

# Local Market Update for August 2024

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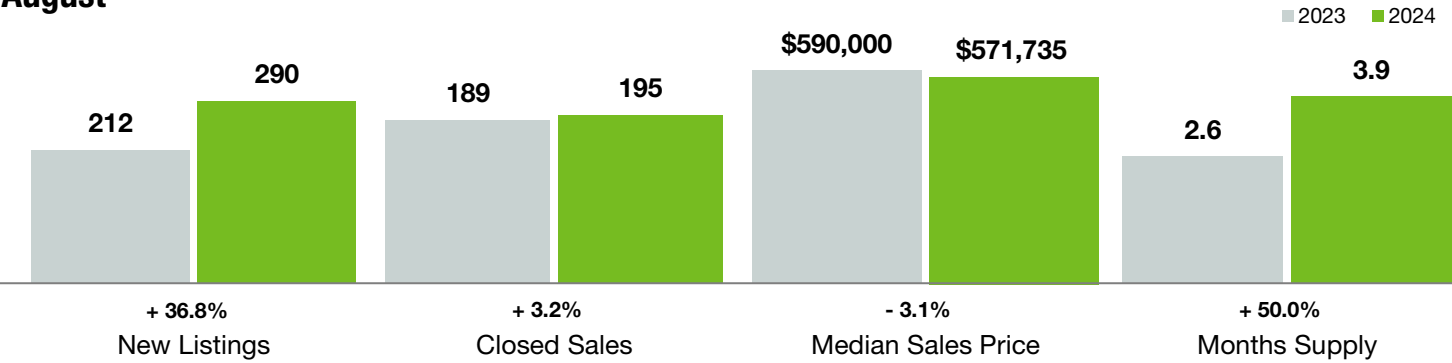
## Lake Norman

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	212	290	+ 36.8%	1,676	1,952	+ 16.5%
Pending Sales	178	193	+ 8.4%	1,354	1,373	+ 1.4%
Closed Sales	189	195	+ 3.2%	1,239	1,253	+ 1.1%
Median Sales Price*	\$590,000	\$571,735	- 3.1%	\$555,000	\$565,000	+ 1.8%
Average Sales Price*	\$881,401	\$930,160	+ 5.5%	\$812,731	\$863,999	+ 6.3%
Percent of Original List Price Received*	97.0%	95.1%	- 2.0%	96.6%	95.7%	- 0.9%
List to Close	82	87	+ 6.1%	100	94	- 6.0%
Days on Market Until Sale	32	42	+ 31.3%	42	46	+ 9.5%
Cumulative Days on Market Until Sale	35	51	+ 45.7%	47	51	+ 8.5%
Average List Price	\$859,903	\$955,735	+ 11.1%	\$895,635	\$992,395	+ 10.8%
Inventory of Homes for Sale	395	592	+ 49.9%	--	--	--
Months Supply of Inventory	2.6	3.9	+ 50.0%	--	--	--

\* 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

