average List Price	\$543,922	\$549,722	+ 1.1%	\$562,413	\$589,346	+ 4.8%
Inventory of Homes for Sale	1,425	2,225	+ 56.1%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

* 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

