

Local Market Update for November 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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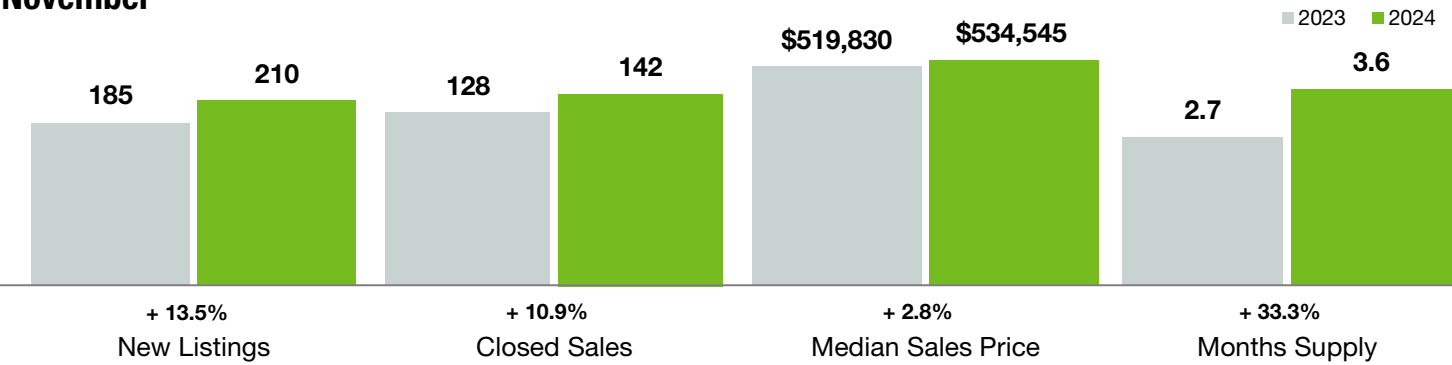
Lake Norman

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	185	210	+ 13.5%	2,213	2,667	+ 20.5%
Pending Sales	120	167	+ 39.2%	1,730	1,856	+ 7.3%
Closed Sales	128	142	+ 10.9%	1,707	1,748	+ 2.4%
Median Sales Price*	\$519,830	\$534,545	+ 2.8%	\$540,000	\$565,000	+ 4.6%
Average Sales Price*	\$692,751	\$810,413	+ 17.0%	\$797,548	\$863,035	+ 8.2%
Percent of Original List Price Received*	96.4%	93.5%	- 3.0%	96.6%	95.4%	- 1.2%
List to Close	96	107	+ 11.5%	98	94	- 4.1%
Days on Market Until Sale	35	62	+ 77.1%	40	47	+ 17.5%
Cumulative Days on Market Until Sale	35	62	+ 77.1%	46	51	+ 10.9%
Average List Price	\$906,242	\$929,355	+ 2.6%	\$907,165	\$986,544	+ 8.8%
Inventory of Homes for Sale	412	585	+ 42.0%	--	--	--
Months Supply of Inventory	2.7	3.6	+ 33.3%	--	--	--

* 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.

November



Median Sales Price

Rolling 12-Month Calculation

