

Local Market Update for December 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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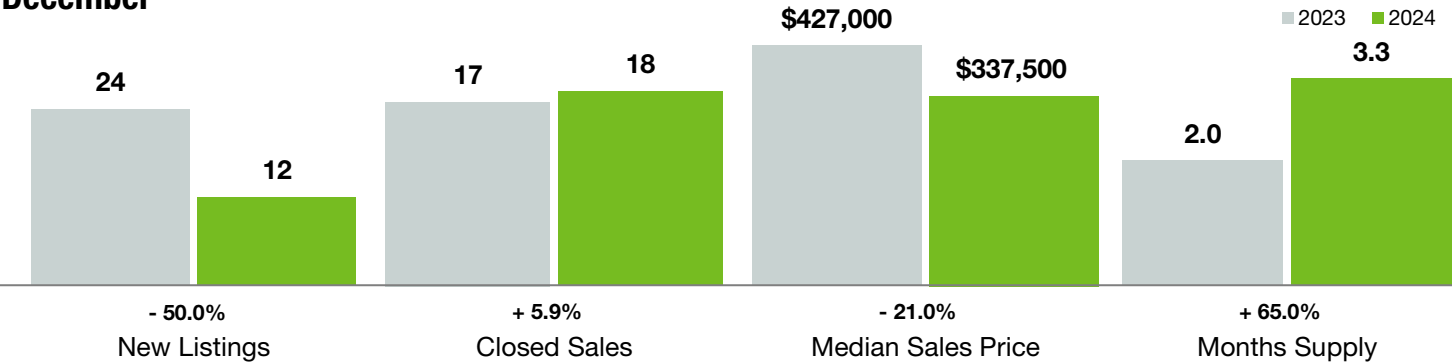
Uptown Charlotte

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	24	12	- 50.0%	303	380	+ 25.4%
Pending Sales	15	10	- 33.3%	239	245	+ 2.5%
Closed Sales	17	18	+ 5.9%	229	247	+ 7.9%
Median Sales Price*	\$427,000	\$337,500	- 21.0%	\$392,500	\$379,900	- 3.2%
Average Sales Price*	\$491,735	\$391,688	- 20.3%	\$487,197	\$459,307	- 5.7%
Percent of Original List Price Received*	96.4%	95.0%	- 1.5%	98.4%	96.3%	- 2.1%
List to Close	64	103	+ 60.9%	61	76	+ 24.6%
Days on Market Until Sale	27	63	+ 133.3%	27	40	+ 48.1%
Cumulative Days on Market Until Sale	31	69	+ 122.6%	30	48	+ 60.0%
Average List Price	\$653,522	\$380,033	- 41.8%	\$534,636	\$477,326	- 10.7%
Inventory of Homes for Sale	40	68	+ 70.0%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--

* 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

