

# Local Market Update for August 2024

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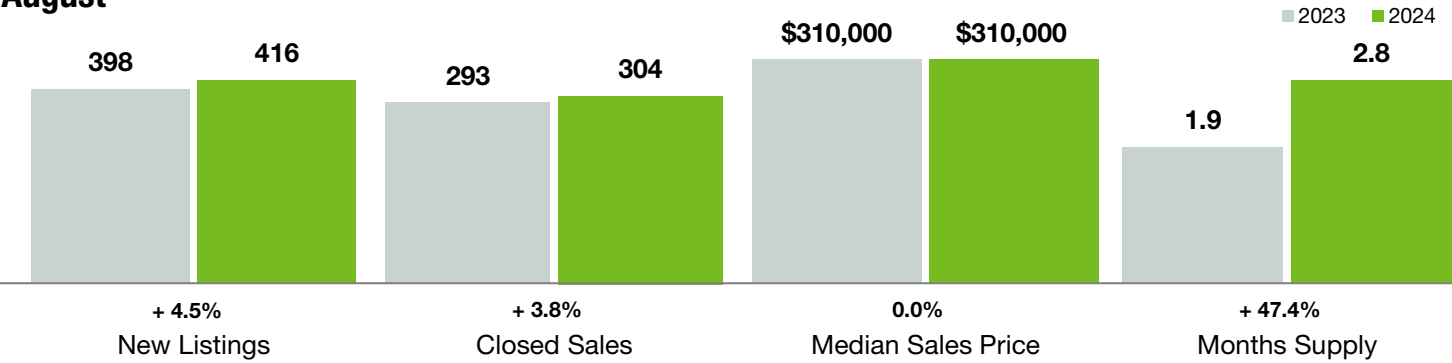
## Gaston County

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	398	416	+ 4.5%	2,716	3,395	+ 25.0%
Pending Sales	273	329	+ 20.5%	2,393	2,531	+ 5.8%
Closed Sales	293	304	+ 3.8%	2,258	2,364	+ 4.7%
Median Sales Price*	\$310,000	\$310,000	0.0%	\$299,990	\$315,000	+ 5.0%
Average Sales Price*	\$350,606	\$339,389	- 3.2%	\$333,845	\$350,027	+ 4.8%
Percent of Original List Price Received*	97.2%	95.7%	- 1.5%	96.0%	96.2%	+ 0.2%
List to Close	72	76	+ 5.6%	86	85	- 1.2%
Days on Market Until Sale	28	35	+ 25.0%	38	40	+ 5.3%
Cumulative Days on Market Until Sale	29	42	+ 44.8%	41	46	+ 12.2%
Average List Price	\$373,017	\$383,096	+ 2.7%	\$351,850	\$374,292	+ 6.4%
Inventory of Homes for Sale	516	806	+ 56.2%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--

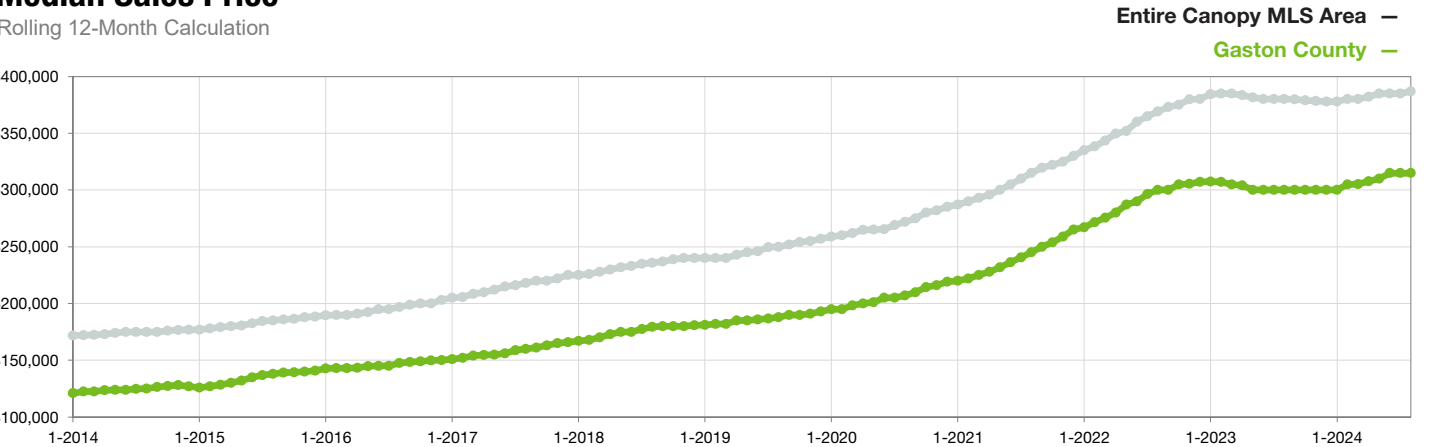
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### August



### Median Sales Price

Rolling 12-Month Calculation



Current as of September 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.