

Local Market Update for October 2024

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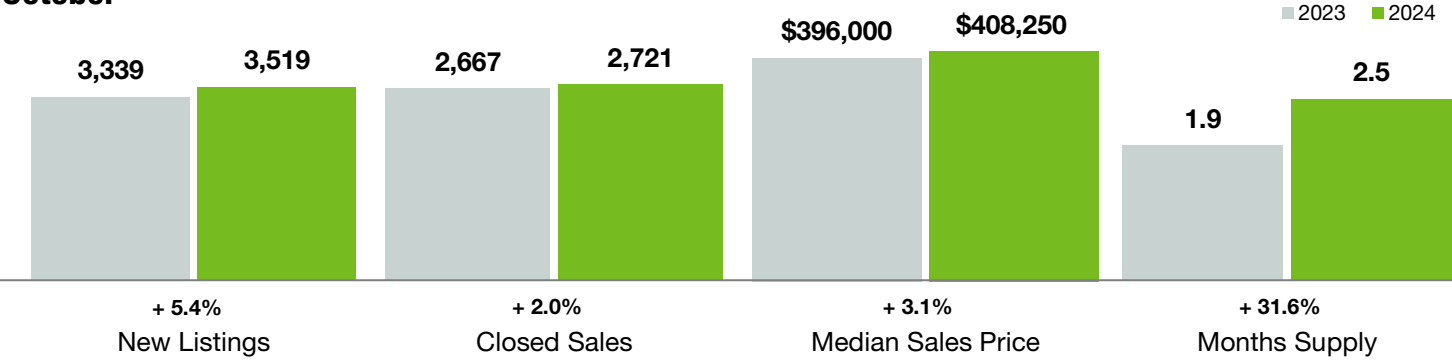
Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	3,339	3,519	+ 5.4%	34,443	38,785	+ 12.6%
Pending Sales	2,447	3,015	+ 23.2%	29,900	29,903	+ 0.0%
Closed Sales	2,667	2,721	+ 2.0%	29,282	28,637	- 2.2%
Median Sales Price*	\$396,000	\$408,250	+ 3.1%	\$395,000	\$407,000	+ 3.0%
Average Sales Price*	\$481,603	\$509,365	+ 5.8%	\$479,400	\$513,694	+ 7.2%
Percent of Original List Price Received*	97.7%	96.2%	- 1.5%	97.6%	97.3%	- 0.3%
List to Close	80	86	+ 7.5%	87	83	- 4.6%
Days on Market Until Sale	31	38	+ 22.6%	35	35	0.0%
Cumulative Days on Market Until Sale	32	41	+ 28.1%	37	38	+ 2.7%
Average List Price	\$504,066	\$525,372	+ 4.2%	\$507,275	\$532,490	+ 5.0%
Inventory of Homes for Sale	5,262	7,085	+ 34.6%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

* 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.

October



Median Sales Price

Rolling 12-Month Calculation

