

Local Market Update for August 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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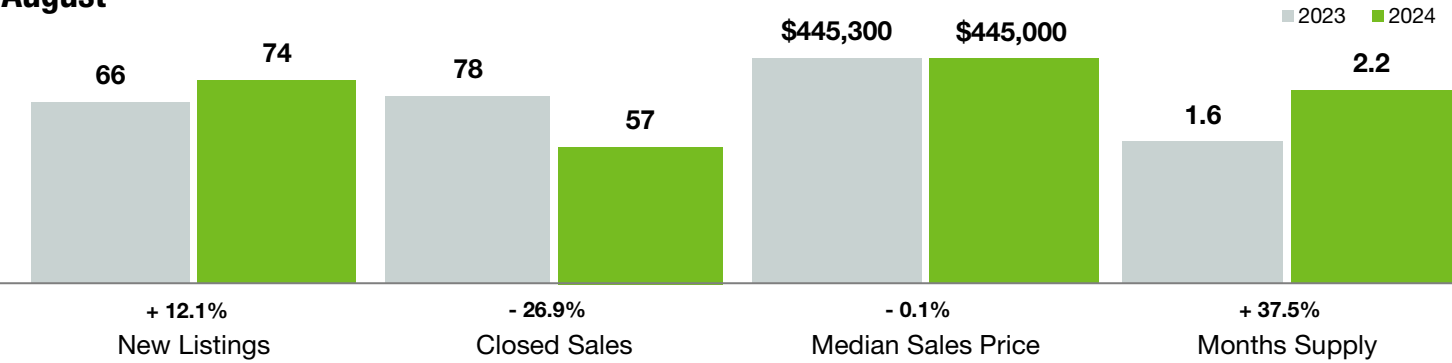
Indian Trail

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	66	74	+ 12.1%	504	539	+ 6.9%
Pending Sales	50	58	+ 16.0%	464	419	- 9.7%
Closed Sales	78	57	- 26.9%	487	397	- 18.5%
Median Sales Price*	\$445,300	\$445,000	- 0.1%	\$435,000	\$443,789	+ 2.0%
Average Sales Price*	\$458,628	\$458,611	- 0.0%	\$457,675	\$463,666	+ 1.3%
Percent of Original List Price Received*	98.6%	97.0%	- 1.6%	97.6%	98.1%	+ 0.5%
List to Close	114	82	- 28.1%	106	77	- 27.4%
Days on Market Until Sale	29	33	+ 13.8%	39	32	- 17.9%
Cumulative Days on Market Until Sale	32	31	- 3.1%	42	31	- 26.2%
Average List Price	\$481,577	\$536,021	+ 11.3%	\$480,319	\$487,844	+ 1.6%
Inventory of Homes for Sale	90	107	+ 18.9%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

* 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

