

# Local Market Update for December 2024

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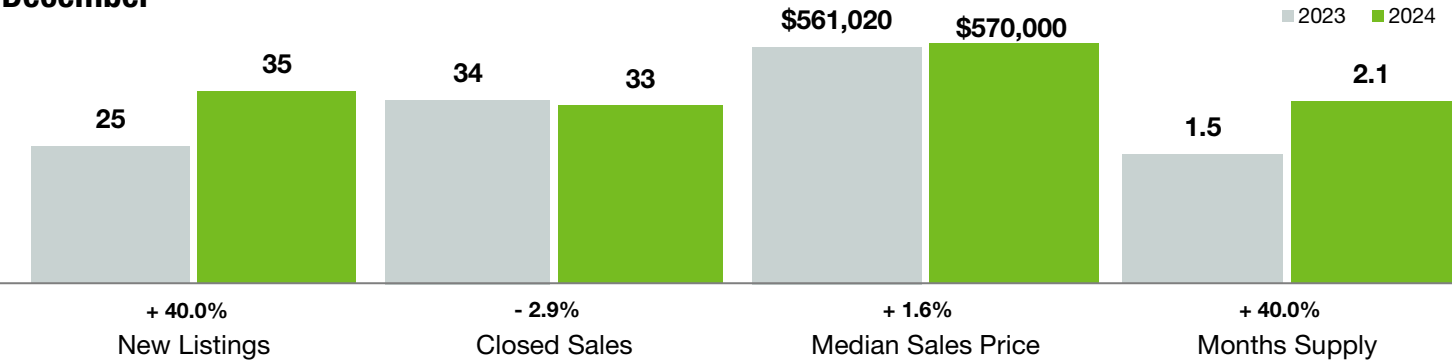
## Cornelius

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	25	35	+ 40.0%	607	712	+ 17.3%
Pending Sales	32	35	+ 9.4%	523	567	+ 8.4%
Closed Sales	34	33	- 2.9%	517	570	+ 10.3%
Median Sales Price*	\$561,020	\$570,000	+ 1.6%	\$505,000	\$560,000	+ 10.9%
Average Sales Price*	\$994,407	\$1,063,163	+ 6.9%	\$803,161	\$849,551	+ 5.8%
Percent of Original List Price Received*	98.2%	95.5%	- 2.7%	96.7%	96.3%	- 0.4%
List to Close	99	93	- 6.1%	79	80	+ 1.3%
Days on Market Until Sale	37	56	+ 51.4%	34	41	+ 20.6%
Cumulative Days on Market Until Sale	44	48	+ 9.1%	36	38	+ 5.6%
Average List Price	\$857,642	\$1,464,700	+ 70.8%	\$926,505	\$1,016,156	+ 9.7%
Inventory of Homes for Sale	65	99	+ 52.3%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

\* 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

