

Local Market Update for September 2024

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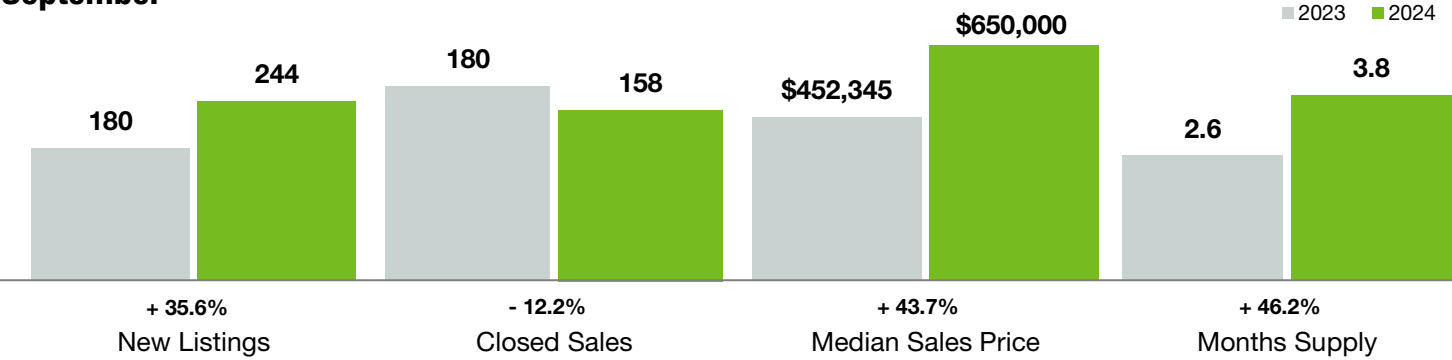
Lake Norman

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	180	244	+ 35.6%	1,856	2,196	+ 18.3%
Pending Sales	142	178	+ 25.4%	1,496	1,537	+ 2.7%
Closed Sales	180	158	- 12.2%	1,419	1,417	- 0.1%
Median Sales Price*	\$452,345	\$650,000	+ 43.7%	\$540,000	\$573,118	+ 6.1%
Average Sales Price*	\$689,944	\$991,596	+ 43.7%	\$797,155	\$877,444	+ 10.1%
Percent of Original List Price Received*	97.1%	95.2%	- 2.0%	96.6%	95.6%	- 1.0%
List to Close	94	90	- 4.3%	99	94	- 5.1%
Days on Market Until Sale	35	39	+ 11.4%	41	45	+ 9.8%
Cumulative Days on Market Until Sale	38	48	+ 26.3%	46	51	+ 10.9%
Average List Price	\$1,034,126	\$1,080,322	+ 4.5%	\$909,165	\$998,909	+ 9.9%
Inventory of Homes for Sale	390	594	+ 52.3%	--	--	--
Months Supply of Inventory	2.6	3.8	+ 46.2%	--	--	--

* 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.

September



Median Sales Price

Rolling 12-Month Calculation

