

Local Market Update for August 2024

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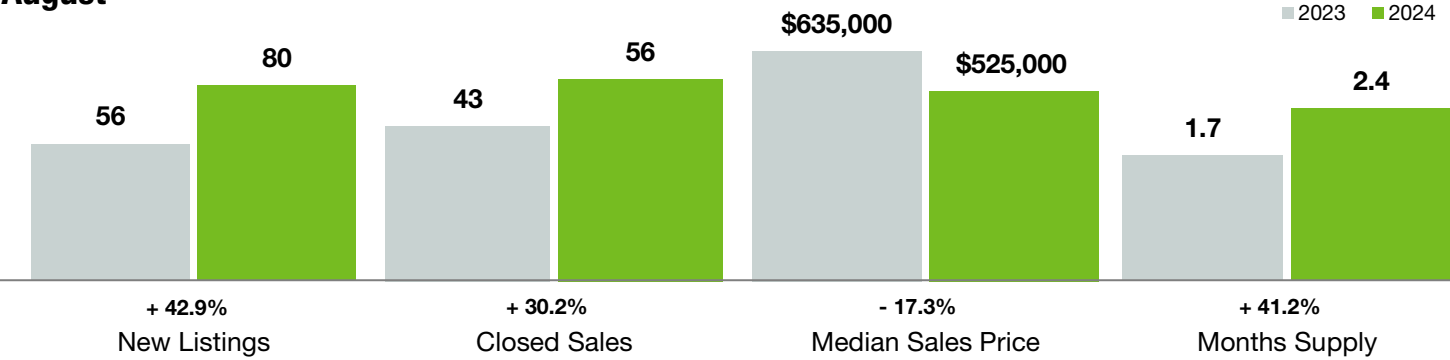
Cornelius

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	56	80	+ 42.9%	434	520	+ 19.8%
Pending Sales	49	58	+ 18.4%	375	412	+ 9.9%
Closed Sales	43	56	+ 30.2%	349	396	+ 13.5%
Median Sales Price*	\$635,000	\$525,000	- 17.3%	\$500,000	\$575,000	+ 15.0%
Average Sales Price*	\$916,699	\$869,370	- 5.2%	\$801,692	\$863,512	+ 7.7%
Percent of Original List Price Received*	96.4%	95.9%	- 0.5%	96.6%	96.7%	+ 0.1%
List to Close	66	66	0.0%	79	80	+ 1.3%
Days on Market Until Sale	25	30	+ 20.0%	35	40	+ 14.3%
Cumulative Days on Market Until Sale	19	34	+ 78.9%	37	38	+ 2.7%
Average List Price	\$817,434	\$833,006	+ 1.9%	\$916,144	\$937,722	+ 2.4%
Inventory of Homes for Sale	75	111	+ 48.0%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

* 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

