

Local Market Update for August 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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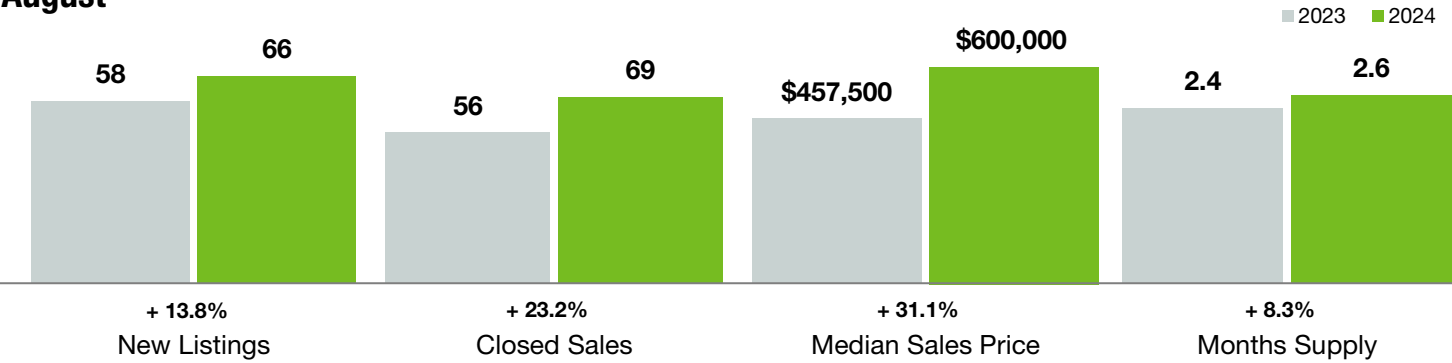
Denver

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	58	66	+ 13.8%	538	600	+ 11.5%
Pending Sales	56	62	+ 10.7%	453	470	+ 3.8%
Closed Sales	56	69	+ 23.2%	423	438	+ 3.5%
Median Sales Price*	\$457,500	\$600,000	+ 31.1%	\$514,000	\$518,098	+ 0.8%
Average Sales Price*	\$575,623	\$737,340	+ 28.1%	\$633,460	\$617,856	- 2.5%
Percent of Original List Price Received*	98.5%	95.5%	- 3.0%	97.4%	97.6%	+ 0.2%
List to Close	96	95	- 1.0%	114	103	- 9.6%
Days on Market Until Sale	31	35	+ 12.9%	55	44	- 20.0%
Cumulative Days on Market Until Sale	35	43	+ 22.9%	48	46	- 4.2%
Average List Price	\$611,500	\$738,746	+ 20.8%	\$681,071	\$775,898	+ 13.9%
Inventory of Homes for Sale	120	141	+ 17.5%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--

* 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

