

Local Market Update for October 2024

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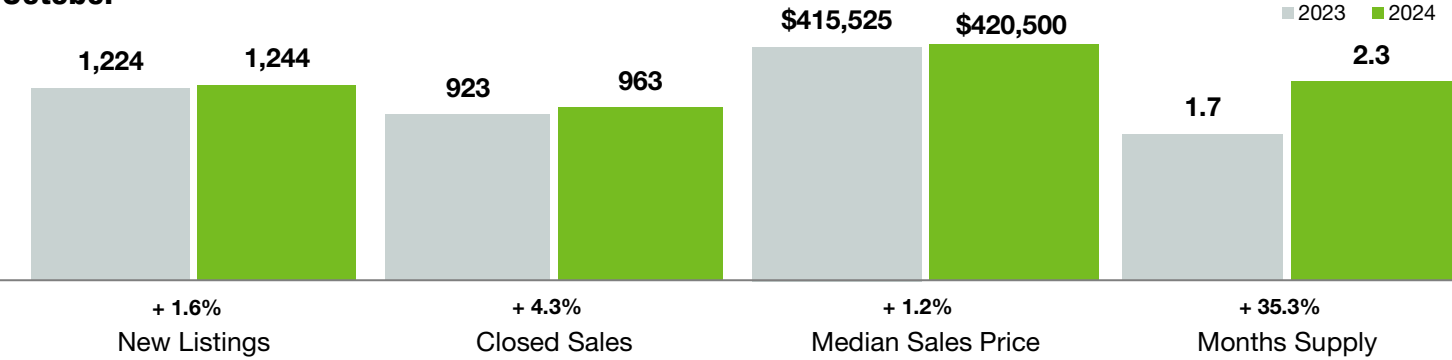
City of Charlotte

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	1,224	1,244	+ 1.6%	12,492	13,735	+ 10.0%
Pending Sales	885	1,088	+ 22.9%	10,955	10,729	- 2.1%
Closed Sales	923	963	+ 4.3%	10,739	10,347	- 3.7%
Median Sales Price*	\$415,525	\$420,500	+ 1.2%	\$407,943	\$418,083	+ 2.5%
Average Sales Price*	\$535,825	\$557,061	+ 4.0%	\$529,567	\$574,897	+ 8.6%
Percent of Original List Price Received*	98.5%	96.8%	- 1.7%	98.3%	98.1%	- 0.2%
List to Close	81	84	+ 3.7%	84	81	- 3.6%
Days on Market Until Sale	27	34	+ 25.9%	32	32	0.0%
Cumulative Days on Market Until Sale	29	37	+ 27.6%	34	35	+ 2.9%
Average List Price	\$565,714	\$584,722	+ 3.4%	\$563,833	\$586,872	+ 4.1%
Inventory of Homes for Sale	1,743	2,329	+ 33.6%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

* 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.

October



Median Sales Price

Rolling 12-Month Calculation

