

# Local Market Update for August 2024

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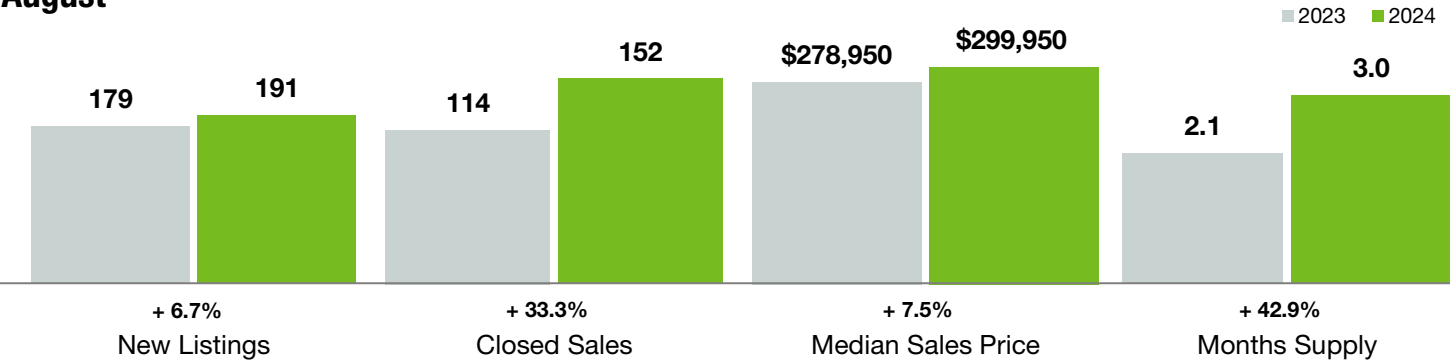
## Gastonia

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	179	191	+ 6.7%	1,229	1,661	+ 35.2%
Pending Sales	133	153	+ 15.0%	1,072	1,200	+ 11.9%
Closed Sales	114	152	+ 33.3%	985	1,126	+ 14.3%
Median Sales Price*	\$278,950	\$299,950	+ 7.5%	\$275,000	\$298,000	+ 8.4%
Average Sales Price*	\$305,398	\$308,421	+ 1.0%	\$293,671	\$311,840	+ 6.2%
Percent of Original List Price Received*	97.2%	95.3%	- 2.0%	95.8%	95.7%	- 0.1%
List to Close	68	78	+ 14.7%	85	88	+ 3.5%
Days on Market Until Sale	31	36	+ 16.1%	42	42	0.0%
Cumulative Days on Market Until Sale	33	42	+ 27.3%	47	50	+ 6.4%
Average List Price	\$330,436	\$347,723	+ 5.2%	\$312,351	\$335,458	+ 7.4%
Inventory of Homes for Sale	263	405	+ 54.0%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--

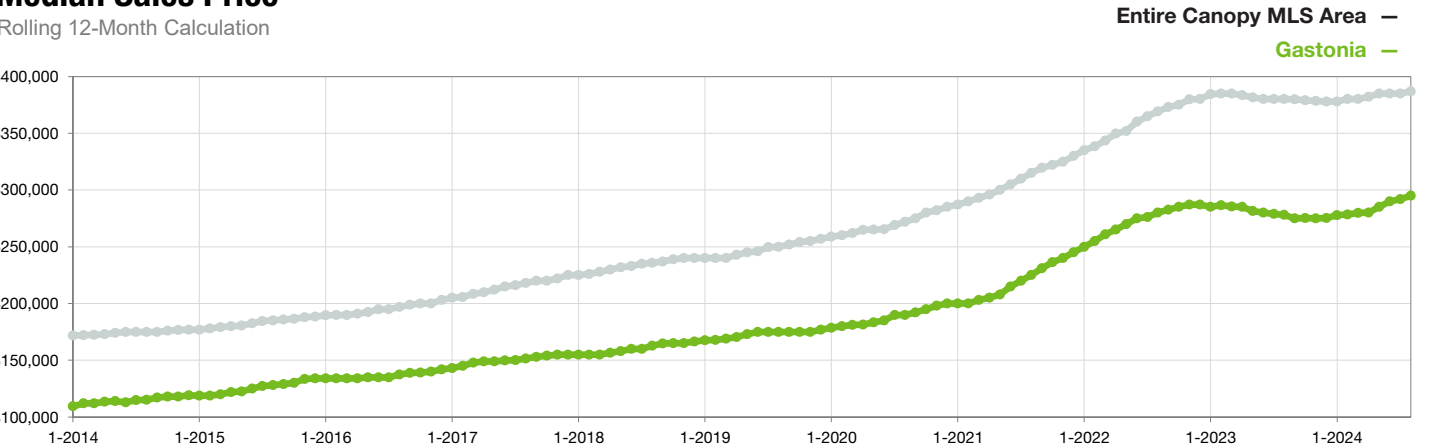
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### 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.