

Local Market Update for December 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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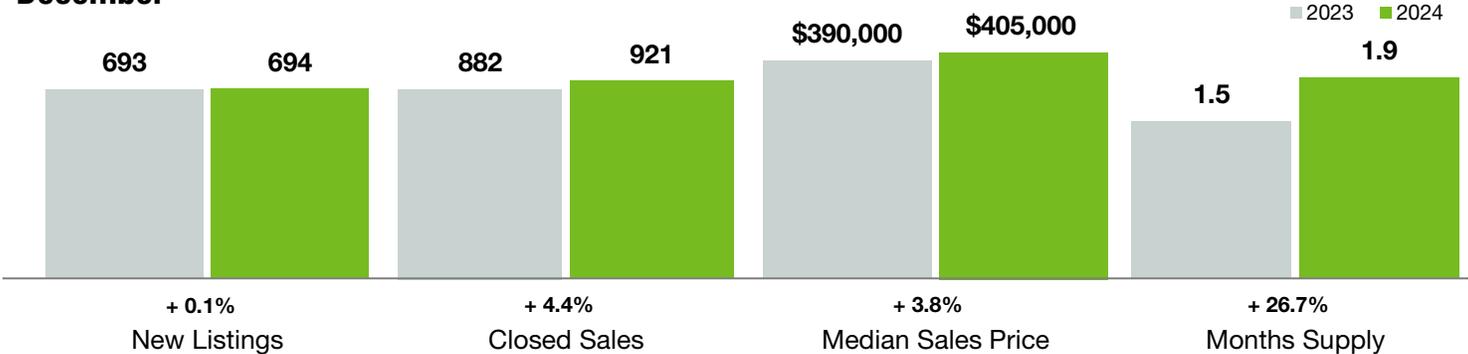
City of Charlotte

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	693	694	+ 0.1%	14,189	15,526	+ 9.4%
Pending Sales	702	722	+ 2.8%	12,457	12,251	- 1.7%
Closed Sales	882	921	+ 4.4%	12,432	12,269	- 1.3%
Median Sales Price*	\$390,000	\$405,000	+ 3.8%	\$405,000	\$417,893	+ 3.2%
Average Sales Price*	\$509,154	\$536,068	+ 5.3%	\$527,712	\$571,777	+ 8.4%
Percent of Original List Price Received*	97.6%	95.6%	- 2.0%	98.2%	97.8%	- 0.4%
List to Close	84	93	+ 10.7%	84	83	- 1.2%
Days on Market Until Sale	31	47	+ 51.6%	31	34	+ 9.7%
Cumulative Days on Market Until Sale	33	51	+ 54.5%	33	37	+ 12.1%
Average List Price	\$519,163	\$482,221	- 7.1%	\$558,442	\$577,969	+ 3.5%
Inventory of Homes for Sale	1,514	1,903	+ 25.7%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

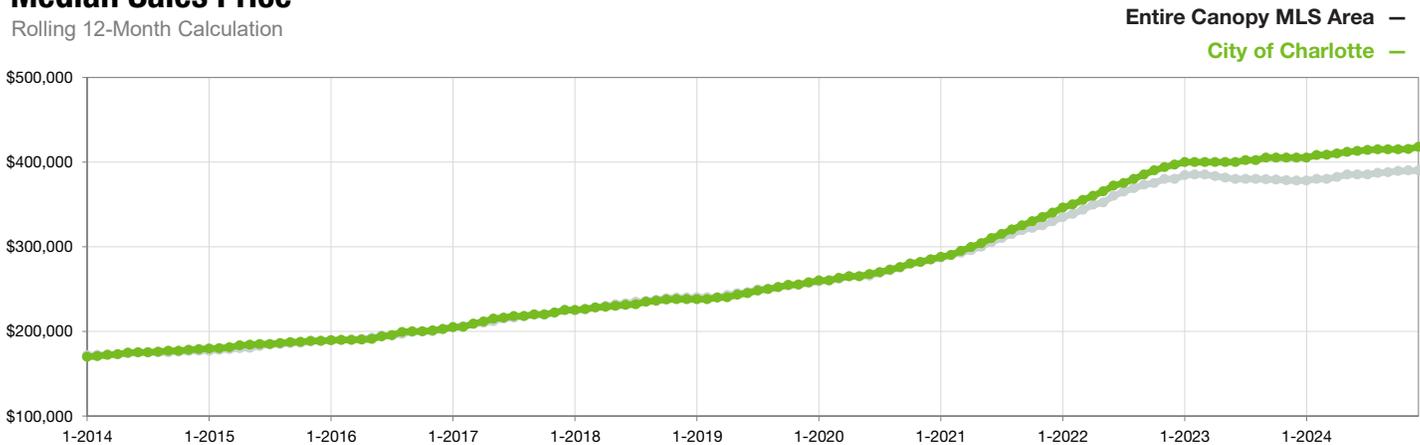
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

December



Median Sales Price

Rolling 12-Month Calculation



Current as of January 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.