

# Local Market Update for August 2023

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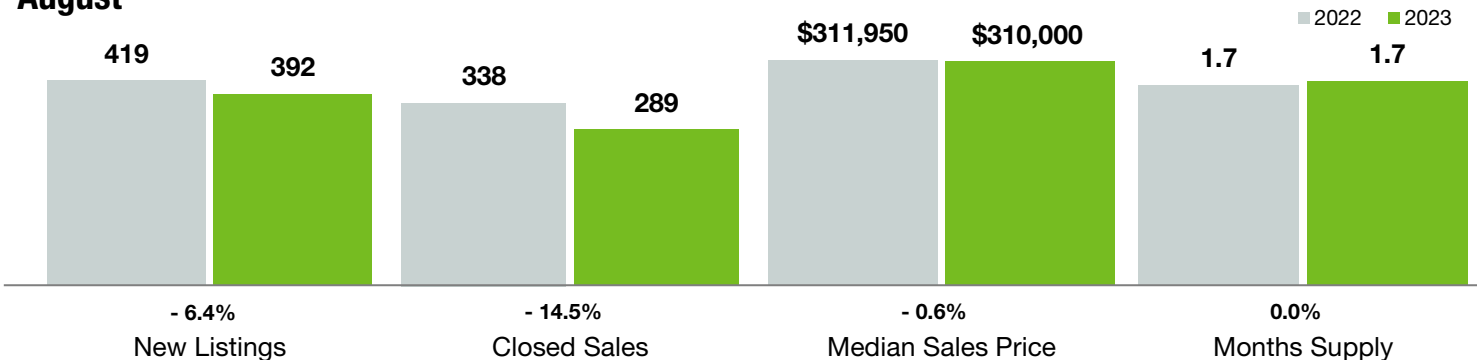
## Gaston County

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	419	392	- 6.4%	3,270	2,698	- 17.5%
Pending Sales	316	282	- 10.8%	2,703	2,398	- 11.3%
Closed Sales	338	289	- 14.5%	2,749	2,262	- 17.7%
Median Sales Price*	\$311,950	\$310,000	- 0.6%	\$306,000	\$299,900	- 2.0%
Average Sales Price*	\$334,223	\$351,441	+ 5.2%	\$326,720	\$333,050	+ 1.9%
Percent of Original List Price Received*	97.9%	97.3%	- 0.6%	100.5%	96.0%	- 4.5%
List to Close	68	71	+ 4.4%	72	86	+ 19.4%
Days on Market Until Sale	17	28	+ 64.7%	18	37	+ 105.6%
Cumulative Days on Market Until Sale	17	29	+ 70.6%	17	41	+ 141.2%
Average List Price	\$329,104	\$378,567	+ 15.0%	\$328,380	\$352,998	+ 7.5%
Inventory of Homes for Sale	560	468	- 16.4%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

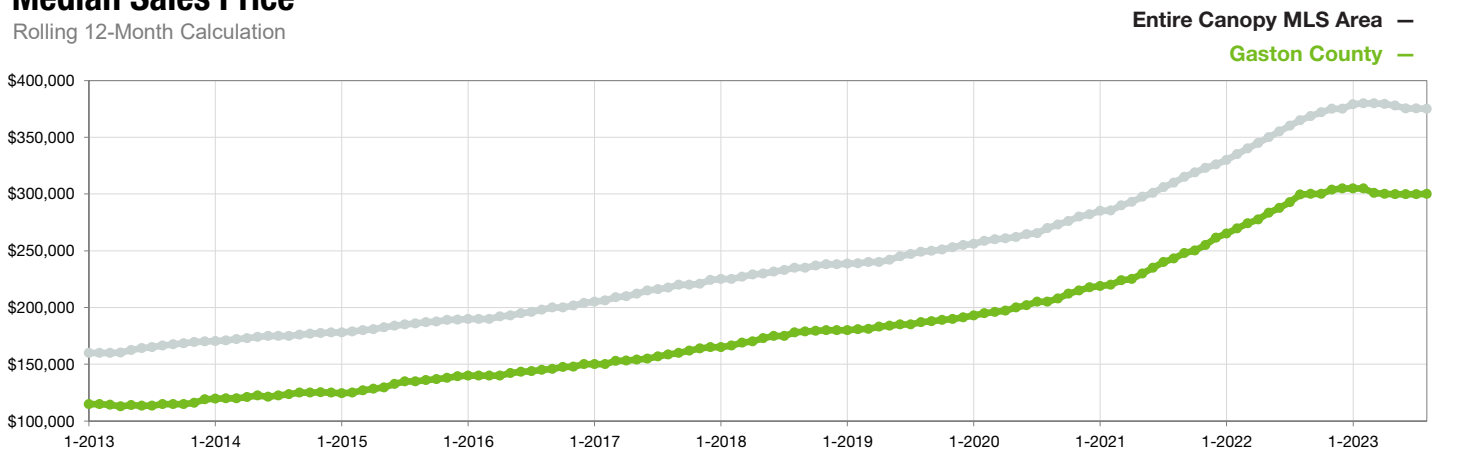
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### 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.