

Local Market Update for January 2025

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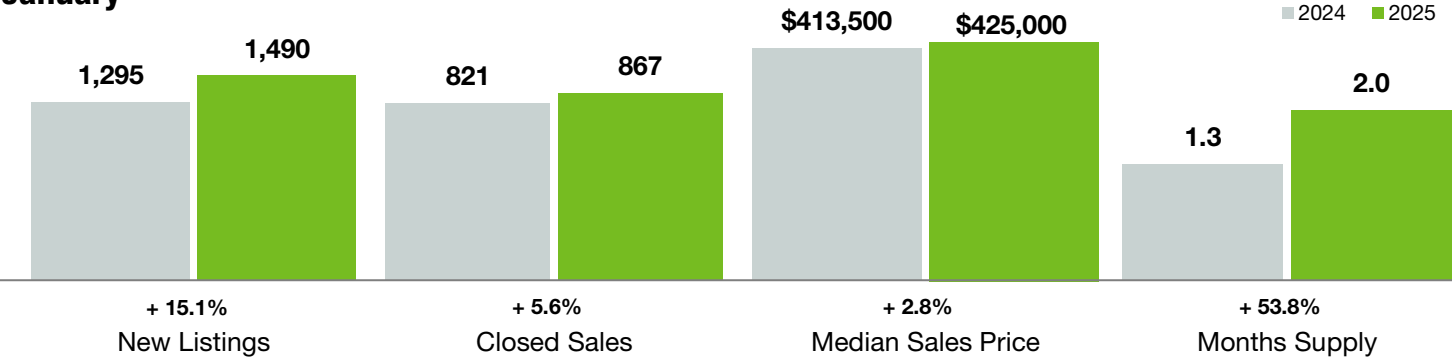
Mecklenburg County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	1,295	1,490	+ 15.1%	1,295	1,490	+ 15.1%
Pending Sales	1,231	1,159	- 5.8%	1,231	1,159	- 5.8%
Closed Sales	821	867	+ 5.6%	821	867	+ 5.6%
Median Sales Price*	\$413,500	\$425,000	+ 2.8%	\$413,500	\$425,000	+ 2.8%
Average Sales Price*	\$520,446	\$596,540	+ 14.6%	\$520,446	\$596,540	+ 14.6%
Percent of Original List Price Received*	97.2%	96.4%	- 0.8%	97.2%	96.4%	- 0.8%
List to Close	89	100	+ 12.4%	89	100	+ 12.4%
Days on Market Until Sale	38	52	+ 36.8%	38	52	+ 36.8%
Cumulative Days on Market Until Sale	40	57	+ 42.5%	40	57	+ 42.5%
Average List Price	\$595,667	\$583,121	- 2.1%	\$595,667	\$583,121	- 2.1%
Inventory of Homes for Sale	1,704	2,477	+ 45.4%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

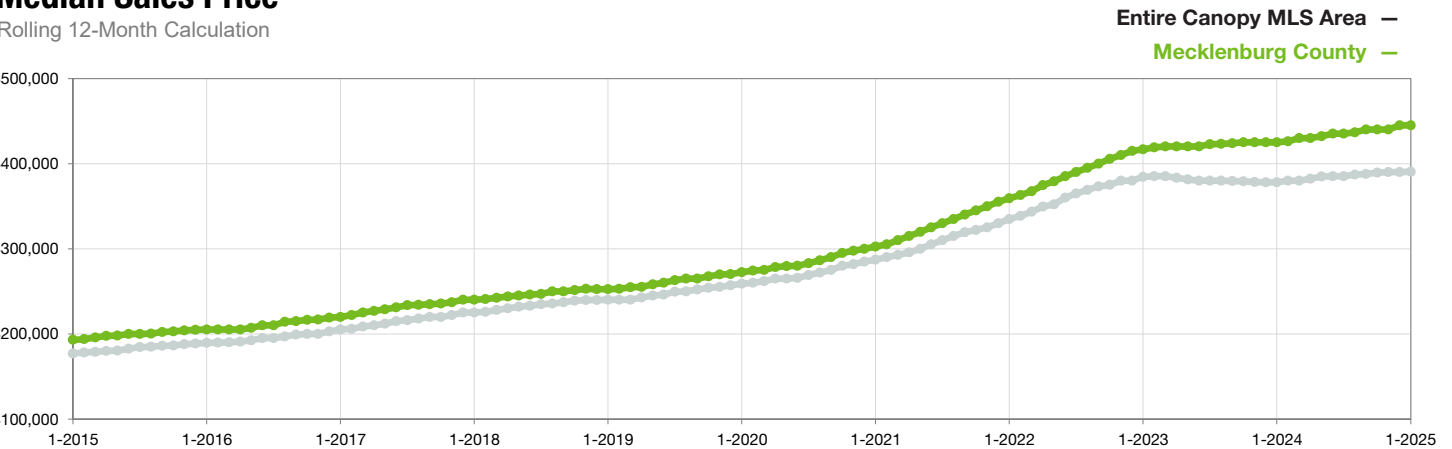
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



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