

Local Market Update for November 2024

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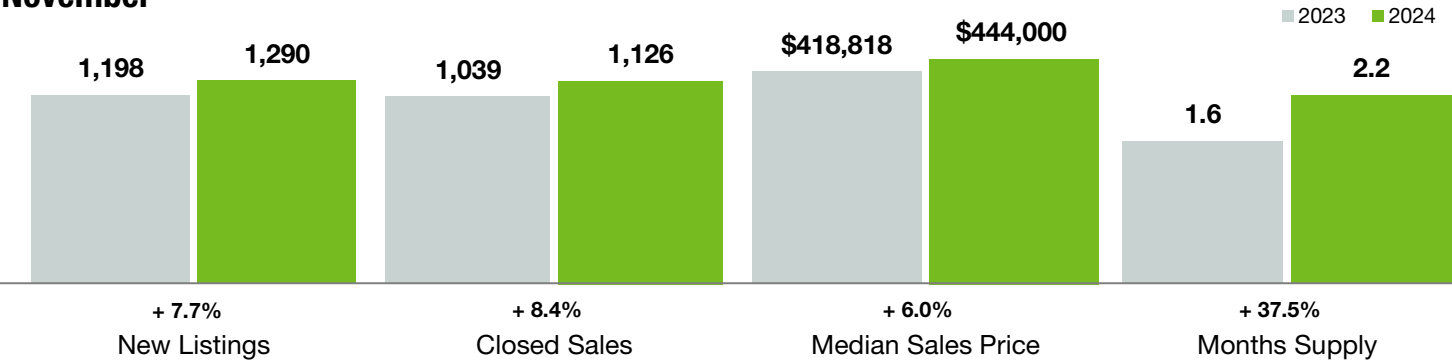
Mecklenburg County

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	1,198	1,290	+ 7.7%	16,561	18,332	+ 10.7%
Pending Sales	978	1,134	+ 16.0%	14,520	14,416	- 0.7%
Closed Sales	1,039	1,126	+ 8.4%	14,322	14,058	- 1.8%
Median Sales Price*	\$418,818	\$444,000	+ 6.0%	\$425,000	\$445,000	+ 4.7%
Average Sales Price*	\$540,073	\$590,900	+ 9.4%	\$545,896	\$594,123	+ 8.8%
Percent of Original List Price Received*	97.9%	96.5%	- 1.4%	98.3%	97.9%	- 0.4%
List to Close	80	86	+ 7.5%	84	81	- 3.6%
Days on Market Until Sale	28	40	+ 42.9%	32	32	0.0%
Cumulative Days on Market Until Sale	28	45	+ 60.7%	34	35	+ 2.9%
Average List Price	\$538,822	\$579,819	+ 7.6%	\$581,232	\$611,482	+ 5.2%
Inventory of Homes for Sale	2,091	2,755	+ 31.8%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

* 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

