

# Local Market Update for August 2024

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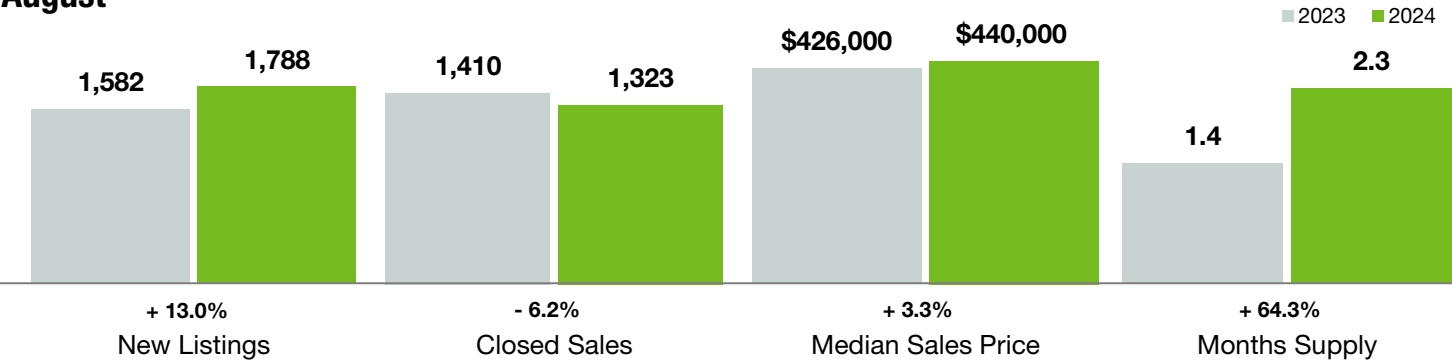
## Mecklenburg County

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	1,582	1,788	+ 13.0%	12,373	13,789	+ 11.4%
Pending Sales	1,266	1,304	+ 3.0%	11,333	10,880	- 4.0%
Closed Sales	1,410	1,323	- 6.2%	10,855	10,413	- 4.1%
Median Sales Price*	\$426,000	\$440,000	+ 3.3%	\$425,000	\$445,000	+ 4.7%
Average Sales Price*	\$544,995	\$577,745	+ 6.0%	\$544,026	\$597,262	+ 9.8%
Percent of Original List Price Received*	99.1%	97.6%	- 1.5%	98.3%	98.3%	0.0%
List to Close	78	76	- 2.6%	86	79	- 8.1%
Days on Market Until Sale	25	30	+ 20.0%	34	31	- 8.8%
Cumulative Days on Market Until Sale	26	31	+ 19.2%	35	33	- 5.7%
Average List Price	\$565,837	\$575,988	+ 1.8%	\$582,479	\$614,913	+ 5.6%
Inventory of Homes for Sale	1,788	2,800	+ 56.6%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

\* 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

