

Local Market Update for August 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®



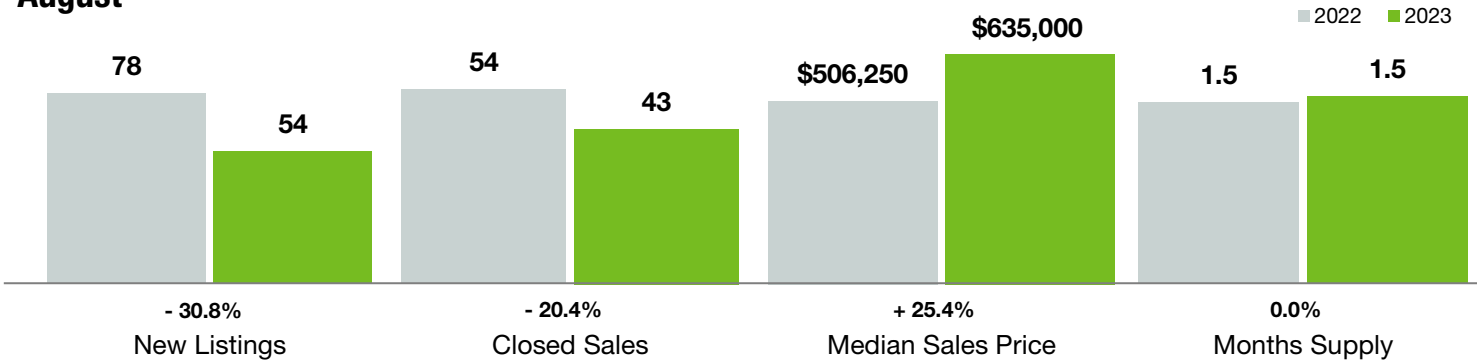
Cornelius

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	78	54	- 30.8%	626	428	- 31.6%
Pending Sales	62	48	- 22.6%	507	372	- 26.6%
Closed Sales	54	43	- 20.4%	466	349	- 25.1%
Median Sales Price*	\$506,250	\$635,000	+ 25.4%	\$480,650	\$500,000	+ 4.0%
Average Sales Price*	\$764,289	\$916,699	+ 19.9%	\$713,942	\$801,692	+ 12.3%
Percent of Original List Price Received*	97.1%	96.4%	- 0.7%	101.4%	96.6%	- 4.7%
List to Close	58	66	+ 13.8%	53	79	+ 49.1%
Days on Market Until Sale	19	25	+ 31.6%	15	35	+ 133.3%
Cumulative Days on Market Until Sale	20	19	- 5.0%	14	37	+ 164.3%
Average List Price	\$998,604	\$828,661	- 17.0%	\$809,821	\$918,520	+ 13.4%
Inventory of Homes for Sale	92	67	- 27.2%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

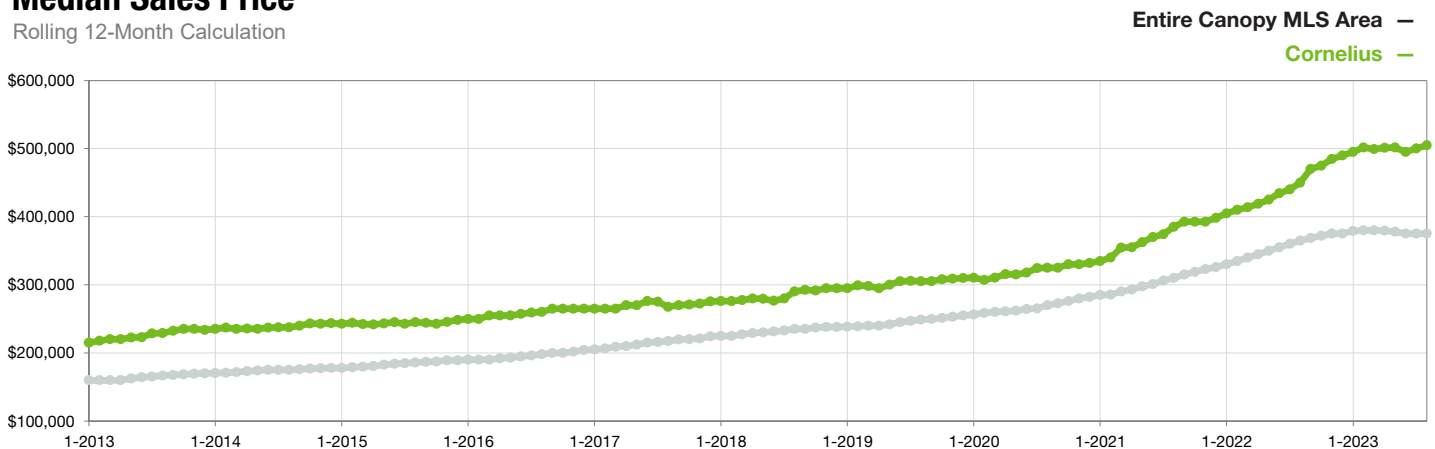
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



Current as of September 28, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.