

Local Market Update for October 2024

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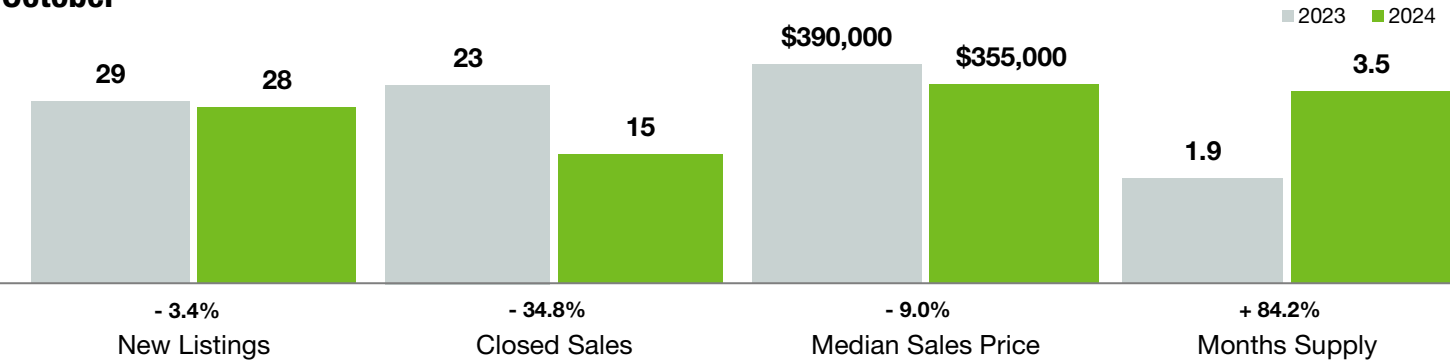
Uptown Charlotte

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	29	28	- 3.4%	250	340	+ 36.0%
Pending Sales	17	22	+ 29.4%	206	221	+ 7.3%
Closed Sales	23	15	- 34.8%	198	211	+ 6.6%
Median Sales Price*	\$390,000	\$355,000	- 9.0%	\$389,000	\$381,000	- 2.1%
Average Sales Price*	\$470,013	\$454,426	- 3.3%	\$491,530	\$463,548	- 5.7%
Percent of Original List Price Received*	99.0%	94.3%	- 4.7%	98.7%	96.5%	- 2.2%
List to Close	51	88	+ 72.5%	61	72	+ 18.0%
Days on Market Until Sale	15	50	+ 233.3%	27	37	+ 37.0%
Cumulative Days on Market Until Sale	16	66	+ 312.5%	30	45	+ 50.0%
Average List Price	\$452,700	\$536,618	+ 18.5%	\$526,414	\$484,877	- 7.9%
Inventory of Homes for Sale	37	75	+ 102.7%	--	--	--
Months Supply of Inventory	1.9	3.5	+ 84.2%	--	--	--

* 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.

October



Median Sales Price

Rolling 12-Month Calculation

