

# Local Market Update for July 2024

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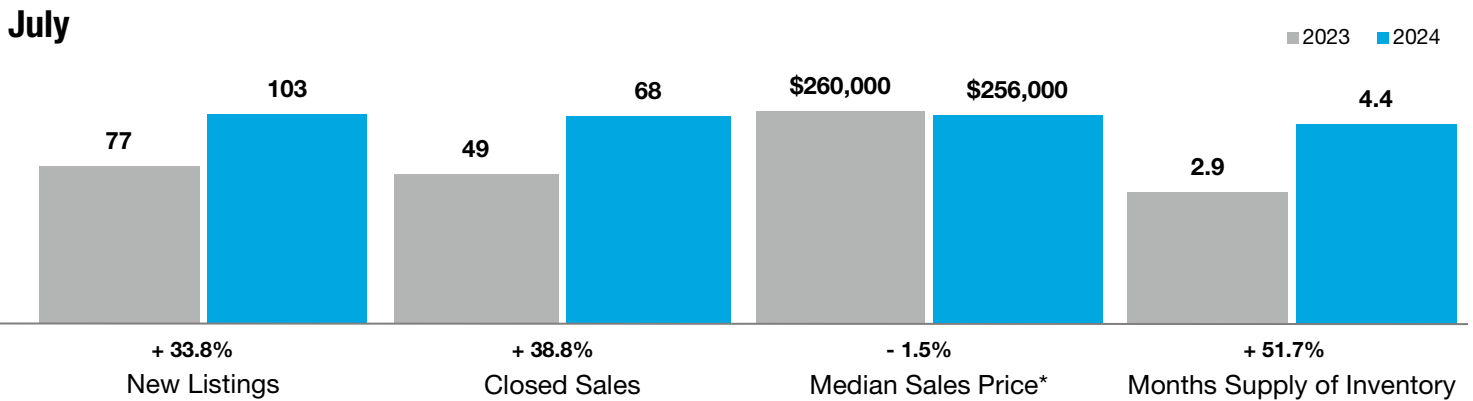


## Rutherford County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	77	103	+ 33.8%	552	707	+ 28.1%
Pending Sales	66	75	+ 13.6%	436	469	+ 7.6%
Closed Sales	49	68	+ 38.8%	405	439	+ 8.4%
Median Sales Price*	\$260,000	\$256,000	- 1.5%	\$257,000	\$265,000	+ 3.1%
Average Sales Price*	\$338,145	\$318,085	- 5.9%	\$317,962	\$365,382	+ 14.9%
Percent of Original List Price Received*	98.5%	94.5%	- 4.1%	95.0%	93.0%	- 2.1%
List to Close	80	72	- 10.0%	88	94	+ 6.8%
Days on Market Until Sale	26	29	+ 11.5%	42	49	+ 16.7%
Cumulative Days on Market Until Sale	34	38	+ 11.8%	48	59	+ 22.9%
Average List Price	\$347,265	\$503,705	+ 45.0%	\$387,970	\$428,274	+ 10.4%
Inventory of Homes for Sale	179	284	+ 58.7%	--	--	--
Months Supply of Inventory	2.9	4.4	+ 51.7%	--	--	--

\* 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.



### Historical Median Sales Price Rolling 12-Month Calculation

