

# Local Market Update for October 2024

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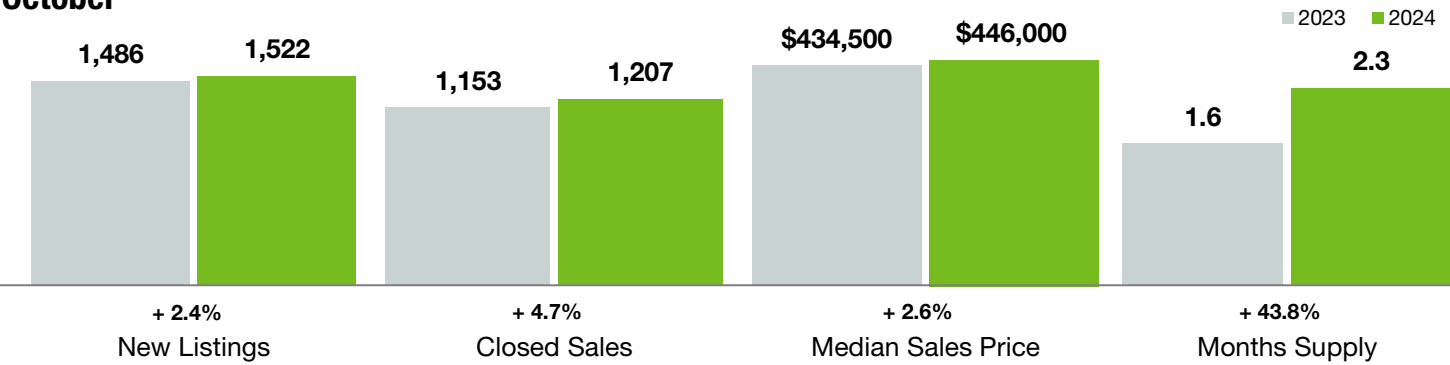
## Mecklenburg County

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	1,486	1,522	+ 2.4%	15,364	17,031	+ 10.9%
Pending Sales	1,103	1,327	+ 20.3%	13,548	13,351	- 1.5%
Closed Sales	1,153	1,207	+ 4.7%	13,282	12,870	- 3.1%
Median Sales Price*	\$434,500	\$446,000	+ 2.6%	\$425,000	\$445,000	+ 4.7%
Average Sales Price*	\$566,097	\$586,929	+ 3.7%	\$546,365	\$594,669	+ 8.8%
Percent of Original List Price Received*	98.3%	96.7%	- 1.6%	98.3%	98.0%	- 0.3%
List to Close	80	85	+ 6.3%	85	80	- 5.9%
Days on Market Until Sale	29	35	+ 20.7%	32	32	0.0%
Cumulative Days on Market Until Sale	30	38	+ 26.7%	34	34	0.0%
Average List Price	\$586,518	\$617,641	+ 5.3%	\$584,630	\$614,689	+ 5.1%
Inventory of Homes for Sale	2,090	2,870	+ 37.3%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

\* 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

