

# Local Market Update for December 2024

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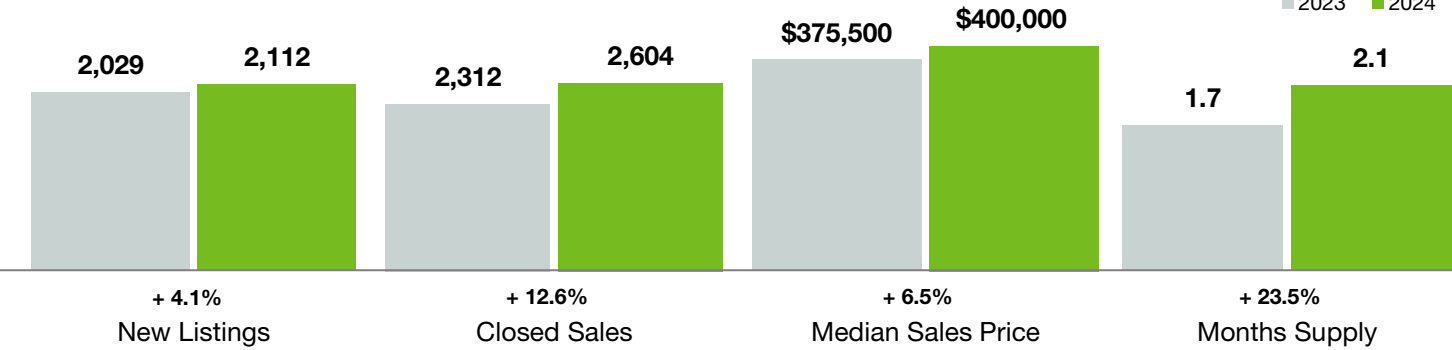
## Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	2,029	2,112	+ 4.1%	39,232	44,025	+ 12.2%
Pending Sales	1,938	2,107	+ 8.7%	33,951	34,254	+ 0.9%
Closed Sales	2,312	2,604	+ 12.6%	34,003	34,044	+ 0.1%
Median Sales Price*	\$375,500	\$400,000	+ 6.5%	\$393,560	\$405,000	+ 2.9%
Average Sales Price*	\$461,592	\$494,079	+ 7.0%	\$477,481	\$510,936	+ 7.0%
Percent of Original List Price Received*	96.6%	95.3%	- 1.3%	97.5%	97.1%	- 0.4%
List to Close	85	94	+ 10.6%	86	85	- 1.2%
Days on Market Until Sale	34	49	+ 44.1%	35	37	+ 5.7%
Cumulative Days on Market Until Sale	36	54	+ 50.0%	37	40	+ 8.1%
Average List Price	\$456,391	\$489,414	+ 7.2%	\$502,154	\$527,699	+ 5.1%
Inventory of Homes for Sale	4,739	6,071	+ 28.1%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

\* 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.

### December



### Median Sales Price

Rolling 12-Month Calculation

