

# Local Market Update for December 2024

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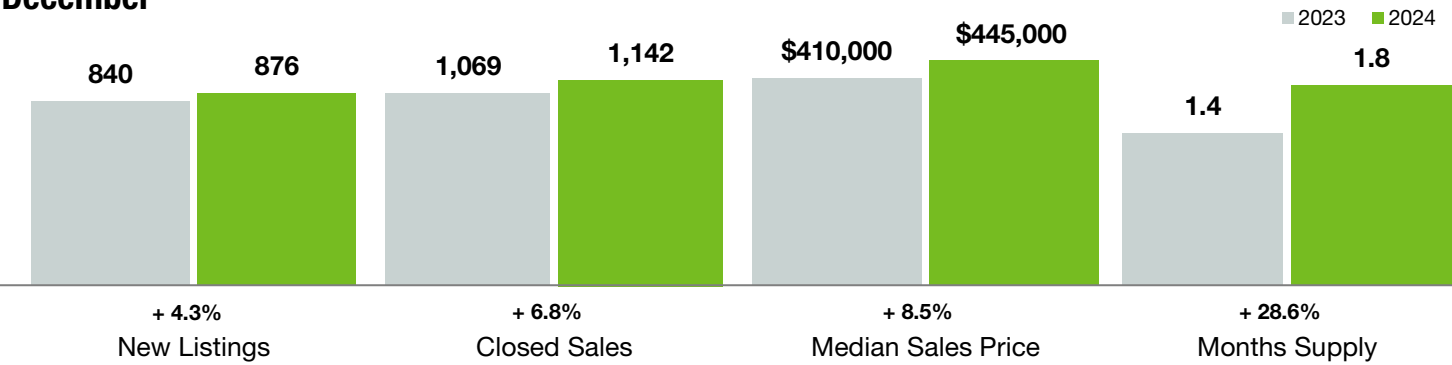
## Mecklenburg County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	840	876	+ 4.3%	17,408	19,234	+ 10.5%
Pending Sales	860	914	+ 6.3%	15,386	15,258	- 0.8%
Closed Sales	1,069	1,142	+ 6.8%	15,391	15,235	- 1.0%
Median Sales Price*	\$410,000	\$445,000	+ 8.5%	\$425,000	\$445,000	+ 4.7%
Average Sales Price*	\$538,180	\$575,660	+ 7.0%	\$545,360	\$592,670	+ 8.7%
Percent of Original List Price Received*	97.6%	95.7%	- 1.9%	98.2%	97.8%	- 0.4%
List to Close	84	94	+ 11.9%	84	82	- 2.4%
Days on Market Until Sale	31	49	+ 58.1%	32	34	+ 6.3%
Cumulative Days on Market Until Sale	34	51	+ 50.0%	34	36	+ 5.9%
Average List Price	\$540,916	\$568,463	+ 5.1%	\$579,305	\$608,884	+ 5.1%
Inventory of Homes for Sale	1,800	2,345	+ 30.3%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

\* 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

