

Local Market Update for September 2024

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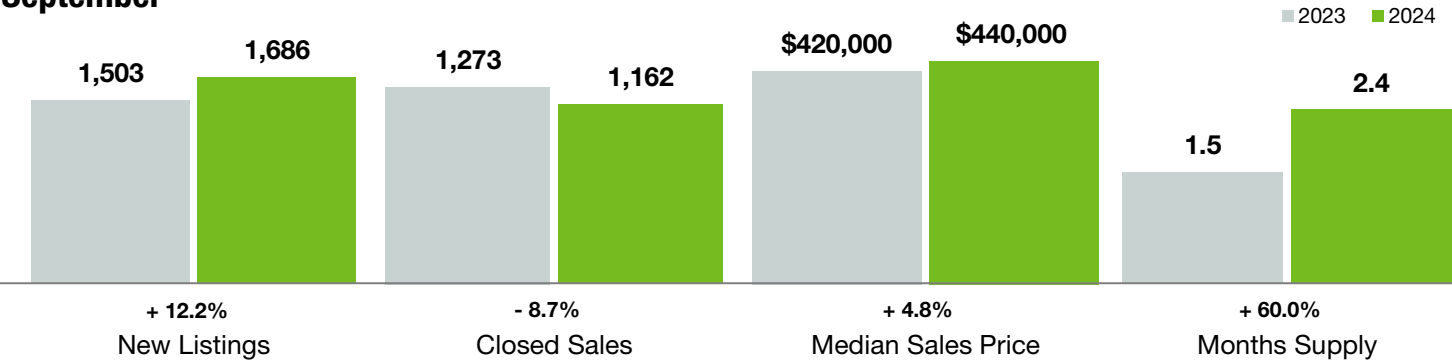
Mecklenburg County

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	1,503	1,686	+ 12.2%	13,878	15,494	+ 11.6%
Pending Sales	1,110	1,239	+ 11.6%	12,445	12,074	- 3.0%
Closed Sales	1,273	1,162	- 8.7%	12,128	11,613	- 4.2%
Median Sales Price*	\$420,000	\$440,000	+ 4.8%	\$425,000	\$445,000	+ 4.7%
Average Sales Price*	\$548,443	\$585,397	+ 6.7%	\$544,490	\$595,982	+ 9.5%
Percent of Original List Price Received*	98.4%	97.2%	- 1.2%	98.3%	98.2%	- 0.1%
List to Close	77	83	+ 7.8%	85	79	- 7.1%
Days on Market Until Sale	24	34	+ 41.7%	33	31	- 6.1%
Cumulative Days on Market Until Sale	25	37	+ 48.0%	34	34	0.0%
Average List Price	\$600,686	\$643,063	+ 7.1%	\$584,436	\$616,408	+ 5.5%
Inventory of Homes for Sale	1,970	3,000	+ 52.3%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

* 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.

September



Median Sales Price

Rolling 12-Month Calculation

