

# Local Market Update for January 2025

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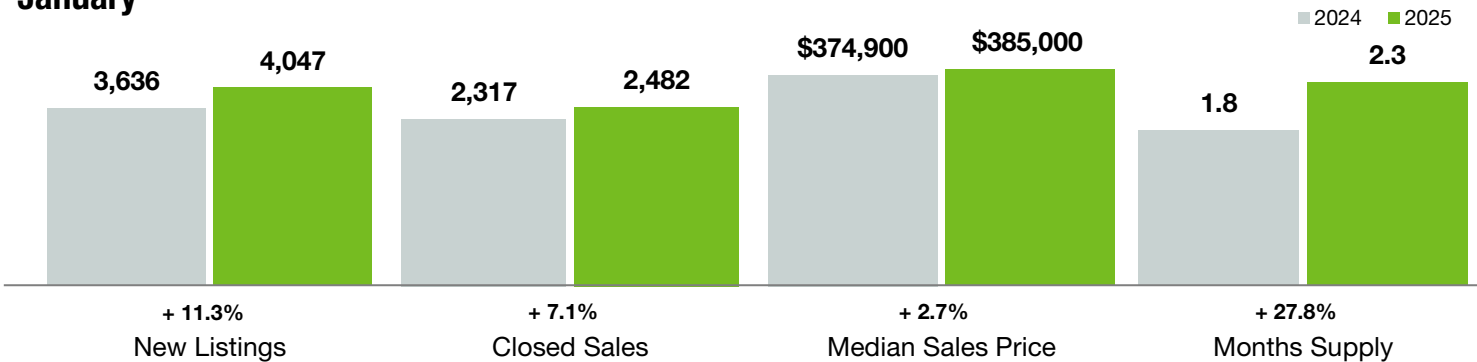
## Charlotte Region

Includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina and Chester, Chesterfield, Lancaster and York Counties in South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	3,636	<b>4,047</b>	+ 11.3%	3,636	<b>4,047</b>	+ 11.3%
Pending Sales	3,319	<b>3,320</b>	+ 0.0%	3,319	<b>3,320</b>	+ 0.0%
Closed Sales	2,317	<b>2,482</b>	+ 7.1%	2,317	<b>2,482</b>	+ 7.1%
Median Sales Price*	\$374,900	<b>\$385,000</b>	+ 2.7%	\$374,900	<b>\$385,000</b>	+ 2.7%
Average Sales Price*	\$450,291	<b>\$491,285</b>	+ 9.1%	\$450,291	<b>\$491,285</b>	+ 9.1%
Percent of Original List Price Received*	96.4%	<b>95.4%</b>	- 1.0%	96.4%	<b>95.4%</b>	- 1.0%
List to Close	95	<b>104</b>	+ 9.5%	95	<b>104</b>	+ 9.5%
Days on Market Until Sale	42	<b>57</b>	+ 35.7%	42	<b>57</b>	+ 35.7%
Cumulative Days on Market Until Sale	46	<b>64</b>	+ 39.1%	46	<b>64</b>	+ 39.1%
Average List Price	\$486,685	<b>\$509,726</b>	+ 4.7%	\$486,685	<b>\$509,726</b>	+ 4.7%
Inventory of Homes for Sale	6,184	<b>8,204</b>	+ 32.7%	--	--	--
Months Supply of Inventory	1.8	<b>2.3</b>	+ 27.8%	--	--	--

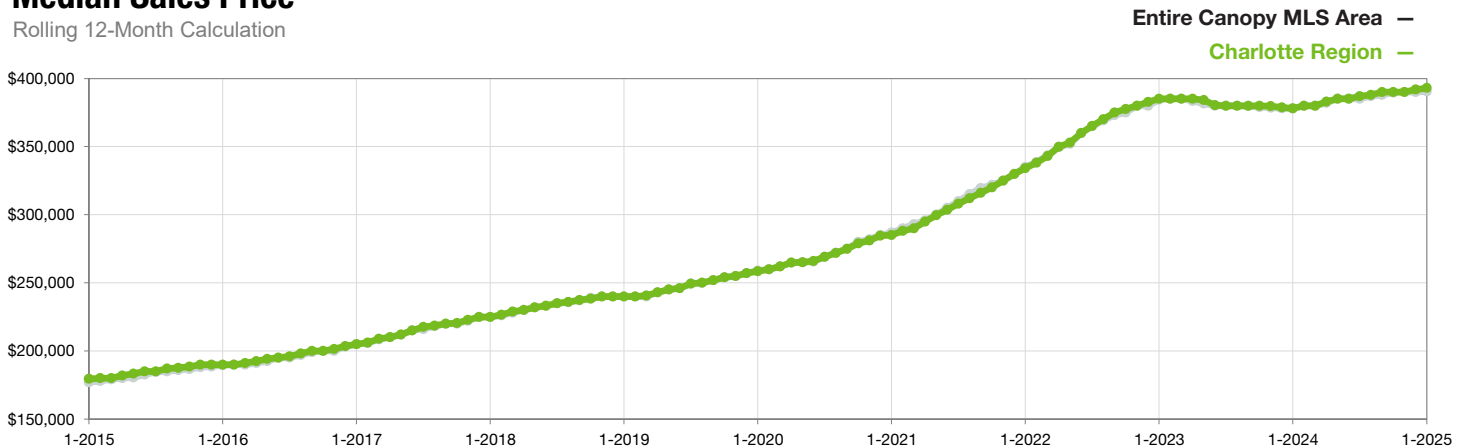
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Rolling 12-Month Calculation



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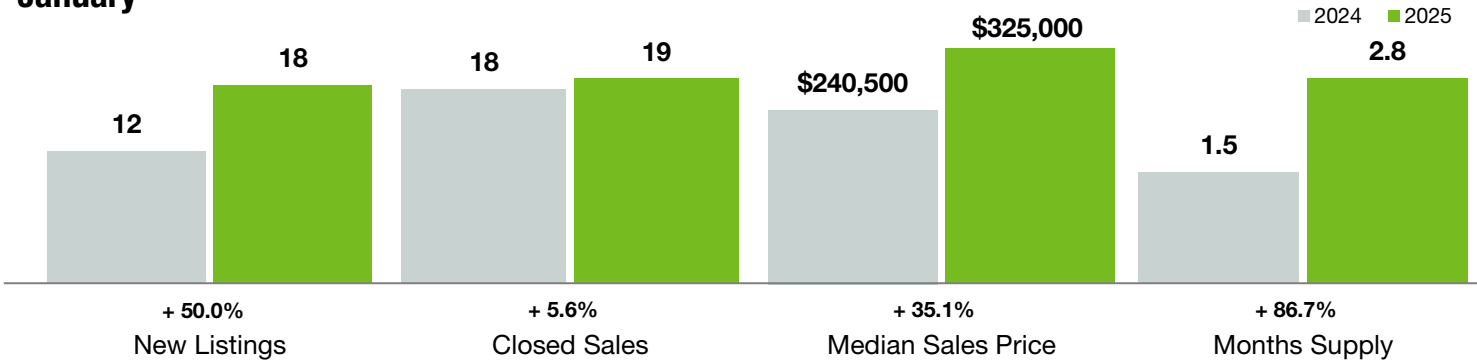
## Alexander County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	12	18	+ 50.0%	12	18	+ 50.0%
Pending Sales	19	23	+ 21.1%	19	23	+ 21.1%
Closed Sales	18	19	+ 5.6%	18	19	+ 5.6%
Median Sales Price*	\$240,500	\$325,000	+ 35.1%	\$240,500	\$325,000	+ 35.1%
Average Sales Price*	\$296,794	\$332,900	+ 12.2%	\$296,794	\$332,900	+ 12.2%
Percent of Original List Price Received*	94.3%	94.7%	+ 0.4%	94.3%	94.7%	+ 0.4%
List to Close	99	95	- 4.0%	99	95	- 4.0%
Days on Market Until Sale	53	40	- 24.5%	53	40	- 24.5%
Cumulative Days on Market Until Sale	53	61	+ 15.1%	53	61	+ 15.1%
Average List Price	\$322,225	\$361,406	+ 12.2%	\$322,225	\$361,406	+ 12.2%
Inventory of Homes for Sale	33	61	+ 84.8%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--

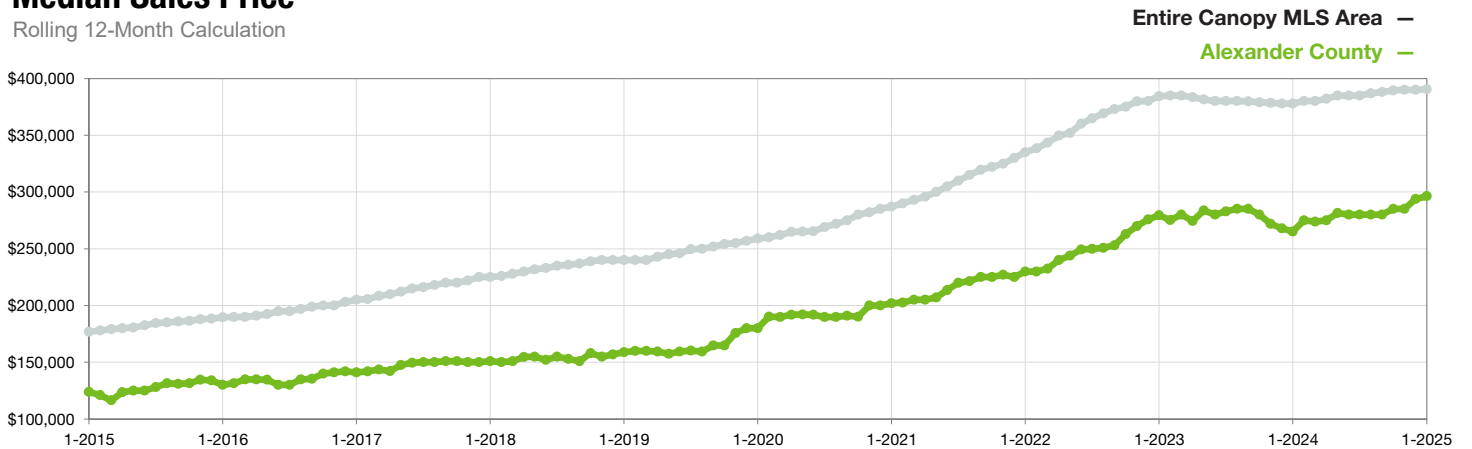
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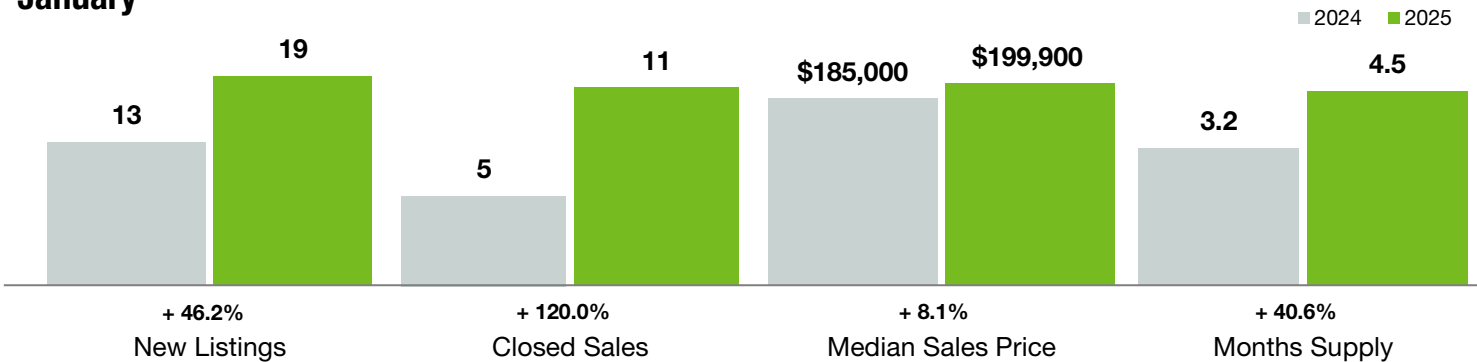
## Anson County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	13	19	+ 46.2%	13	19	+ 46.2%
Pending Sales	6	12	+ 100.0%	6	12	+ 100.0%
Closed Sales	5	11	+ 120.0%	5	11	+ 120.0%
Median Sales Price*	\$185,000	\$199,900	+ 8.1%	\$185,000	\$199,900	+ 8.1%
Average Sales Price*	\$277,980	\$271,800	- 2.2%	\$277,980	\$271,800	- 2.2%
Percent of Original List Price Received*	90.9%	90.2%	- 0.8%	90.9%	90.2%	- 0.8%
List to Close	70	128	+ 82.9%	70	128	+ 82.9%
Days on Market Until Sale	24	79	+ 229.2%	24	79	+ 229.2%
Cumulative Days on Market Until Sale	24	88	+ 266.7%	24	88	+ 266.7%
Average List Price	\$200,166	\$194,610	- 2.8%	\$200,166	\$194,610	- 2.8%
Inventory of Homes for Sale	39	57	+ 46.2%	--	--	--
Months Supply of Inventory	3.2	4.5	+ 40.6%	--	--	--

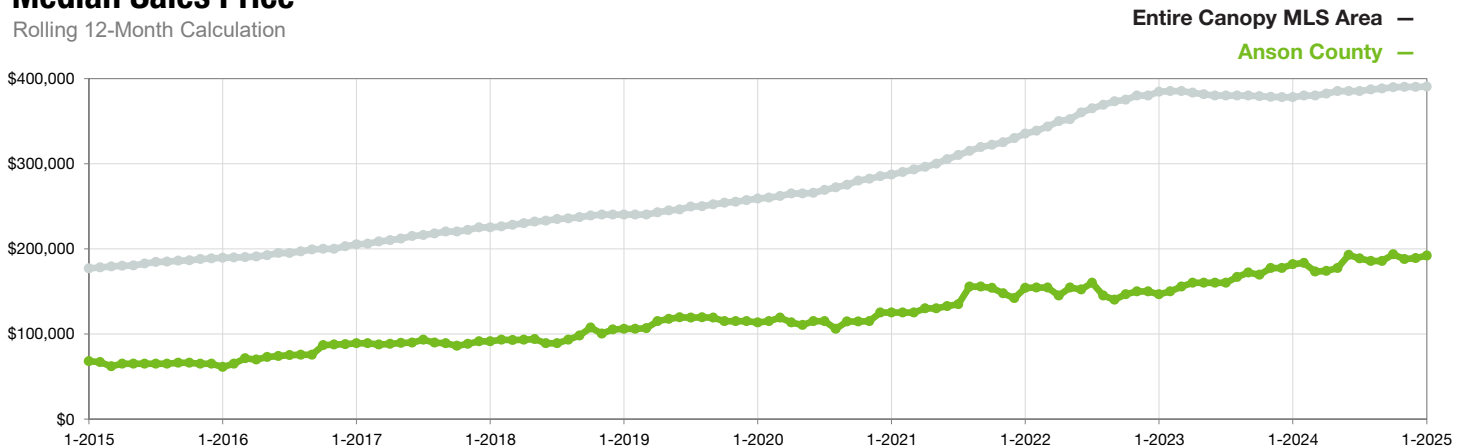
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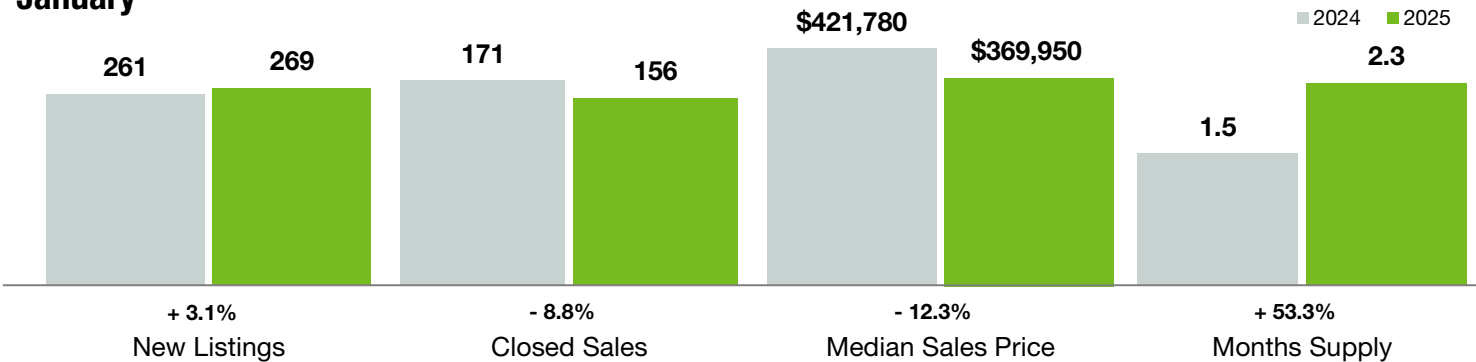
## Cabarrus County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	261	269	+ 3.1%	261	269	+ 3.1%
Pending Sales	204	214	+ 4.9%	204	214	+ 4.9%
Closed Sales	171	156	- 8.8%	171	156	- 8.8%
Median Sales Price*	\$421,780	\$369,950	- 12.3%	\$421,780	\$369,950	- 12.3%
Average Sales Price*	\$463,562	\$416,397	- 10.2%	\$463,562	\$416,397	- 10.2%
Percent of Original List Price Received*	97.5%	95.2%	- 2.4%	97.5%	95.2%	- 2.4%
List to Close	103	97	- 5.8%	103	97	- 5.8%
Days on Market Until Sale	45	55	+ 22.2%	45	55	+ 22.2%
Cumulative Days on Market Until Sale	53	61	+ 15.1%	53	61	+ 15.1%
Average List Price	\$428,084	\$451,981	+ 5.6%	\$428,084	\$451,981	+ 5.6%
Inventory of Homes for Sale	373	558	+ 49.6%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

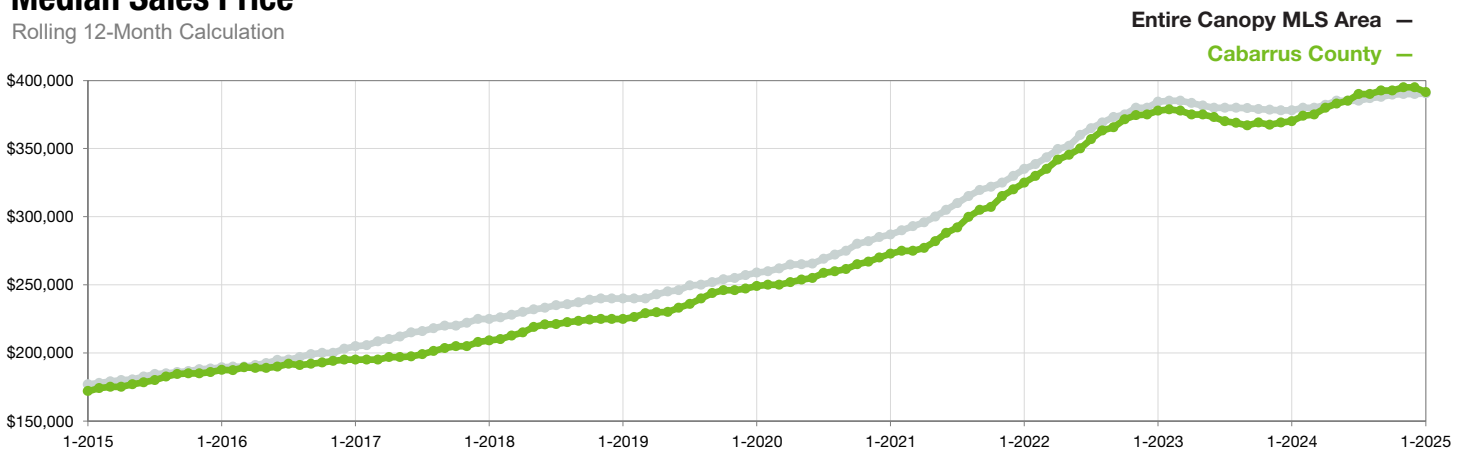
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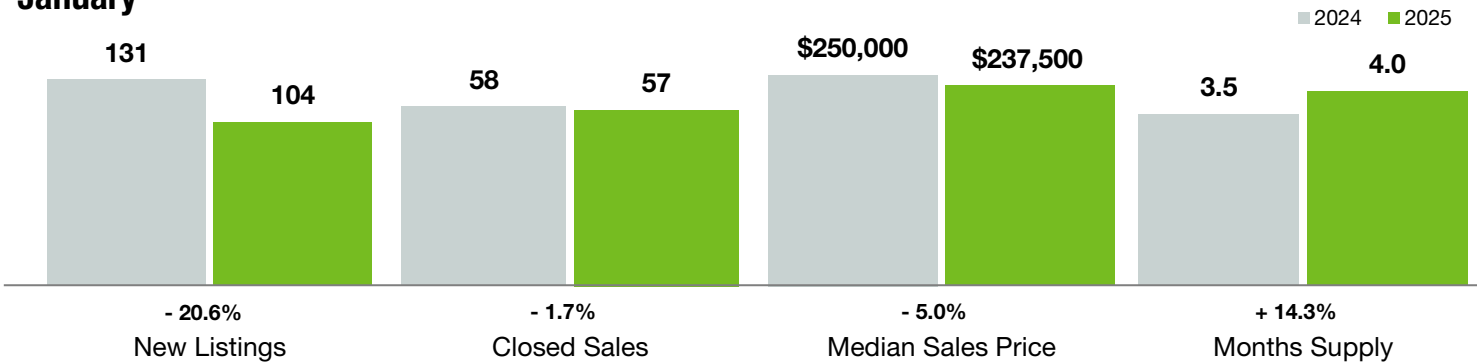
## Cleveland County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	131	104	- 20.6%	131	104	- 20.6%
Pending Sales	61	92	+ 50.8%	61	92	+ 50.8%
Closed Sales	58	57	- 1.7%	58	57	- 1.7%
Median Sales Price*	\$250,000	\$237,500	- 5.0%	\$250,000	\$237,500	- 5.0%
Average Sales Price*	\$295,453	\$264,507	- 10.5%	\$295,453	\$264,507	- 10.5%
Percent of Original List Price Received*	98.2%	94.3%	- 4.0%	98.2%	94.3%	- 4.0%
List to Close	106	101	- 4.7%	106	101	- 4.7%
Days on Market Until Sale	50	65	+ 30.0%	50	65	+ 30.0%
Cumulative Days on Market Until Sale	66	80	+ 21.2%	66	80	+ 21.2%
Average List Price	\$270,779	\$290,470	+ 7.3%	\$270,779	\$290,470	+ 7.3%
Inventory of Homes for Sale	292	318	+ 8.9%	--	--	--
Months Supply of Inventory	3.5	4.0	+ 14.3%	--	--	--

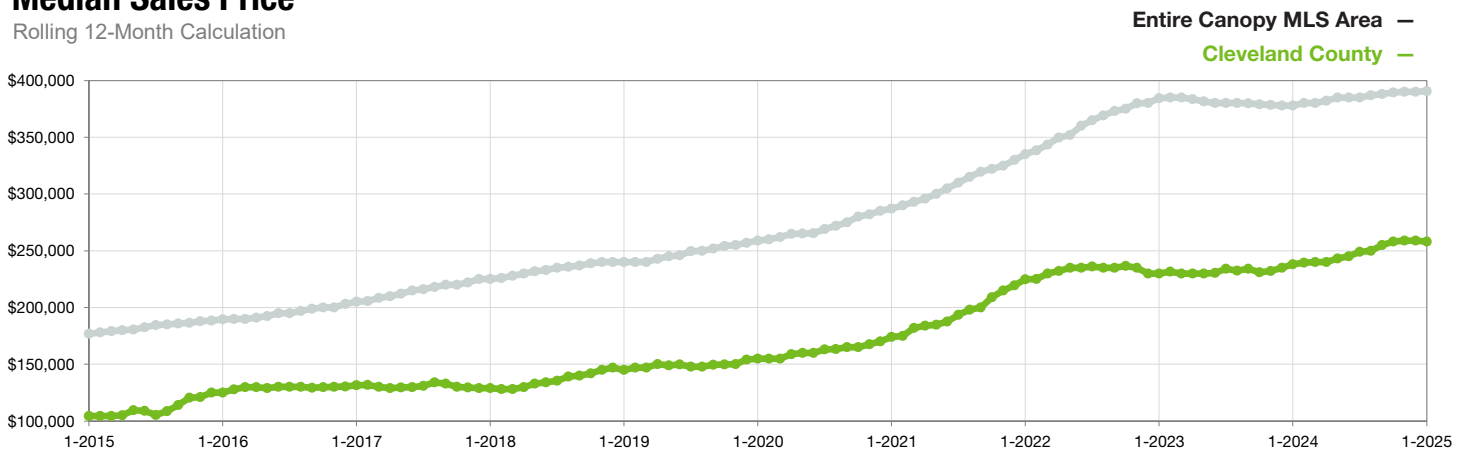
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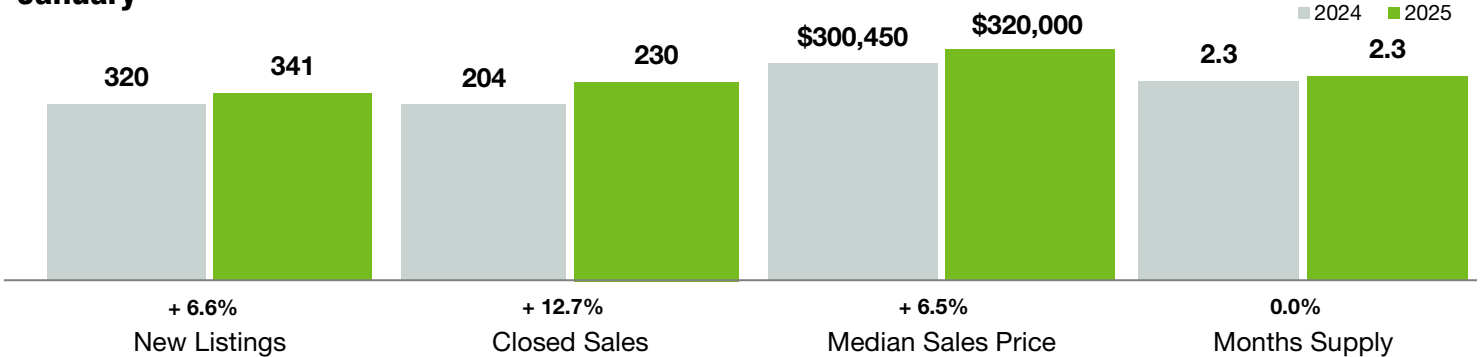
## Gaston County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	320	<b>341</b>	+ 6.6%	320	<b>341</b>	+ 6.6%
Pending Sales	286	<b>307</b>	+ 7.3%	286	<b>307</b>	+ 7.3%
Closed Sales	204	<b>230</b>	+ 12.7%	204	<b>230</b>	+ 12.7%
Median Sales Price*	\$300,450	<b>\$320,000</b>	+ 6.5%	\$300,450	<b>\$320,000</b>	+ 6.5%
Average Sales Price*	\$331,534	<b>\$344,565</b>	+ 3.9%	\$331,534	<b>\$344,565</b>	+ 3.9%
Percent of Original List Price Received*	96.3%	<b>95.3%</b>	- 1.0%	96.3%	<b>95.3%</b>	- 1.0%
List to Close	88	<b>102</b>	+ 15.9%	88	<b>102</b>	+ 15.9%
Days on Market Until Sale	42	<b>59</b>	+ 40.5%	42	<b>59</b>	+ 40.5%
Cumulative Days on Market Until Sale	47	<b>70</b>	+ 48.9%	47	<b>70</b>	+ 48.9%
Average List Price	\$363,559	<b>\$381,499</b>	+ 4.9%	\$363,559	<b>\$381,499</b>	+ 4.9%
Inventory of Homes for Sale	636	<b>701</b>	+ 10.2%	--	--	--
Months Supply of Inventory	2.3	<b>2.3</b>	0.0%	--	--	--

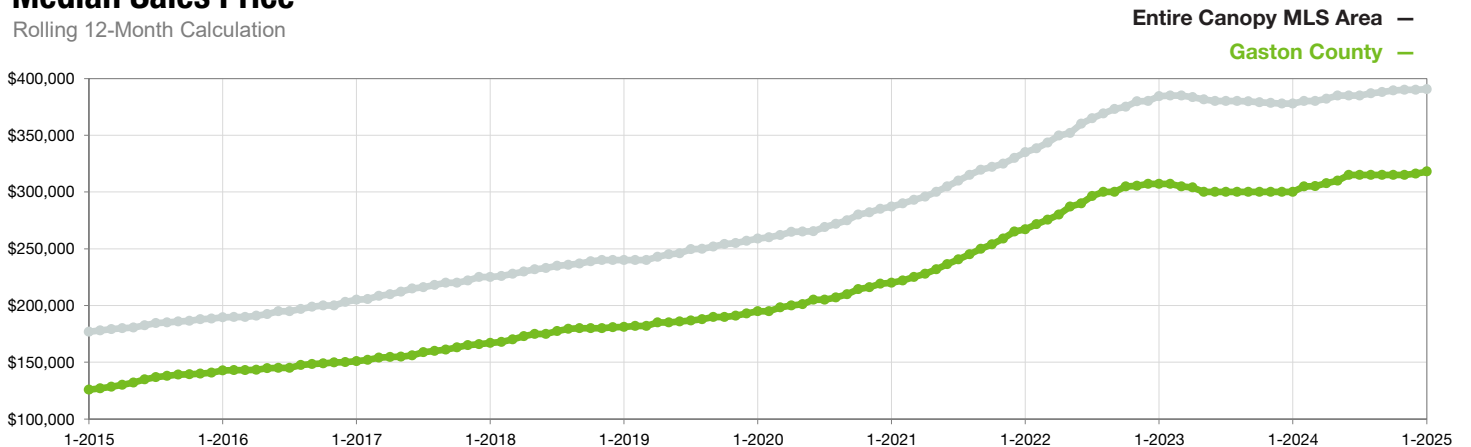
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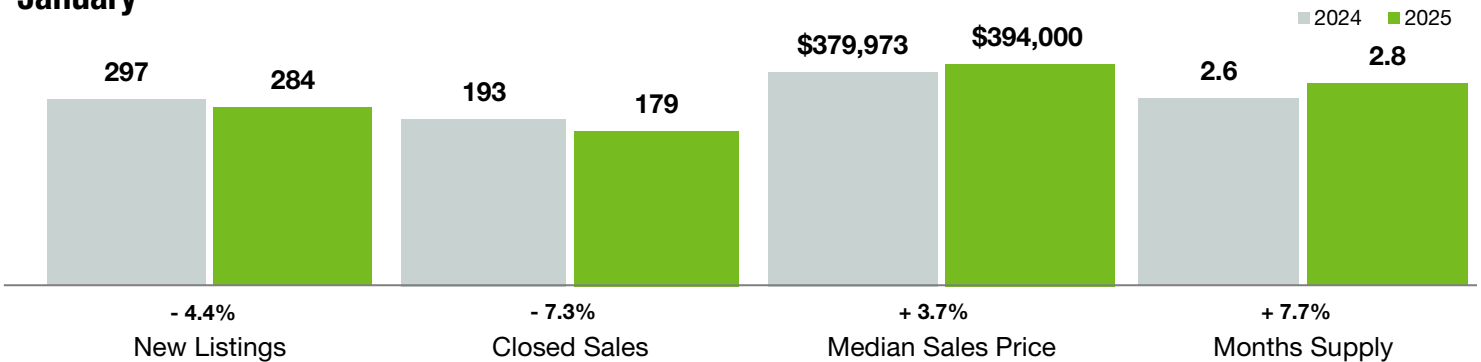
## Iredell County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	297	284	- 4.4%	297	284	- 4.4%
Pending Sales	285	253	- 11.2%	285	253	- 11.2%
Closed Sales	193	179	- 7.3%	193	179	- 7.3%
Median Sales Price*	\$379,973	\$394,000	+ 3.7%	\$379,973	\$394,000	+ 3.7%
Average Sales Price*	\$450,053	\$521,771	+ 15.9%	\$450,053	\$521,771	+ 15.9%
Percent of Original List Price Received*	96.1%	94.7%	- 1.5%	96.1%	94.7%	- 1.5%
List to Close	110	105	- 4.5%	110	105	- 4.5%
Days on Market Until Sale	40	56	+ 40.0%	40	56	+ 40.0%
Cumulative Days on Market Until Sale	50	62	+ 24.0%	50	62	+ 24.0%
Average List Price	\$535,803	\$589,184	+ 10.0%	\$535,803	\$589,184	+ 10.0%
Inventory of Homes for Sale	690	778	+ 12.8%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

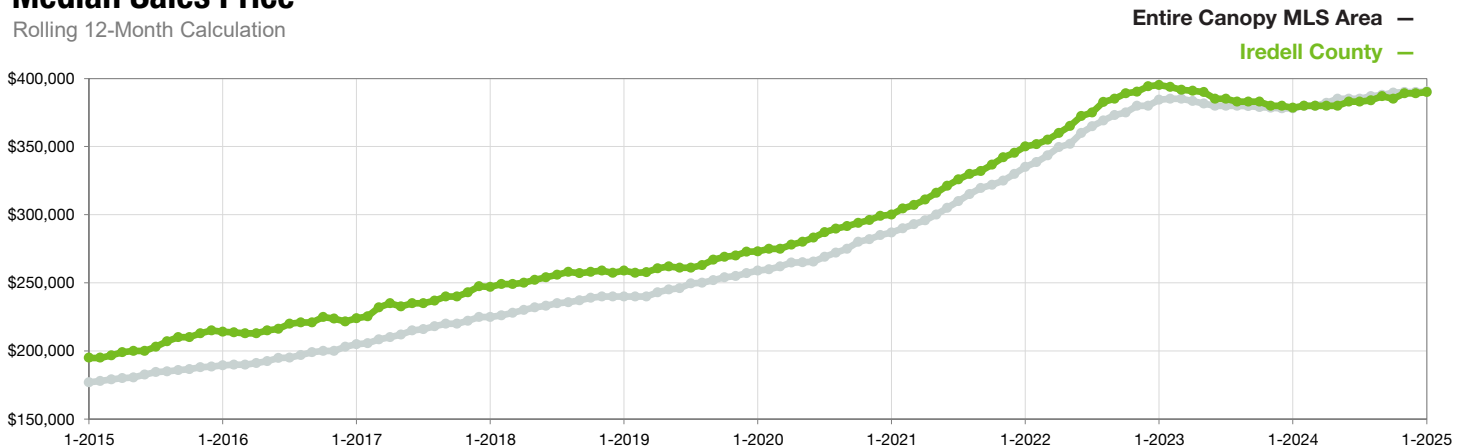
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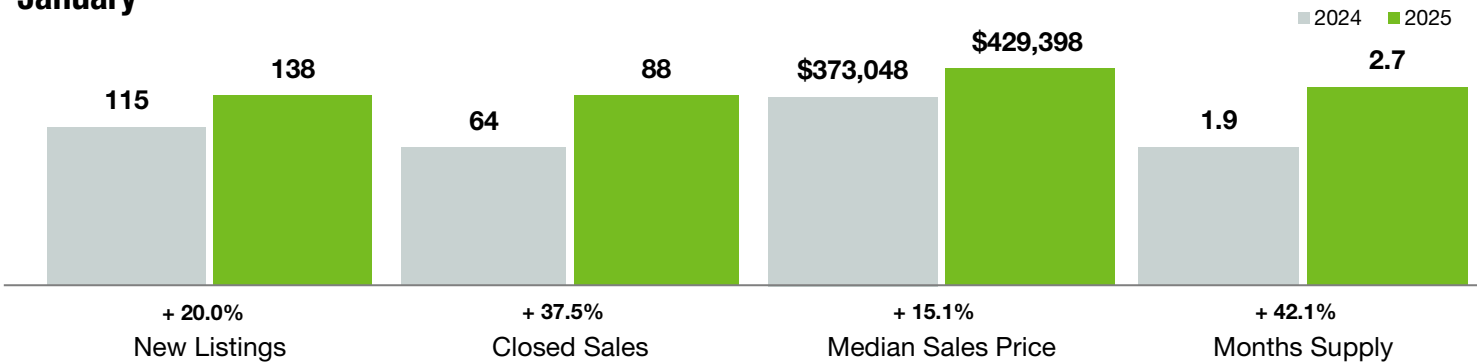
## Lincoln County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	115	138	+ 20.0%	115	138	+ 20.0%
Pending Sales	98	111	+ 13.3%	98	111	+ 13.3%
Closed Sales	64	88	+ 37.5%	64	88	+ 37.5%
Median Sales Price*	\$373,048	\$429,398	+ 15.1%	\$373,048	\$429,398	+ 15.1%
Average Sales Price*	\$476,767	\$573,791	+ 20.4%	\$476,767	\$573,791	+ 20.4%
Percent of Original List Price Received*	98.4%	93.2%	- 5.3%	98.4%	93.2%	- 5.3%
List to Close	112	111	- 0.9%	112	111	- 0.9%
Days on Market Until Sale	47	64	+ 36.2%	47	64	+ 36.2%
Cumulative Days on Market Until Sale	49	74	+ 51.0%	49	74	+ 51.0%
Average List Price	\$450,156	\$542,428	+ 20.5%	\$450,156	\$542,428	+ 20.5%
Inventory of Homes for Sale	208	294	+ 41.3%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

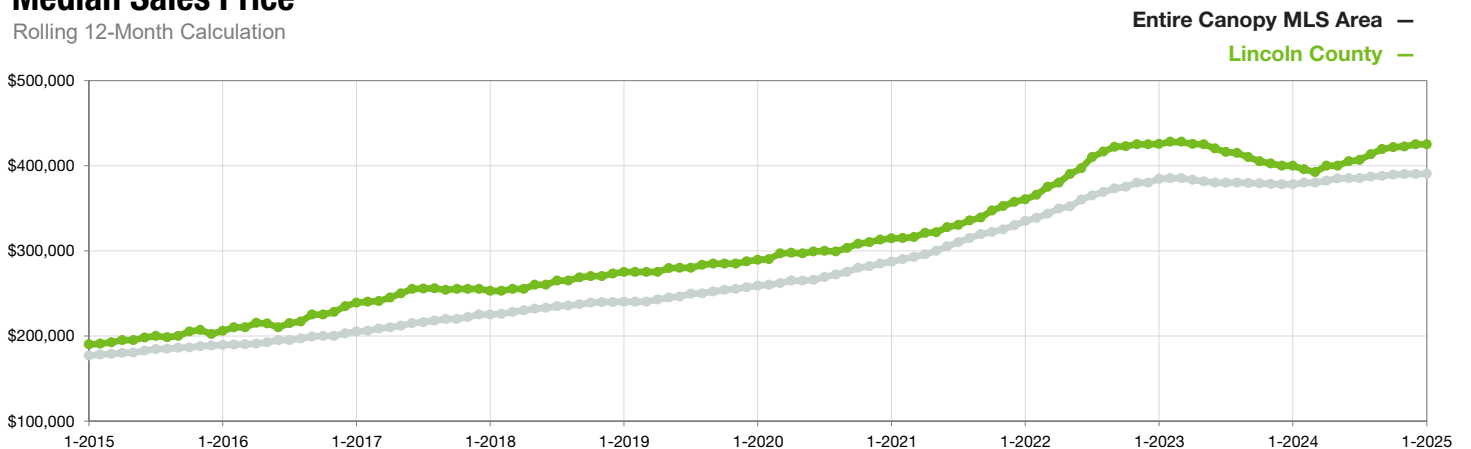
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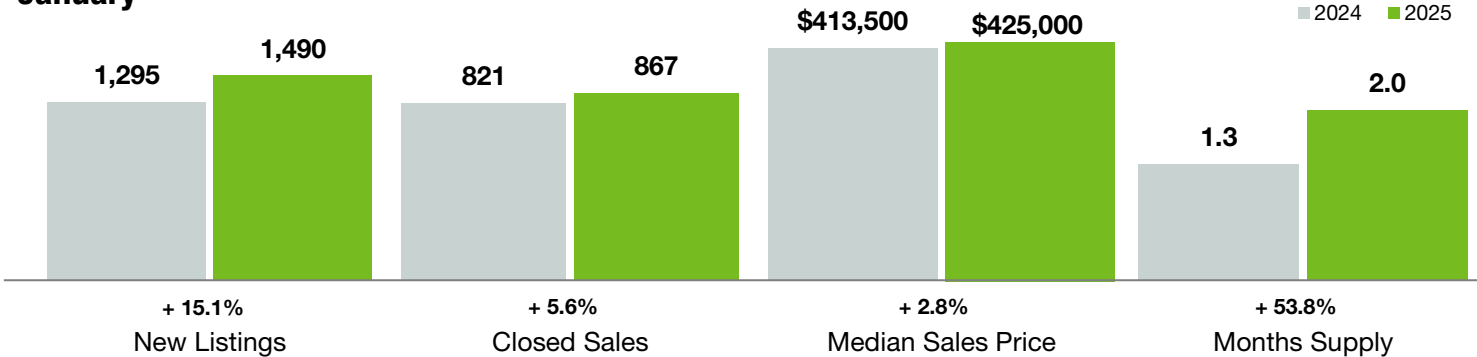
## Mecklenburg County

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%	--	--	--

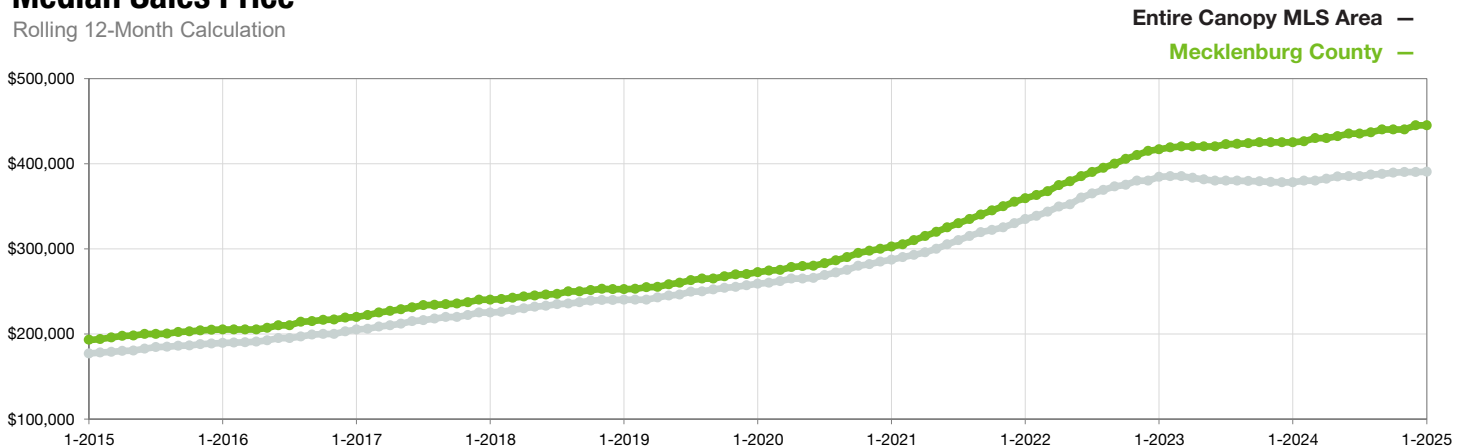
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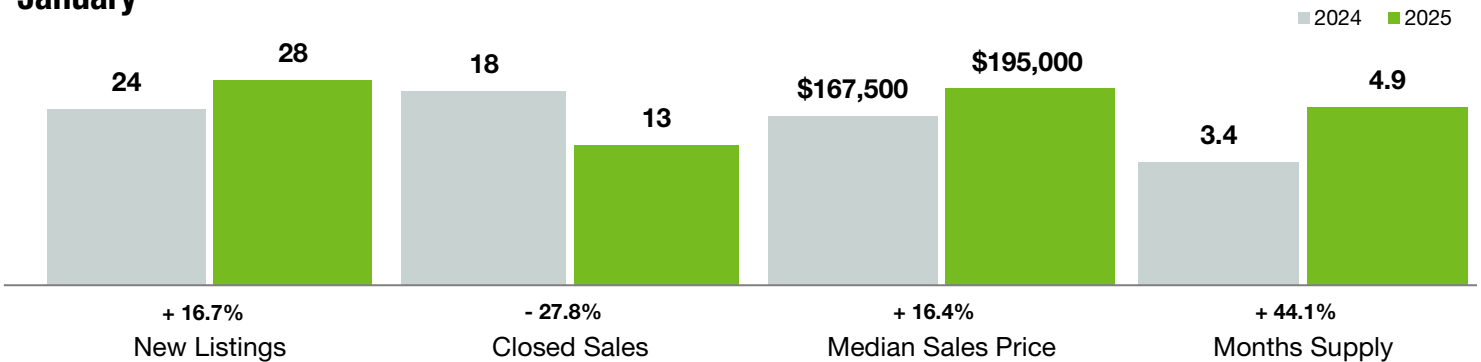
## Montgomery County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	24	28	+ 16.7%	24	28	+ 16.7%
Pending Sales	22	25	+ 13.6%	22	25	+ 13.6%
Closed Sales	18	13	- 27.8%	18	13	- 27.8%
Median Sales Price*	\$167,500	\$195,000	+ 16.4%	\$167,500	\$195,000	+ 16.4%
Average Sales Price*	\$423,167	\$196,212	- 53.6%	\$423,167	\$196,212	- 53.6%
Percent of Original List Price Received*	90.6%	88.4%	- 2.4%	90.6%	88.4%	- 2.4%
List to Close	125	151	+ 20.8%	125	151	+ 20.8%
Days on Market Until Sale	85	105	+ 23.5%	85	105	+ 23.5%
Cumulative Days on Market Until Sale	86	134	+ 55.8%	86	134	+ 55.8%
Average List Price	\$307,593	\$512,554	+ 66.6%	\$307,593	\$512,554	+ 66.6%
Inventory of Homes for Sale	81	115	+ 42.0%	--	--	--
Months Supply of Inventory	3.4	4.9	+ 44.1%	--	--	--

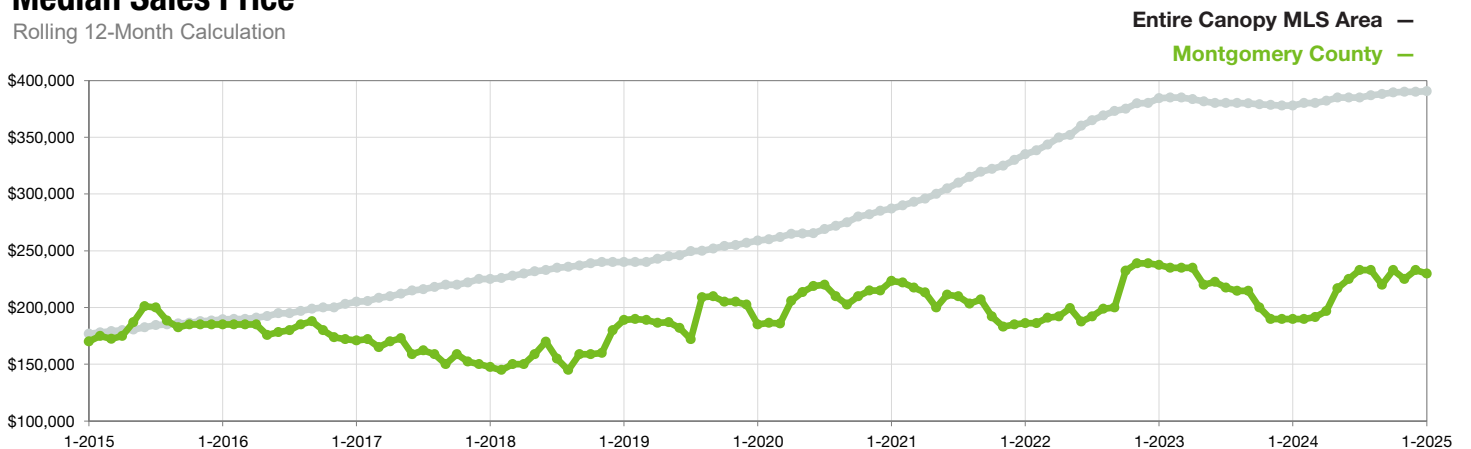
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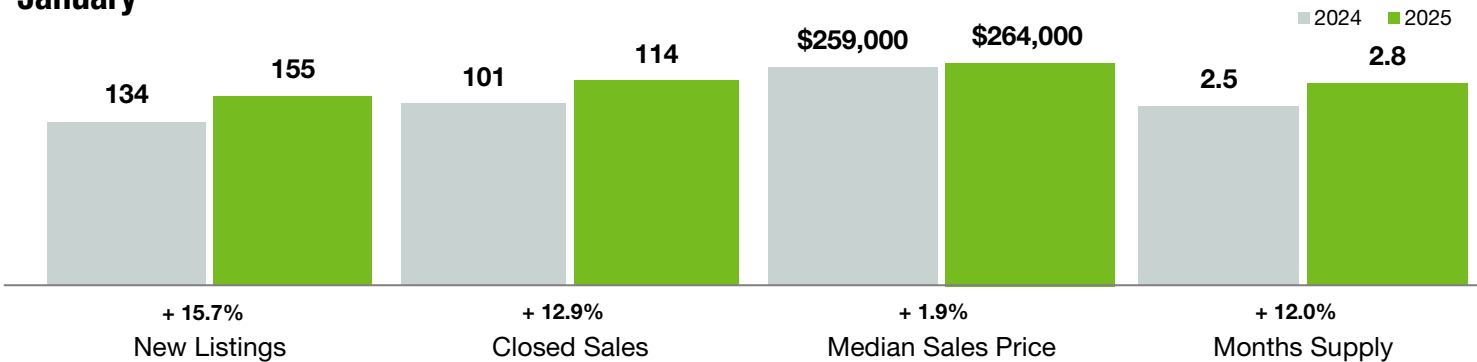
## Rowan County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	134	155	+ 15.7%	134	155	+ 15.7%
Pending Sales	116	137	+ 18.1%	116	137	+ 18.1%
Closed Sales	101	114	+ 12.9%	101	114	+ 12.9%
Median Sales Price*	\$259,000	\$264,000	+ 1.9%	\$259,000	\$264,000	+ 1.9%
Average Sales Price*	\$281,917	\$309,991	+ 10.0%	\$281,917	\$309,991	+ 10.0%
Percent of Original List Price Received*	93.9%	92.6%	- 1.4%	93.9%	92.6%	- 1.4%
List to Close	85	108	+ 27.1%	85	108	+ 27.1%
Days on Market Until Sale	39	62	+ 59.0%	39	62	+ 59.0%
Cumulative Days on Market Until Sale	44	80	+ 81.8%	44	80	+ 81.8%
Average List Price	\$303,964	\$337,754	+ 11.1%	\$303,964	\$337,754	+ 11.1%
Inventory of Homes for Sale	333	403	+ 21.0%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

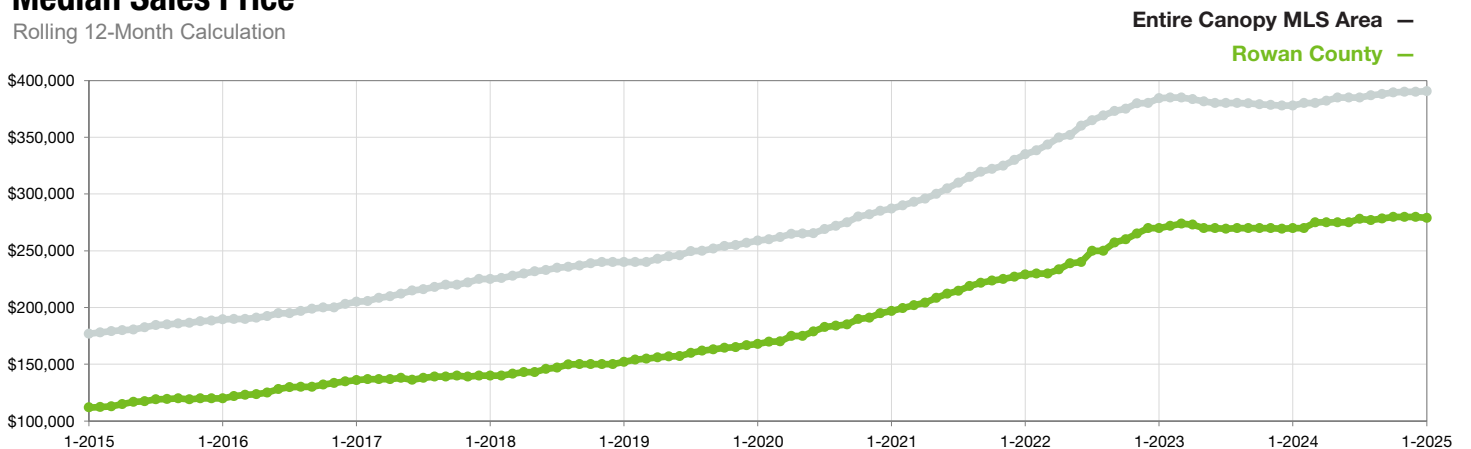
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### January



### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for January 2025

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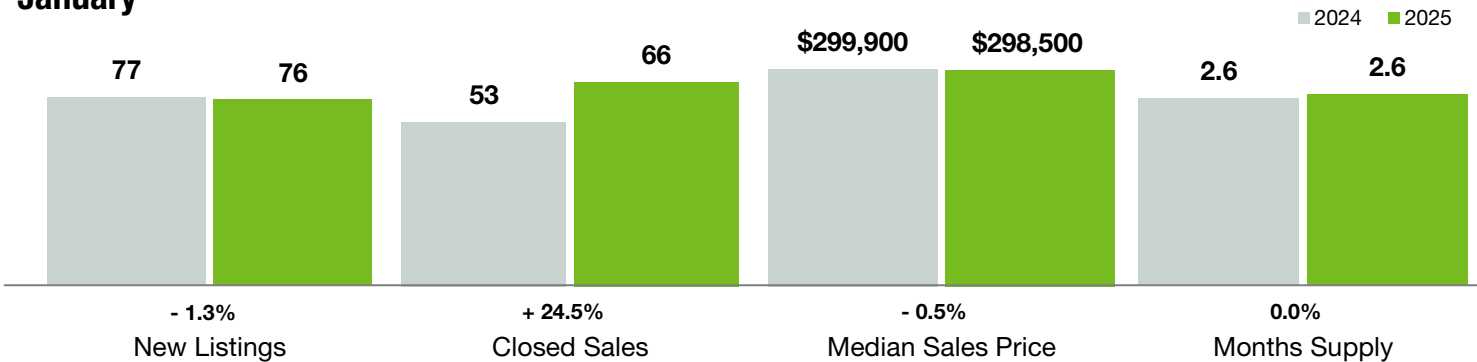
## Stanly County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	77	76	- 1.3%	77	76	- 1.3%
Pending Sales	75	60	- 20.0%	75	60	- 20.0%
Closed Sales	53	66	+ 24.5%	53	66	+ 24.5%
Median Sales Price*	\$299,900	\$298,500	- 0.5%	\$299,900	\$298,500	- 0.5%
Average Sales Price*	\$313,120	\$358,808	+ 14.6%	\$313,120	\$358,808	+ 14.6%
Percent of Original List Price Received*	94.5%	93.7%	- 0.8%	94.5%	93.7%	- 0.8%
List to Close	110	109	- 0.9%	110	109	- 0.9%
Days on Market Until Sale	59	61	+ 3.4%	59	61	+ 3.4%
Cumulative Days on Market Until Sale	71	75	+ 5.6%	71	75	+ 5.6%
Average List Price	\$341,118	\$349,128	+ 2.3%	\$341,118	\$349,128	+ 2.3%
Inventory of Homes for Sale	200	182	- 9.0%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--

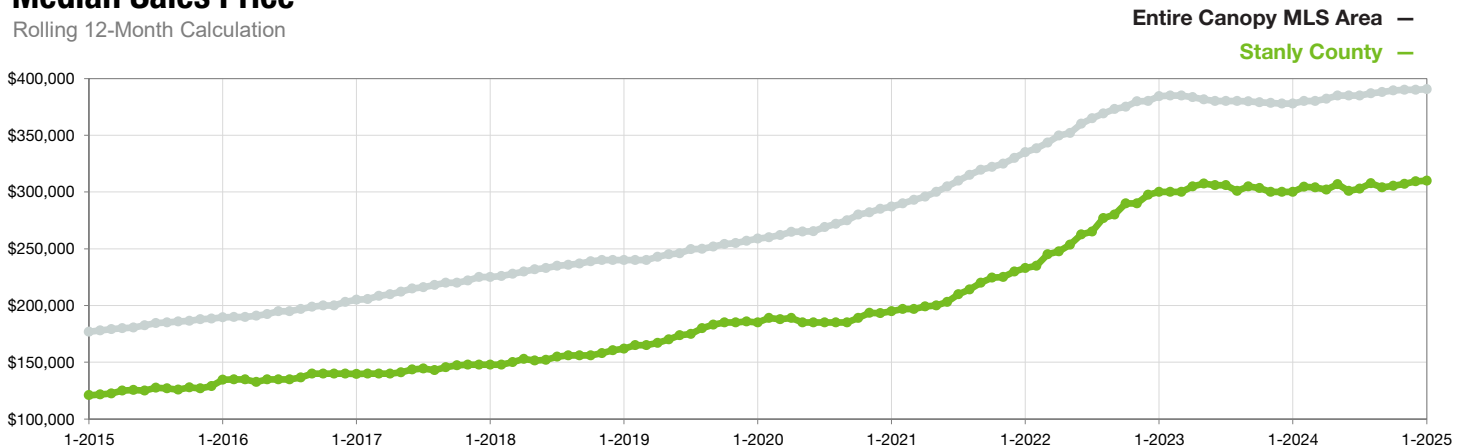
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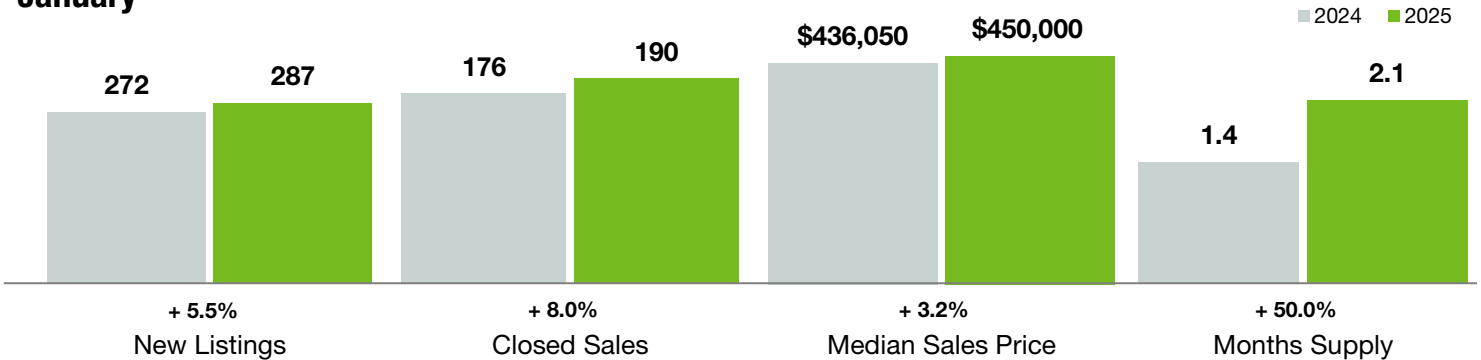
## Union County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	272	287	+ 5.5%	272	287	+ 5.5%
Pending Sales	248	249	+ 0.4%	248	249	+ 0.4%
Closed Sales	176	190	+ 8.0%	176	190	+ 8.0%
Median Sales Price*	\$436,050	\$450,000	+ 3.2%	\$436,050	\$450,000	+ 3.2%
Average Sales Price*	\$561,942	\$607,645	+ 8.1%	\$561,942	\$607,645	+ 8.1%
Percent of Original List Price Received*	95.6%	95.8%	+ 0.2%	95.6%	95.8%	+ 0.2%
List to Close	92	116	+ 26.1%	92	116	+ 26.1%
Days on Market Until Sale	41	64	+ 56.1%	41	64	+ 56.1%
Cumulative Days on Market Until Sale	42	65	+ 54.8%	42	65	+ 54.8%
Average List Price	\$590,888	\$626,163	+ 6.0%	\$590,888	\$626,163	+ 6.0%
Inventory of Homes for Sale	382	592	+ 55.0%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

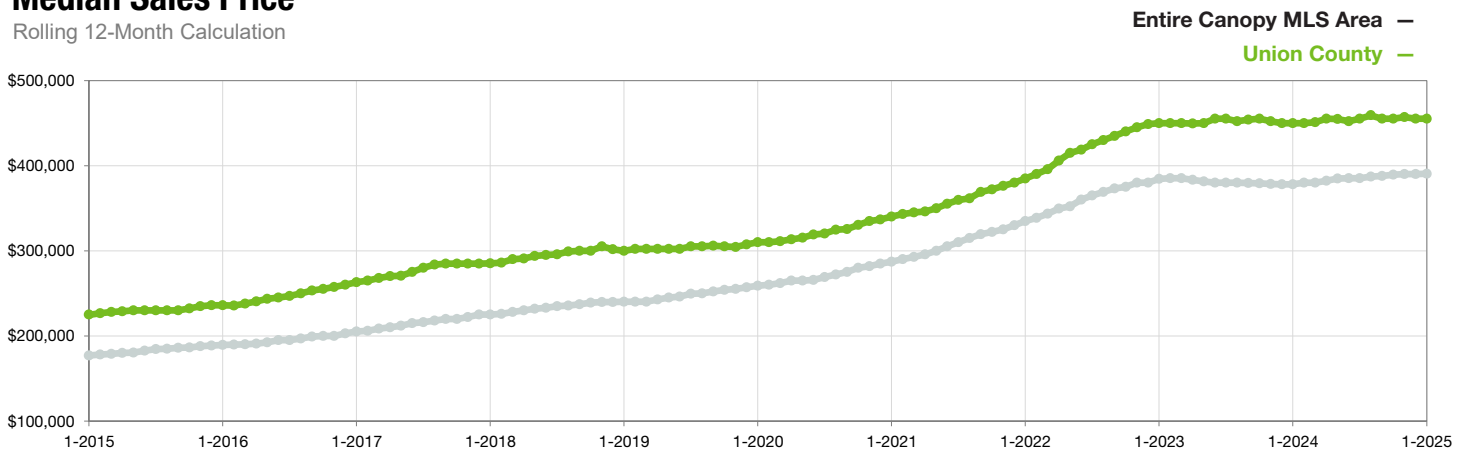
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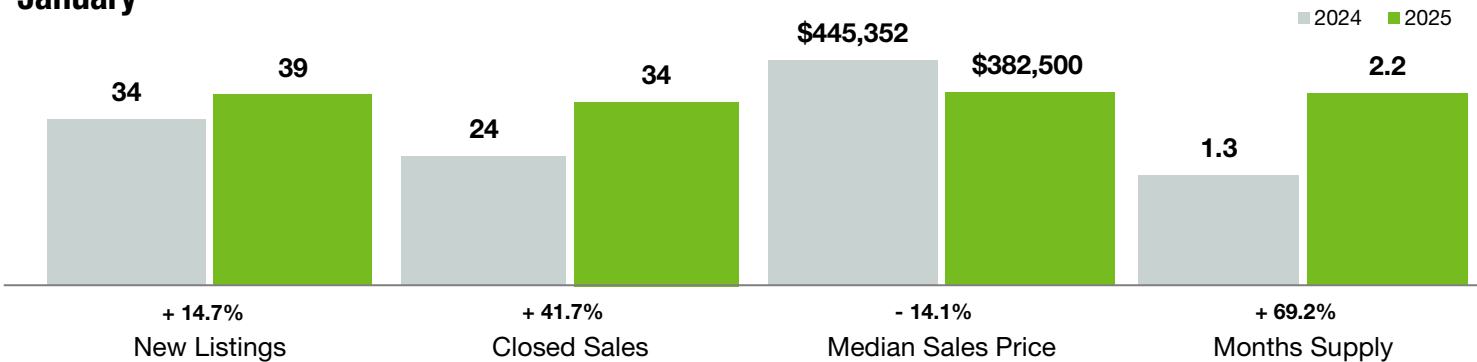
## Belmont

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	34	39	+ 14.7%	34	39	+ 14.7%
Pending Sales	50	32	- 36.0%	50	32	- 36.0%
Closed Sales	24	34	+ 41.7%	24	34	+ 41.7%
Median Sales Price*	\$445,352	\$382,500	- 14.1%	\$445,352	\$382,500	- 14.1%
Average Sales Price*	\$550,778	\$482,748	- 12.4%	\$550,778	\$482,748	- 12.4%
Percent of Original List Price Received*	96.3%	95.8%	- 0.5%	96.3%	95.8%	- 0.5%
List to Close	75	95	+ 26.7%	75	95	+ 26.7%
Days on Market Until Sale	34	60	+ 76.5%	34	60	+ 76.5%
Cumulative Days on Market Until Sale	39	75	+ 92.3%	39	75	+ 92.3%
Average List Price	\$553,190	\$699,783	+ 26.5%	\$553,190	\$699,783	+ 26.5%
Inventory of Homes for Sale	52	89	+ 71.2%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 69.2%	--	--	--

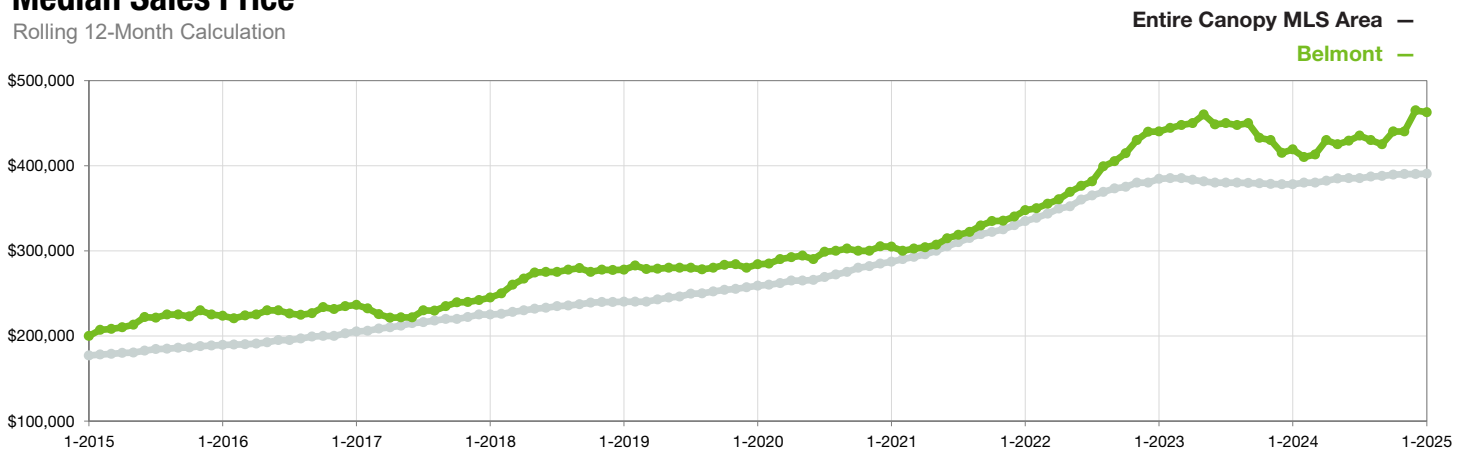
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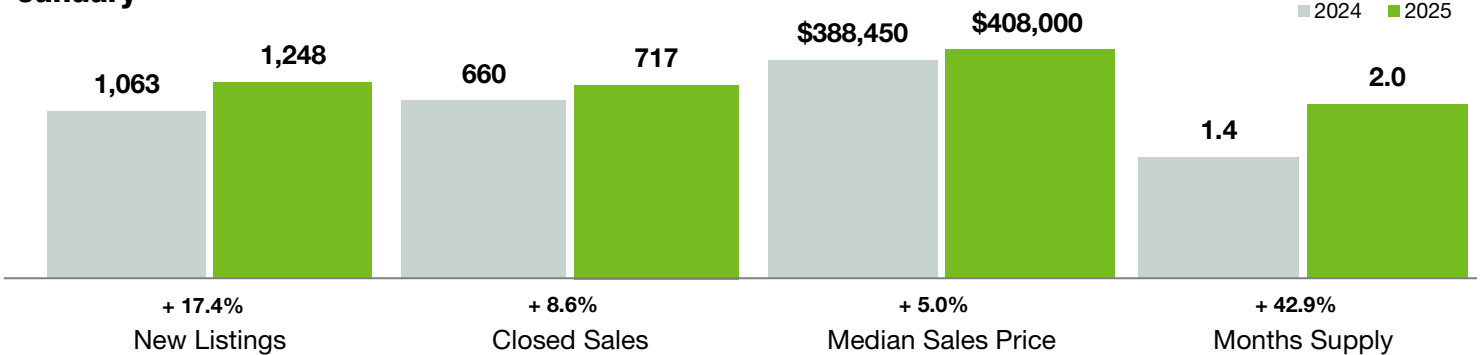
## City of Charlotte

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	1,063	<b>1,248</b>	+ 17.4%	1,063	<b>1,248</b>	+ 17.4%
Pending Sales	997	<b>945</b>	- 5.2%	997	<b>945</b>	- 5.2%
Closed Sales	660	<b>717</b>	+ 8.6%	660	<b>717</b>	+ 8.6%
Median Sales Price*	\$388,450	<b>\$408,000</b>	+ 5.0%	\$388,450	<b>\$408,000</b>	+ 5.0%
Average Sales Price*	\$494,397	<b>\$552,681</b>	+ 11.8%	\$494,397	<b>\$552,681</b>	+ 11.8%
Percent of Original List Price Received*	97.3%	<b>96.3%</b>	- 1.0%	97.3%	<b>96.3%</b>	- 1.0%
List to Close	91	<b>100</b>	+ 9.9%	91	<b>100</b>	+ 9.9%
Days on Market Until Sale	38	<b>53</b>	+ 39.5%	38	<b>53</b>	+ 39.5%
Cumulative Days on Market Until Sale	39	<b>58</b>	+ 48.7%	39	<b>58</b>	+ 48.7%
Average List Price	\$585,428	<b>\$564,696</b>	- 3.5%	\$585,428	<b>\$564,696</b>	- 3.5%
Inventory of Homes for Sale	1,434	<b>2,036</b>	+ 42.0%	--	--	--
Months Supply of Inventory	1.4	<b>2.0</b>	+ 42.9%	--	--	--

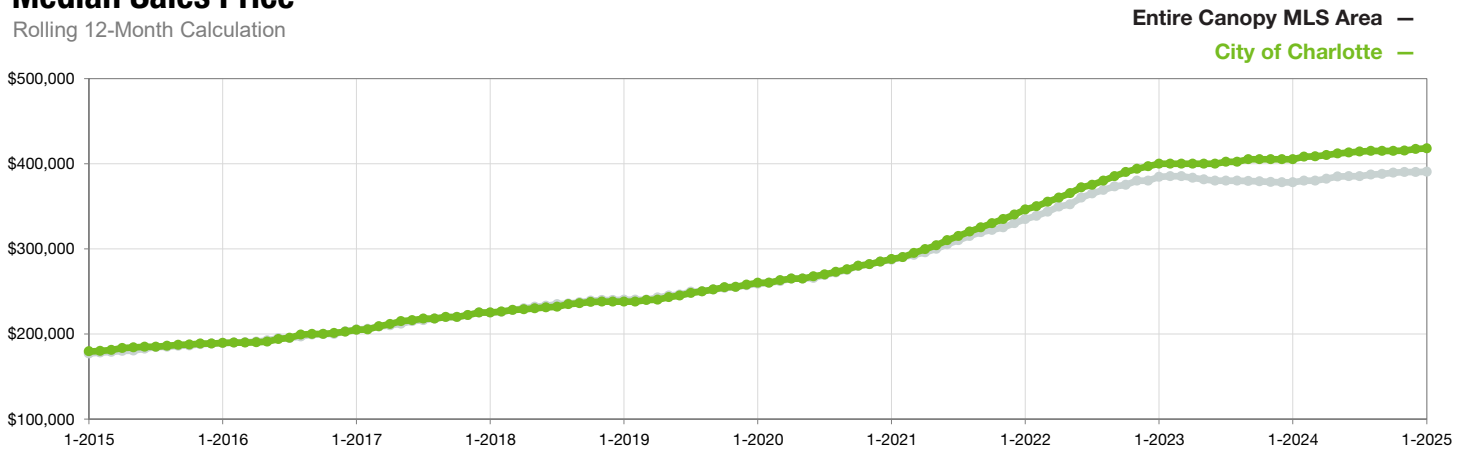
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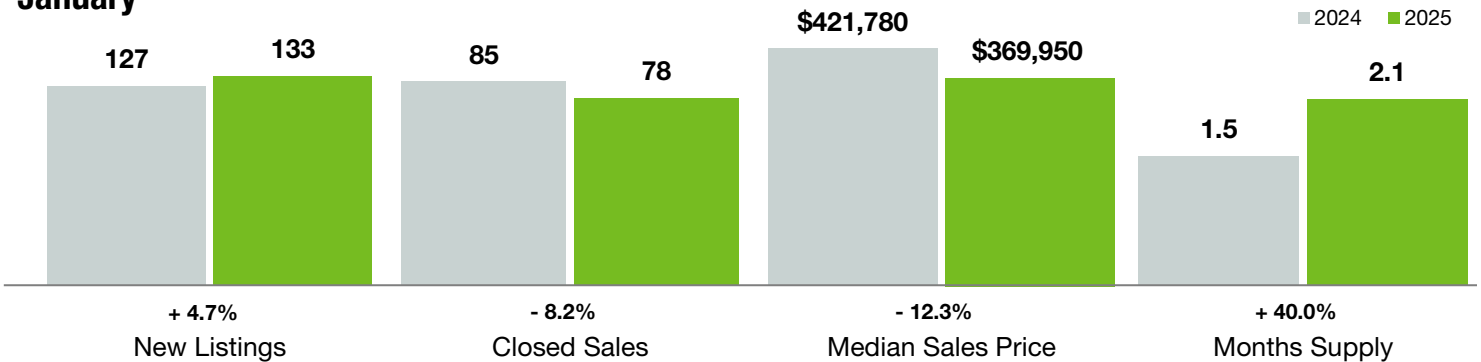
## Concord

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	127	133	+ 4.7%	127	133	+ 4.7%
Pending Sales	99	114	+ 15.2%	99	114	+ 15.2%
Closed Sales	85	78	- 8.2%	85	78	- 8.2%
Median Sales Price*	\$421,780	\$369,950	- 12.3%	\$421,780	\$369,950	- 12.3%
Average Sales Price*	\$455,131	\$415,276	- 8.8%	\$455,131	\$415,276	- 8.8%
Percent of Original List Price Received*	96.5%	95.3%	- 1.2%	96.5%	95.3%	- 1.2%
List to Close	92	90	- 2.2%	92	90	- 2.2%
Days on Market Until Sale	46	47	+ 2.2%	46	47	+ 2.2%
Cumulative Days on Market Until Sale	53	52	- 1.9%	53	52	- 1.9%
Average List Price	\$424,845	\$439,816	+ 3.5%	\$424,845	\$439,816	+ 3.5%
Inventory of Homes for Sale	184	274	+ 48.9%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

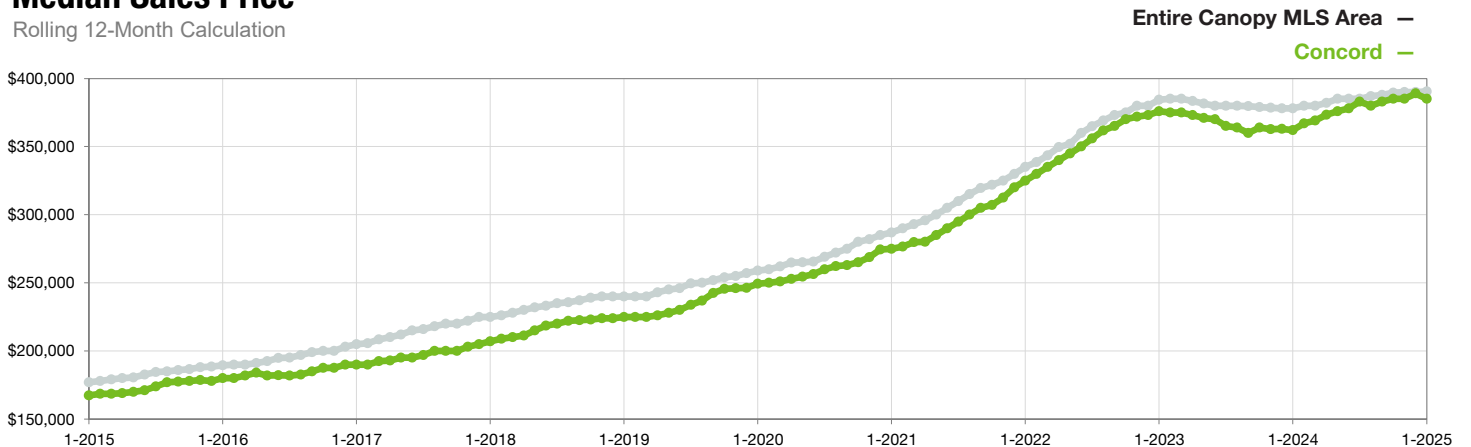
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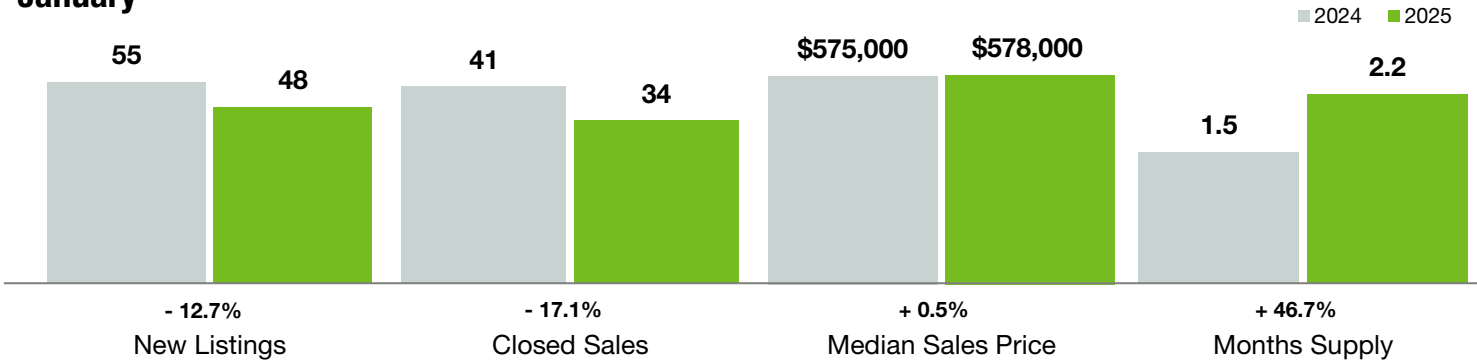
## Cornelius

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	55	48	- 12.7%	55	48	- 12.7%
Pending Sales	50	38	- 24.0%	50	38	- 24.0%
Closed Sales	41	34	- 17.1%	41	34	- 17.1%
Median Sales Price*	\$575,000	\$578,000	+ 0.5%	\$575,000	\$578,000	+ 0.5%
Average Sales Price*	\$821,176	\$1,189,203	+ 44.8%	\$821,176	\$1,189,203	+ 44.8%
Percent of Original List Price Received*	93.8%	96.5%	+ 2.9%	93.8%	96.5%	+ 2.9%
List to Close	88	101	+ 14.8%	88	101	+ 14.8%
Days on Market Until Sale	43	41	- 4.7%	43	41	- 4.7%
Cumulative Days on Market Until Sale	54	54	0.0%	54	54	0.0%
Average List Price	\$766,058	\$794,662	+ 3.7%	\$766,058	\$794,662	+ 3.7%
Inventory of Homes for Sale	67	101	+ 50.7%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

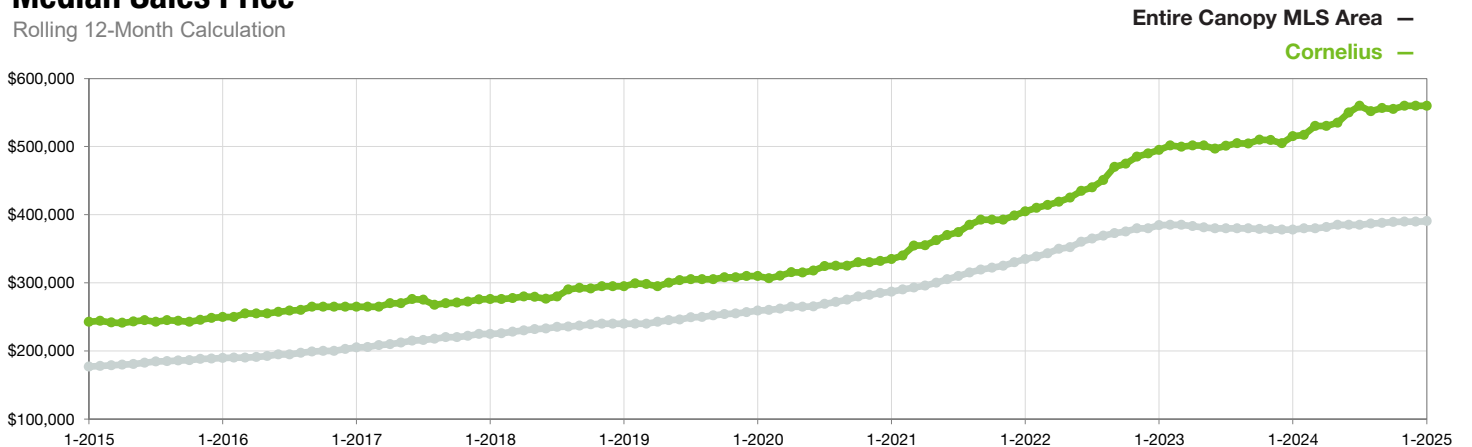
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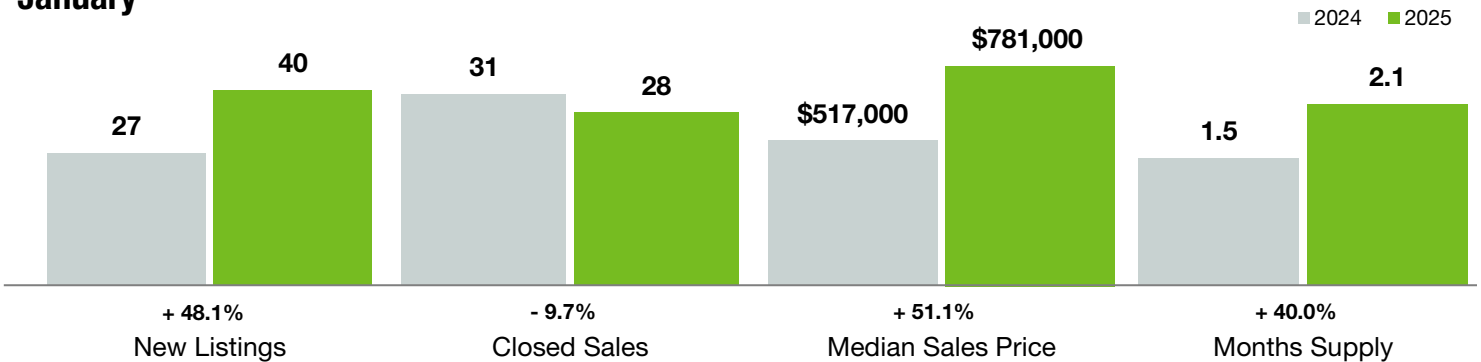
## Davidson

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	27	40	+ 48.1%	27	40	+ 48.1%
Pending Sales	26	31	+ 19.2%	26	31	+ 19.2%
Closed Sales	31	28	- 9.7%	31	28	- 9.7%
Median Sales Price*	\$517,000	\$781,000	+ 51.1%	\$517,000	\$781,000	+ 51.1%
Average Sales Price*	\$595,109	\$912,172	+ 53.3%	\$595,109	\$912,172	+ 53.3%
Percent of Original List Price Received*	98.1%	95.4%	- 2.8%	98.1%	95.4%	- 2.8%
List to Close	120	114	- 5.0%	120	114	- 5.0%
Days on Market Until Sale	41	60	+ 46.3%	41	60	+ 46.3%
Cumulative Days on Market Until Sale	57	68	+ 19.3%	57	68	+ 19.3%
Average List Price	\$921,536	\$793,572	- 13.9%	\$921,536	\$793,572	- 13.9%
Inventory of Homes for Sale	51	81	+ 58.8%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

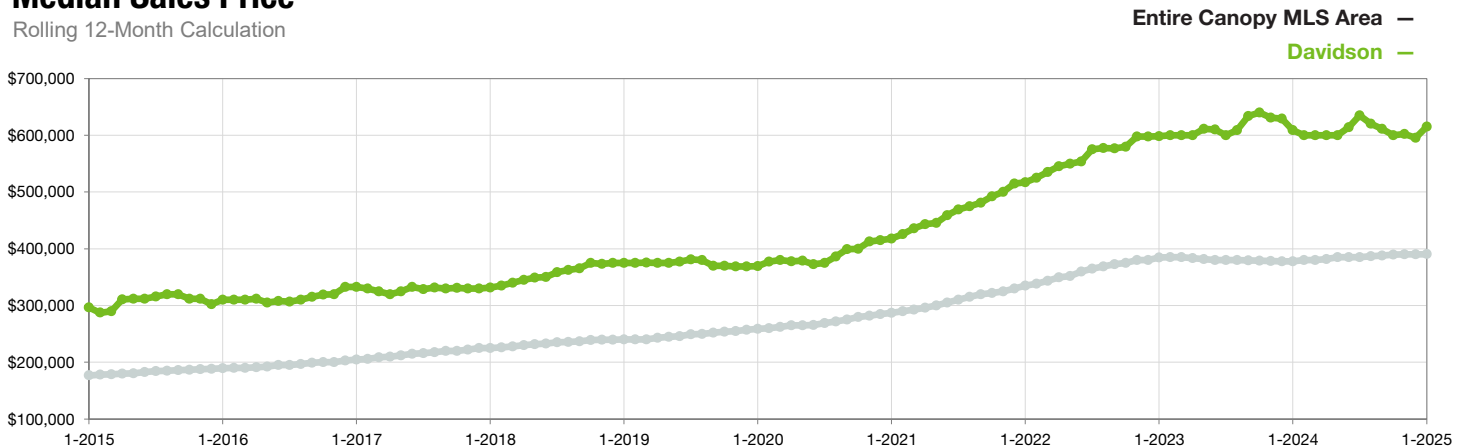
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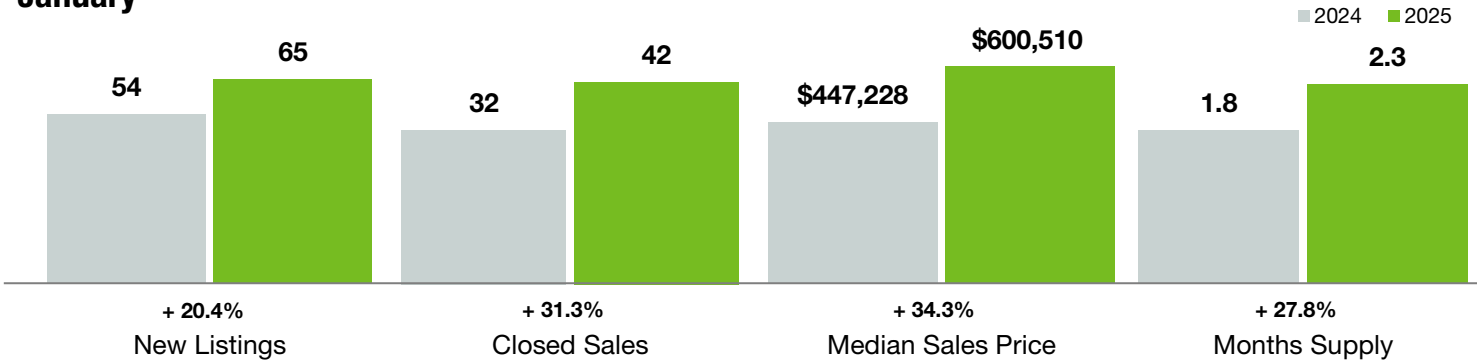
## Denver

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	54	65	+ 20.4%	54	65	+ 20.4%
Pending Sales	52	43	- 17.3%	52	43	- 17.3%
Closed Sales	32	42	+ 31.3%	32	42	+ 31.3%
Median Sales Price*	\$447,228	\$600,510	+ 34.3%	\$447,228	\$600,510	+ 34.3%
Average Sales Price*	\$582,811	\$821,679	+ 41.0%	\$582,811	\$821,679	+ 41.0%
Percent of Original List Price Received*	101.1%	94.3%	- 6.7%	101.1%	94.3%	- 6.7%
List to Close	133	125	- 6.0%	133	125	- 6.0%
Days on Market Until Sale	51	72	+ 41.2%	51	72	+ 41.2%
Cumulative Days on Market Until Sale	38	86	+ 126.3%	38	86	+ 126.3%
Average List Price	\$617,574	\$717,208	+ 16.1%	\$617,574	\$717,208	+ 16.1%
Inventory of Homes for Sale	94	125	+ 33.0%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

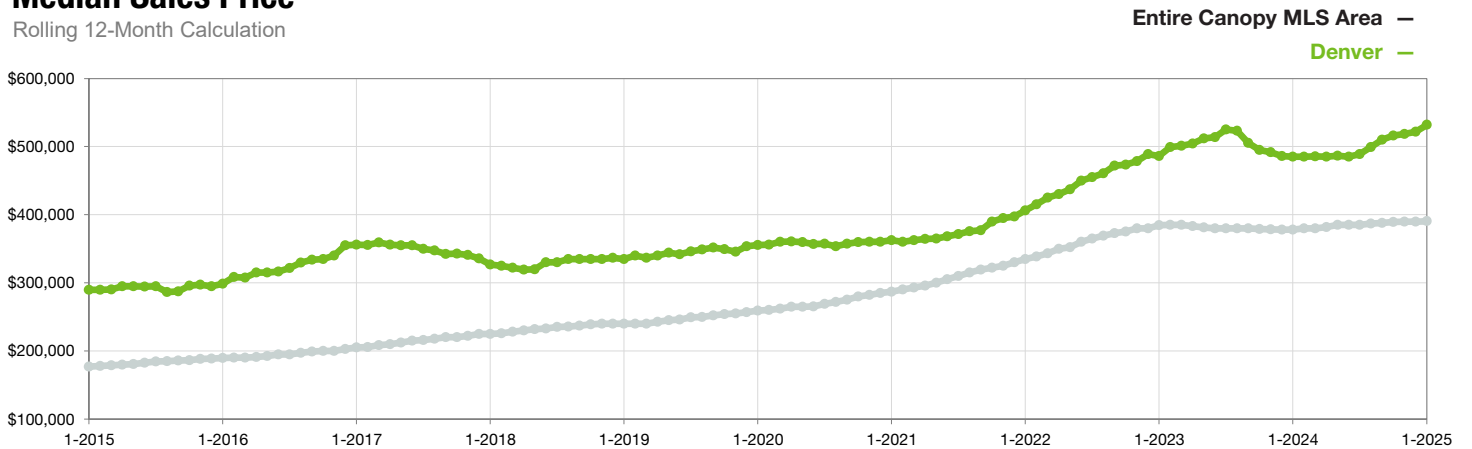
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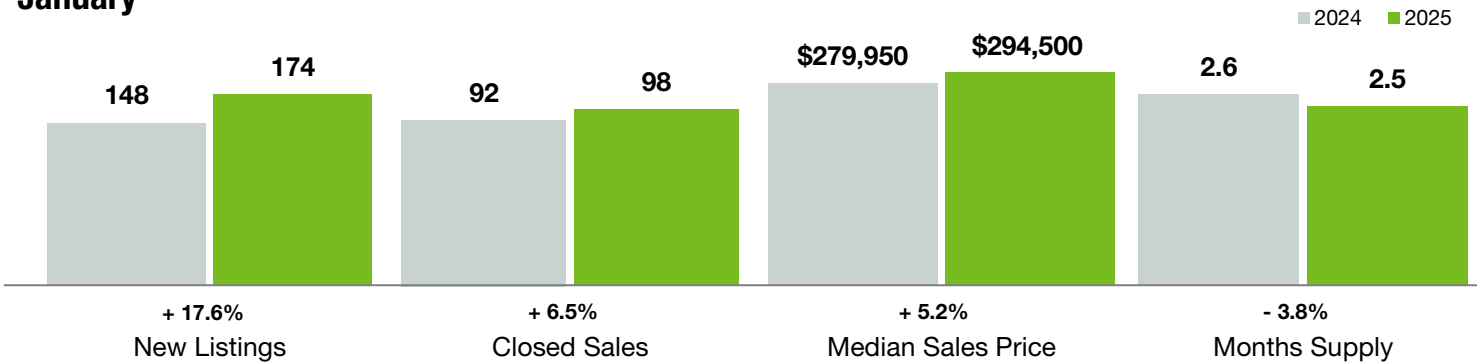
## Gastonia

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	148	174	+ 17.6%	148	174	+ 17.6%
Pending Sales	130	164	+ 26.2%	130	164	+ 26.2%
Closed Sales	92	98	+ 6.5%	92	98	+ 6.5%
Median Sales Price*	\$279,950	\$294,500	+ 5.2%	\$279,950	\$294,500	+ 5.2%
Average Sales Price*	\$293,337	\$309,923	+ 5.7%	\$293,337	\$309,923	+ 5.7%
Percent of Original List Price Received*	96.6%	94.5%	- 2.2%	96.6%	94.5%	- 2.2%
List to Close	90	97	+ 7.8%	90	97	+ 7.8%
Days on Market Until Sale	43	55	+ 27.9%	43	55	+ 27.9%
Cumulative Days on Market Until Sale	48	64	+ 33.3%	48	64	+ 33.3%
Average List Price	\$331,176	\$312,774	- 5.6%	\$331,176	\$312,774	- 5.6%
Inventory of Homes for Sale	329	348	+ 5.8%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

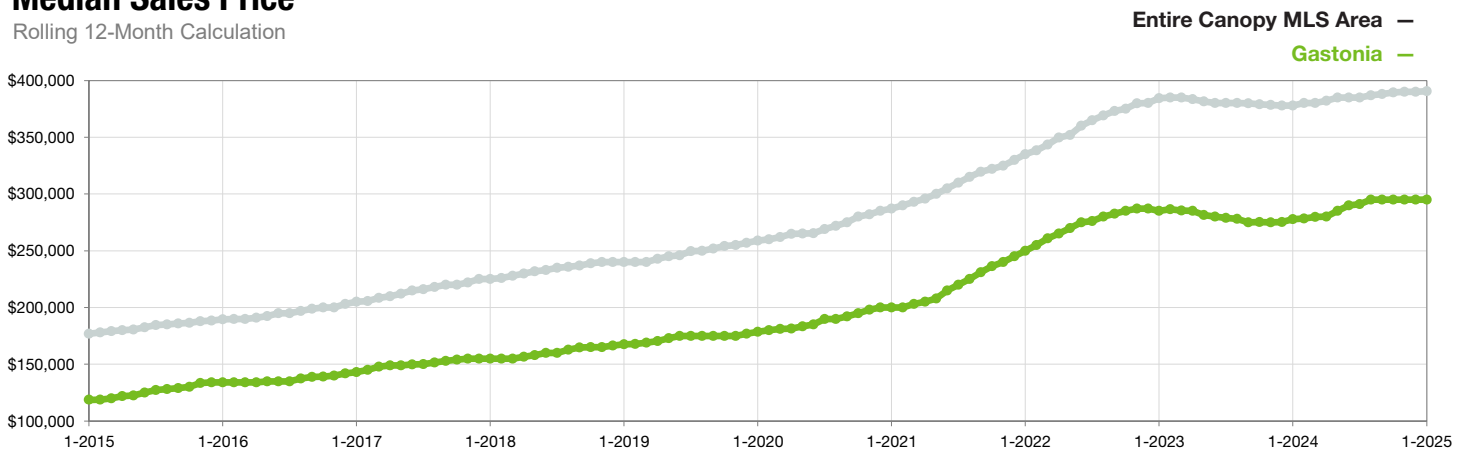
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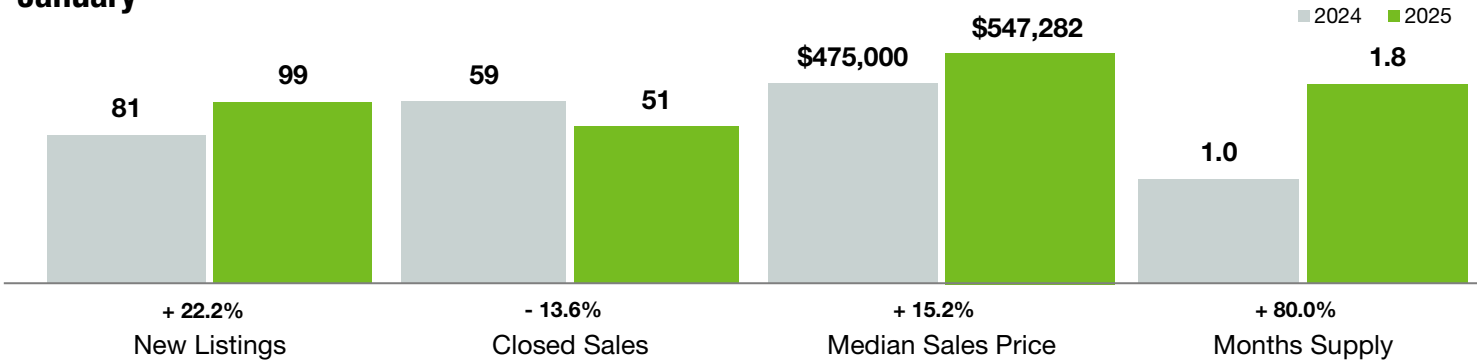
## Huntersville

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	81	99	+ 22.2%	81	99	+ 22.2%
Pending Sales	85	84	- 1.2%	85	84	- 1.2%
Closed Sales	59	51	- 13.6%	59	51	- 13.6%
Median Sales Price*	\$475,000	\$547,282	+ 15.2%	\$475,000	\$547,282	+ 15.2%
Average Sales Price*	\$561,065	\$670,319	+ 19.5%	\$561,065	\$670,319	+ 19.5%
Percent of Original List Price Received*	99.4%	96.8%	- 2.6%	99.4%	96.8%	- 2.6%
List to Close	80	113	+ 41.3%	80	113	+ 41.3%
Days on Market Until Sale	38	53	+ 39.5%	38	53	+ 39.5%
Cumulative Days on Market Until Sale	40	58	+ 45.0%	40	58	+ 45.0%
Average List Price	\$607,339	\$608,360	+ 0.2%	\$607,339	\$608,360	+ 0.2%
Inventory of Homes for Sale	83	175	+ 110.8%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

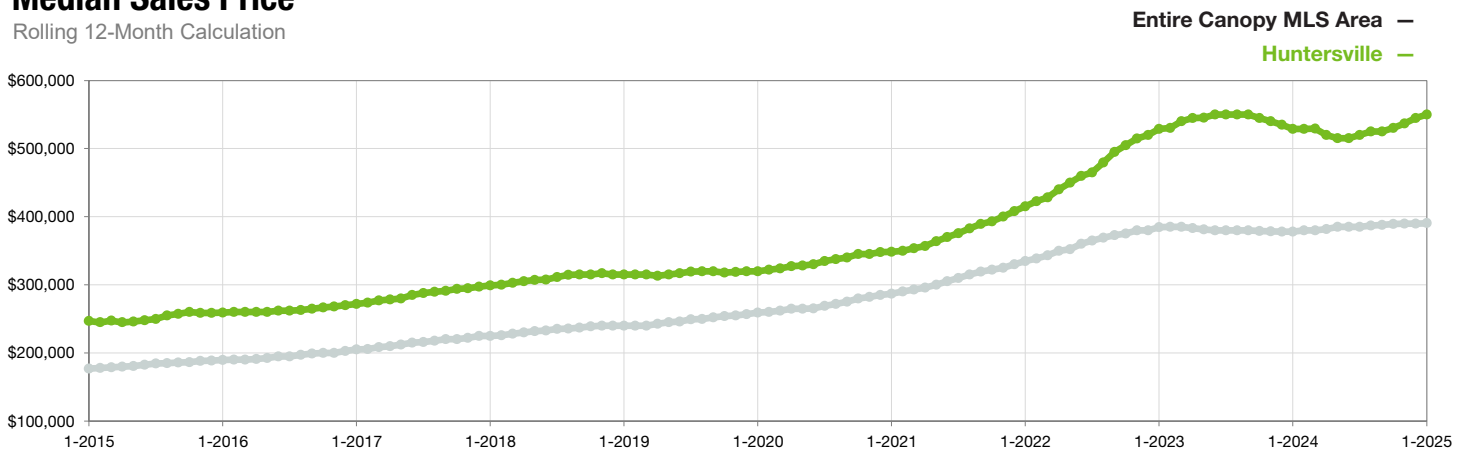
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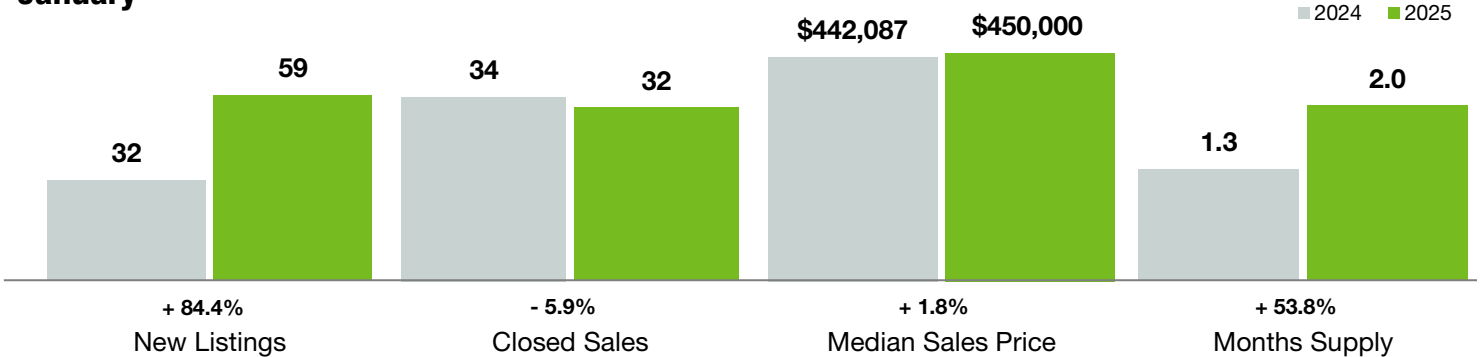
## Indian Trail

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	32	59	+ 84.4%	32	59	+ 84.4%
Pending Sales	36	50	+ 38.9%	36	50	+ 38.9%
Closed Sales	34	32	- 5.9%	34	32	- 5.9%
Median Sales Price*	\$442,087	\$450,000	+ 1.8%	\$442,087	\$450,000	+ 1.8%
Average Sales Price*	\$433,225	\$436,309	+ 0.7%	\$433,225	\$436,309	+ 0.7%
Percent of Original List Price Received*	94.4%	97.1%	+ 2.9%	94.4%	97.1%	+ 2.9%
List to Close	109	83	- 23.9%	109	83	- 23.9%
Days on Market Until Sale	42	41	- 2.4%	42	41	- 2.4%
Cumulative Days on Market Until Sale	43	45	+ 4.7%	43	45	+ 4.7%
Average List Price	\$474,219	\$485,195	+ 2.3%	\$474,219	\$485,195	+ 2.3%
Inventory of Homes for Sale	65	101	+ 55.4%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

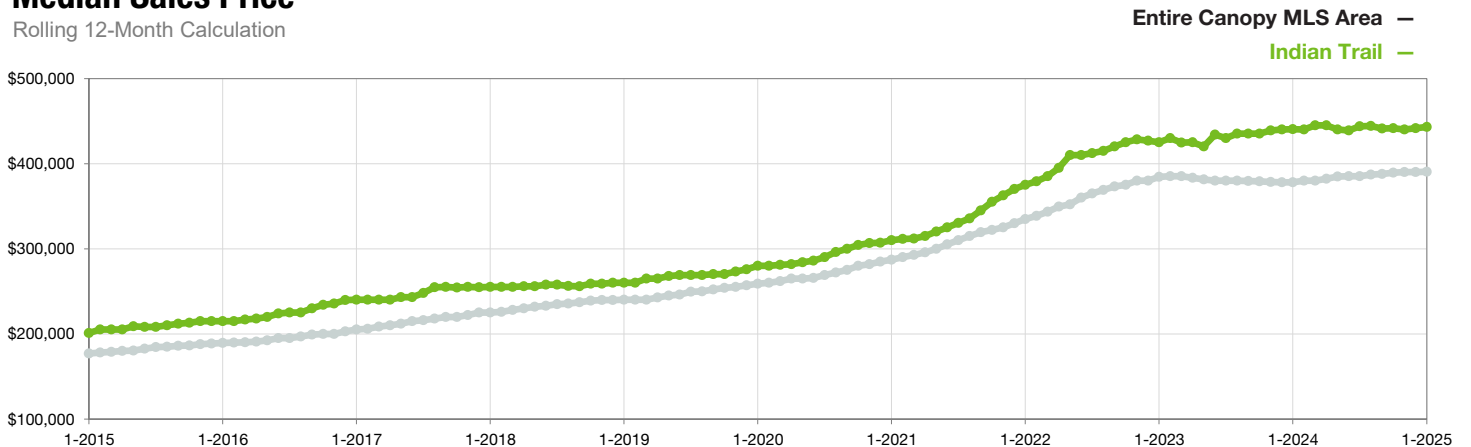
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### January



### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for January 2025

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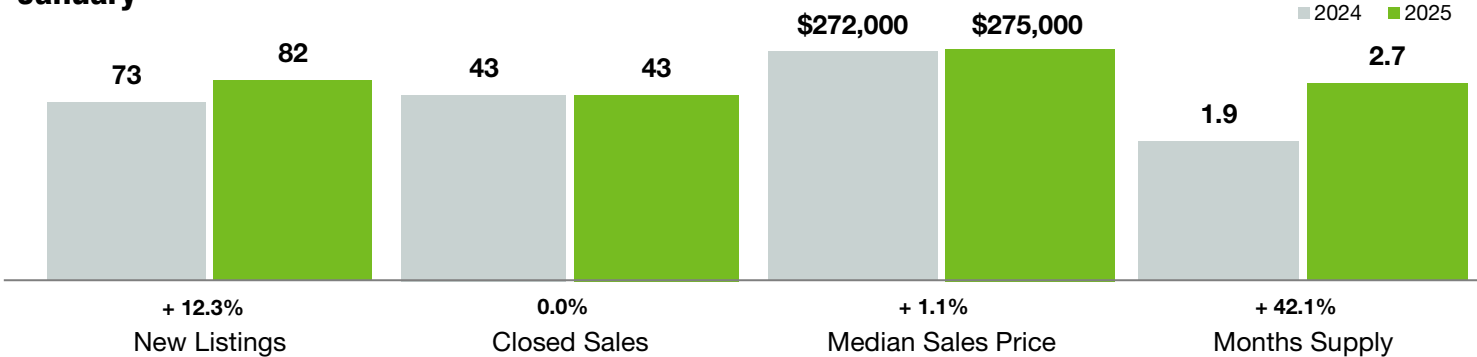
## Kannapolis

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	73	82	+ 12.3%	73	82	+ 12.3%
Pending Sales	44	68	+ 54.5%	44	68	+ 54.5%
Closed Sales	43	43	0.0%	43	43	0.0%
Median Sales Price*	\$272,000	\$275,000	+ 1.1%	\$272,000	\$275,000	+ 1.1%
Average Sales Price*	\$341,991	\$324,602	- 5.1%	\$341,991	\$324,602	- 5.1%
Percent of Original List Price Received*	95.5%	94.3%	- 1.3%	95.5%	94.3%	- 1.3%
List to Close	83	91	+ 9.6%	83	91	+ 9.6%
Days on Market Until Sale	39	50	+ 28.2%	39	50	+ 28.2%
Cumulative Days on Market Until Sale	49	60	+ 22.4%	49	60	+ 22.4%
Average List Price	\$295,714	\$328,619	+ 11.1%	\$295,714	\$328,619	+ 11.1%
Inventory of Homes for Sale	127	177	+ 39.4%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

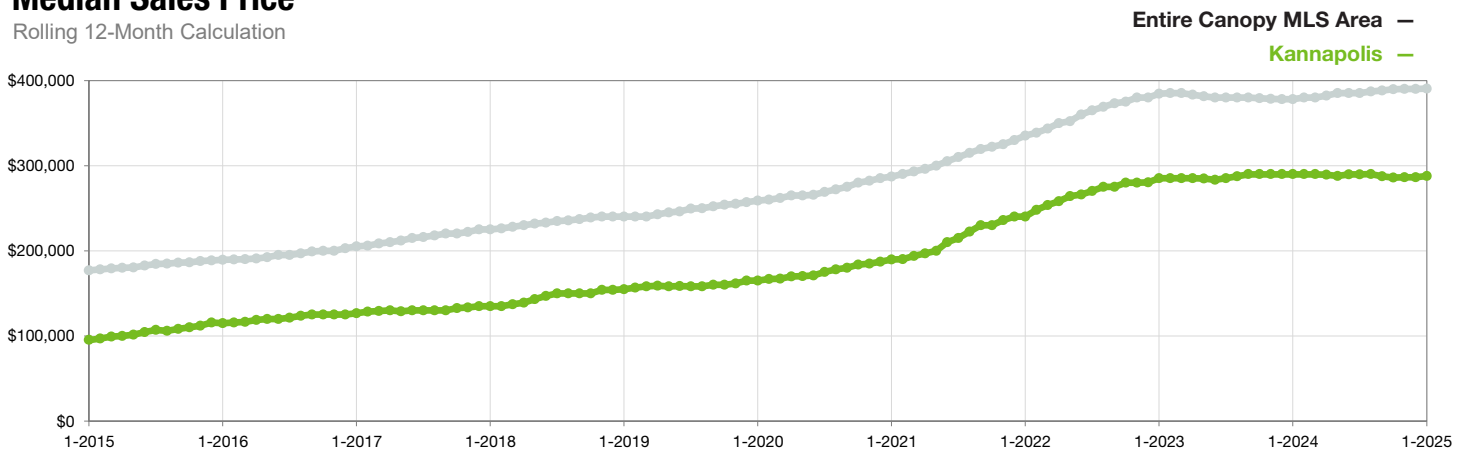
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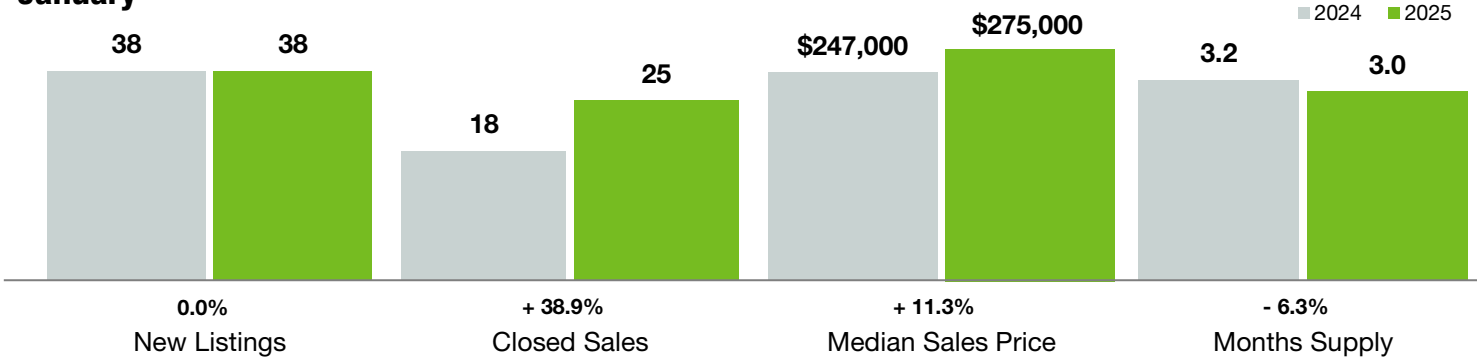
## Kings Mountain

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	38	38	0.0%	38	38	0.0%
Pending Sales	22	32	+ 45.5%	22	32	+ 45.5%
Closed Sales	18	25	+ 38.9%	18	25	+ 38.9%
Median Sales Price*	\$247,000	\$275,000	+ 11.3%	\$247,000	\$275,000	+ 11.3%
Average Sales Price*	\$292,711	\$286,291	- 2.2%	\$292,711	\$286,291	- 2.2%
Percent of Original List Price Received*	97.2%	94.2%	- 3.1%	97.2%	94.2%	- 3.1%
List to Close	132	83	- 37.1%	132	83	- 37.1%
Days on Market Until Sale	85	50	- 41.2%	85	50	- 41.2%
Cumulative Days on Market Until Sale	117	70	- 40.2%	117	70	- 40.2%
Average List Price	\$299,166	\$336,663	+ 12.5%	\$299,166	\$336,663	+ 12.5%
Inventory of Homes for Sale	67	76	+ 13.4%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

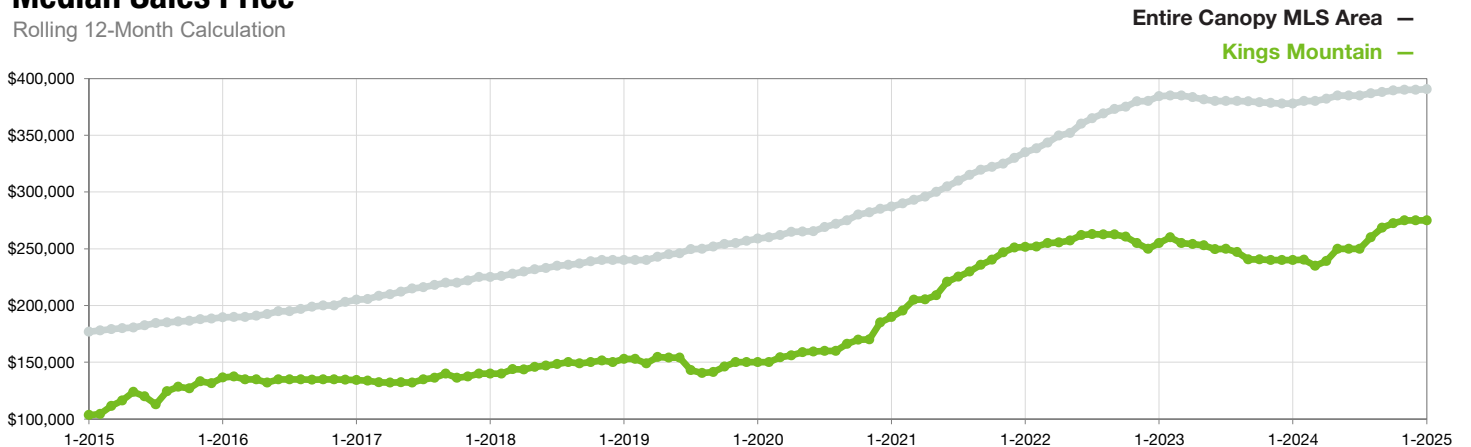
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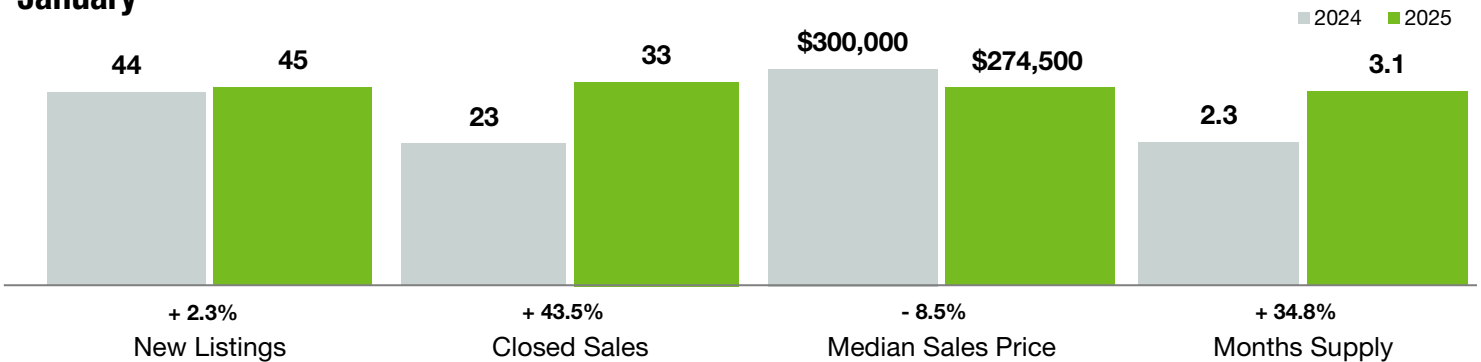
## Lincolnton

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	44	45	+ 2.3%	44	45	+ 2.3%
Pending Sales	32	46	+ 43.8%	32	46	+ 43.8%
Closed Sales	23	33	+ 43.5%	23	33	+ 43.5%
Median Sales Price*	\$300,000	\$274,500	- 8.5%	\$300,000	\$274,500	- 8.5%
Average Sales Price*	\$324,286	\$316,356	- 2.4%	\$324,286	\$316,356	- 2.4%
Percent of Original List Price Received*	96.9%	93.3%	- 3.7%	96.9%	93.3%	- 3.7%
List to Close	85	104	+ 22.4%	85	104	+ 22.4%
Days on Market Until Sale	41	60	+ 46.3%	41	60	+ 46.3%
Cumulative Days on Market Until Sale	63	71	+ 12.7%	63	71	+ 12.7%
Average List Price	\$314,326	\$395,356	+ 25.8%	\$314,326	\$395,356	+ 25.8%
Inventory of Homes for Sale	79	119	+ 50.6%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

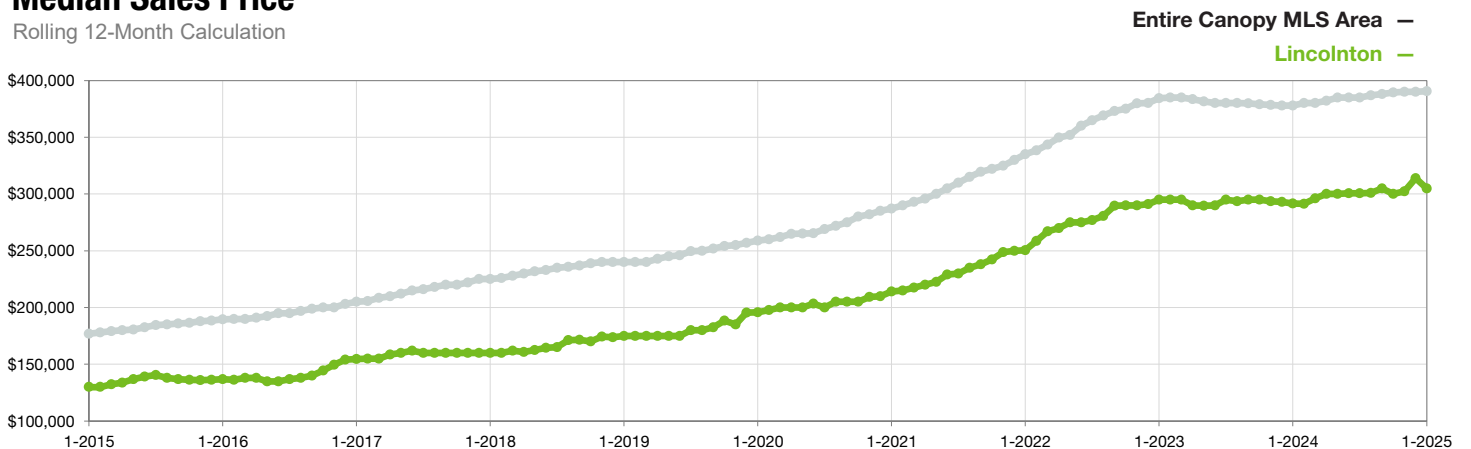
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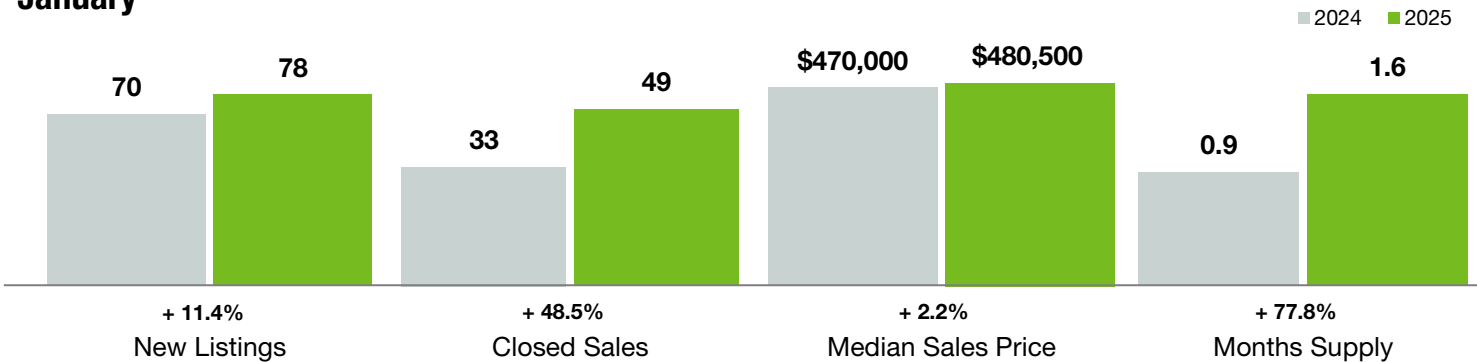
## Matthews

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	70	78	+ 11.4%	70	78	+ 11.4%
Pending Sales	71	61	- 14.1%	71	61	- 14.1%
Closed Sales	33	49	+ 48.5%	33	49	+ 48.5%
Median Sales Price*	\$470,000	\$480,500	+ 2.2%	\$470,000	\$480,500	+ 2.2%
Average Sales Price*	\$556,111	\$542,493	- 2.4%	\$556,111	\$542,493	- 2.4%
Percent of Original List Price Received*	96.9%	96.7%	- 0.2%	96.9%	96.7%	- 0.2%
List to Close	65	83	+ 27.7%	65	83	+ 27.7%
Days on Market Until Sale	27	33	+ 22.2%	27	33	+ 22.2%
Cumulative Days on Market Until Sale	23	36	+ 56.5%	23	36	+ 56.5%
Average List Price	\$604,933	\$618,845	+ 2.3%	\$604,933	\$618,845	+ 2.3%
Inventory of Homes for Sale	65	118	+ 81.5%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

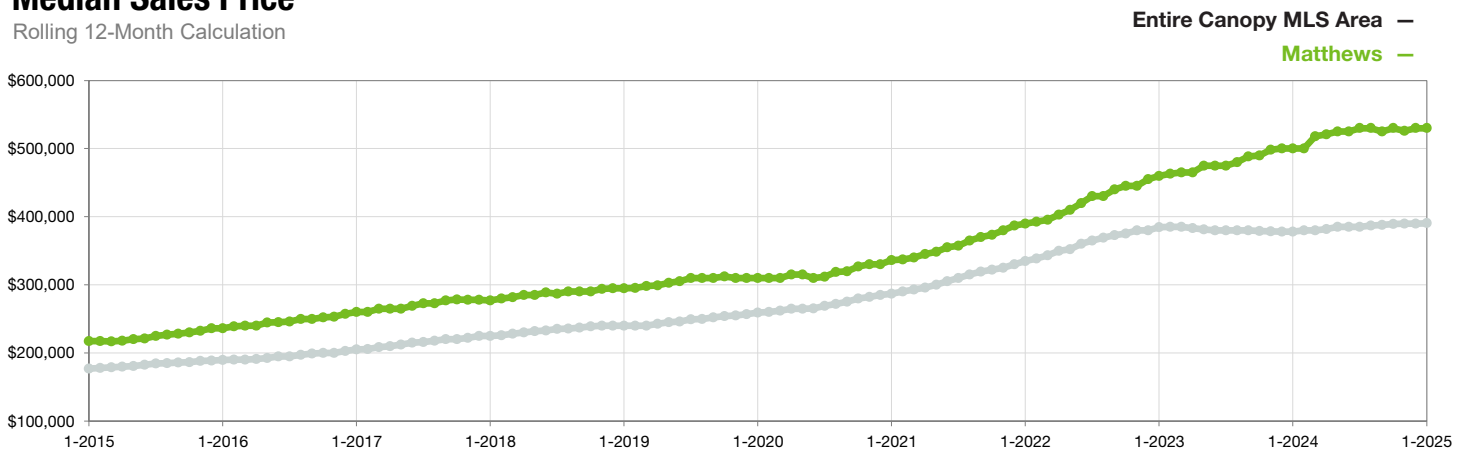
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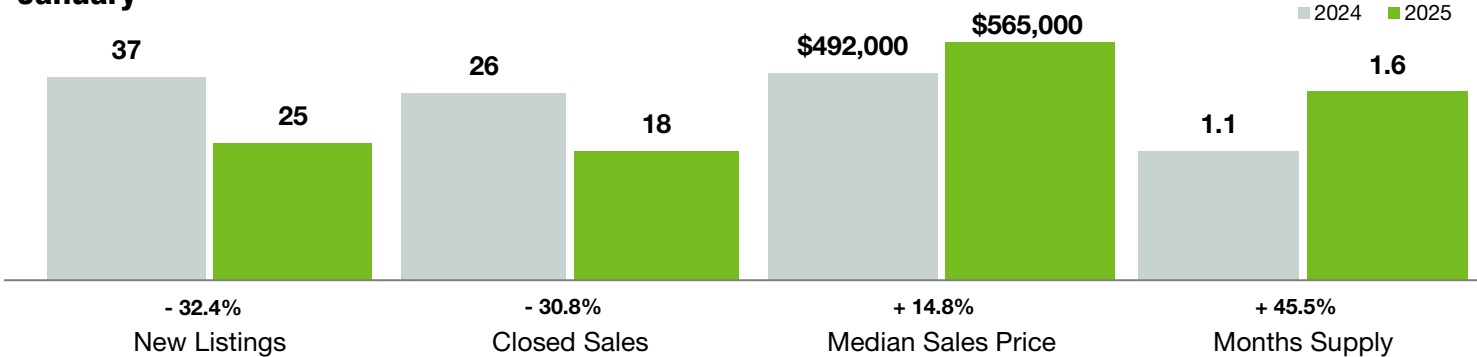
## Mint Hill

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	37	25	- 32.4%	37	25	- 32.4%
Pending Sales	37	33	- 10.8%	37	33	- 10.8%
Closed Sales	26	18	- 30.8%	26	18	- 30.8%
Median Sales Price*	\$492,000	\$565,000	+ 14.8%	\$492,000	\$565,000	+ 14.8%
Average Sales Price*	\$487,181	\$583,585	+ 19.8%	\$487,181	\$583,585	+ 19.8%
Percent of Original List Price Received*	95.4%	102.0%	+ 6.9%	95.4%	102.0%	+ 6.9%
List to Close	91	108	+ 18.7%	91	108	+ 18.7%
Days on Market Until Sale	43	69	+ 60.5%	43	69	+ 60.5%
Cumulative Days on Market Until Sale	44	72	+ 63.6%	44	72	+ 63.6%
Average List Price	\$529,567	\$617,923	+ 16.7%	\$529,567	\$617,923	+ 16.7%
Inventory of Homes for Sale	46	49	+ 6.5%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

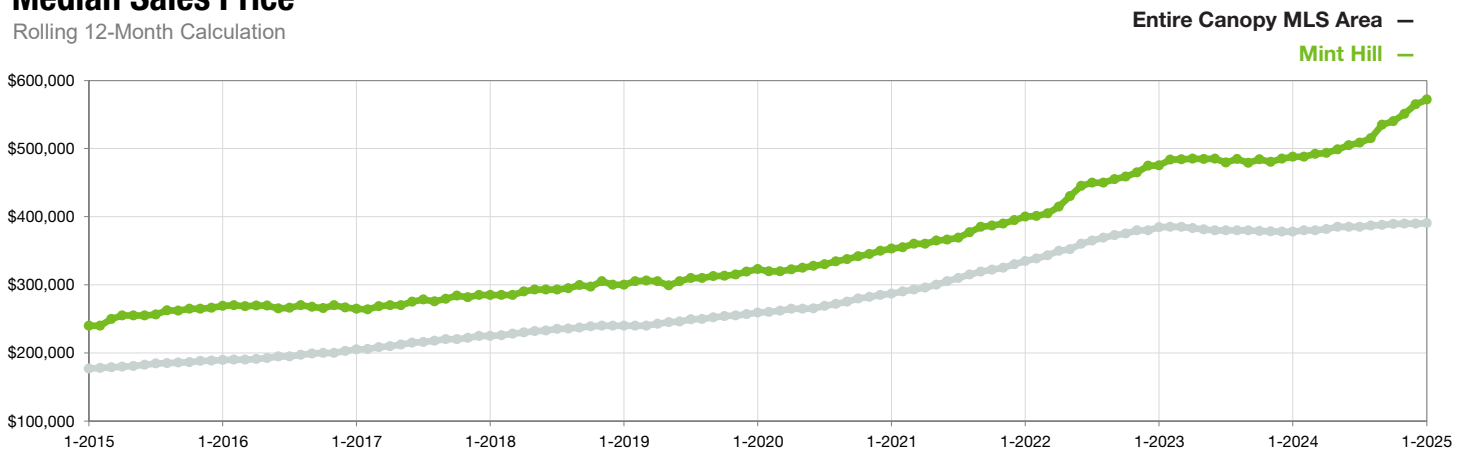
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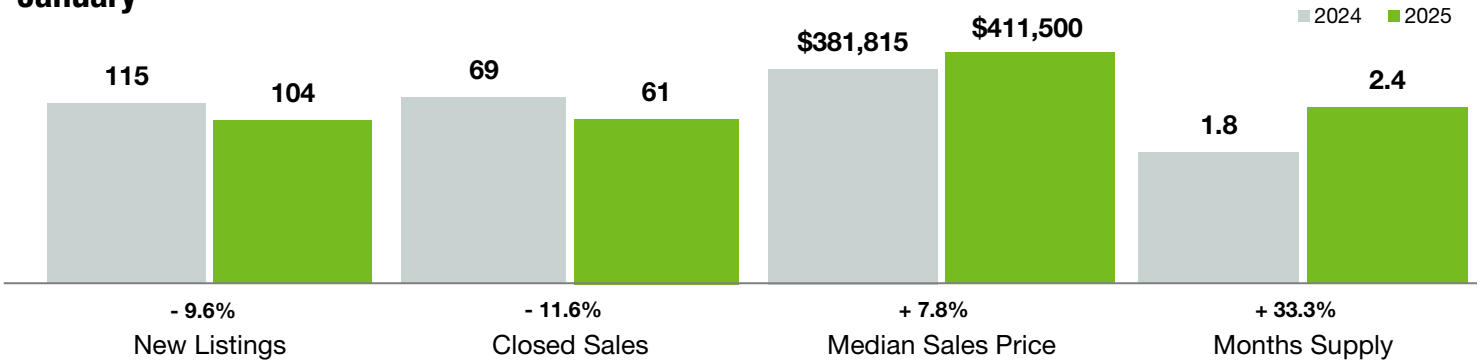
## Monroe

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	115	104	- 9.6%	115	104	- 9.6%
Pending Sales	97	96	- 1.0%	97	96	- 1.0%
Closed Sales	69	61	- 11.6%	69	61	- 11.6%
Median Sales Price*	\$381,815	\$411,500	+ 7.8%	\$381,815	\$411,500	+ 7.8%
Average Sales Price*	\$411,792	\$430,414	+ 4.5%	\$411,792	\$430,414	+ 4.5%
Percent of Original List Price Received*	96.6%	96.1%	- 0.5%	96.6%	96.1%	- 0.5%
List to Close	94	120	+ 27.7%	94	120	+ 27.7%
Days on Market Until Sale	41	60	+ 46.3%	41	60	+ 46.3%
Cumulative Days on Market Until Sale	43	66	+ 53.5%	43	66	+ 53.5%
Average List Price	\$489,036	\$471,549	- 3.6%	\$489,036	\$471,549	- 3.6%
Inventory of Homes for Sale	170	235	+ 38.2%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--

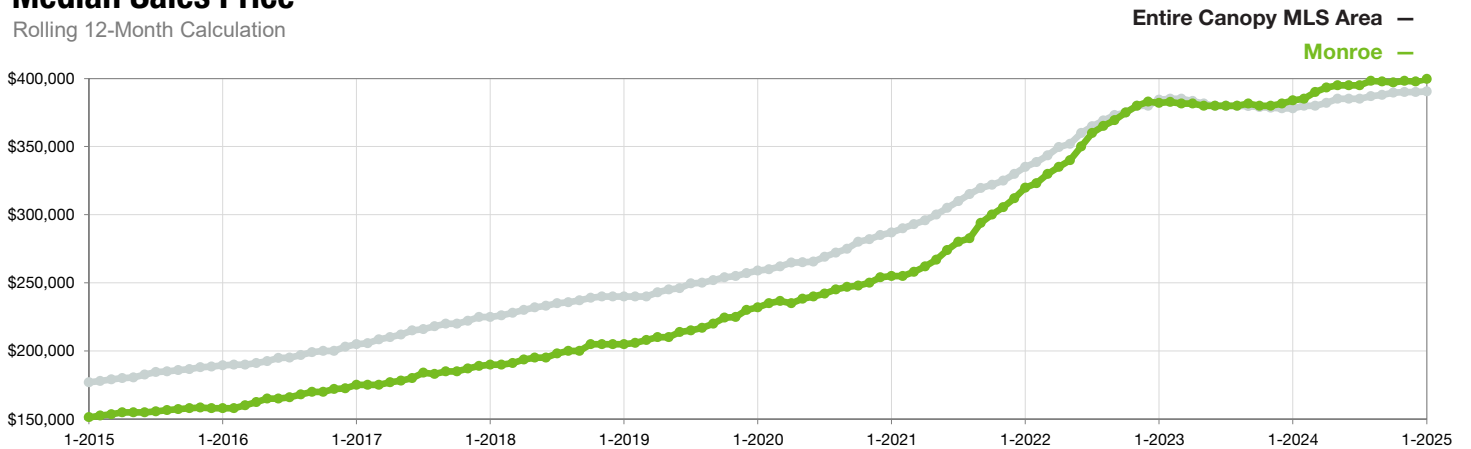
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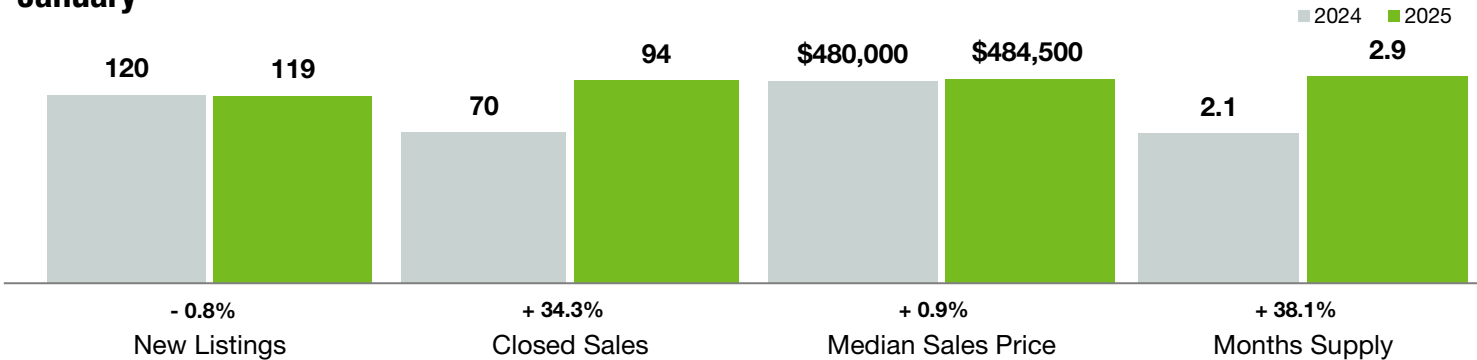
## Mooreville

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	120	119	- 0.8%	120	119	- 0.8%
Pending Sales	125	98	- 21.6%	125	98	- 21.6%
Closed Sales	70	94	+ 34.3%	70	94	+ 34.3%
Median Sales Price*	\$480,000	\$484,500	+ 0.9%	\$480,000	\$484,500	+ 0.9%
Average Sales Price*	\$599,053	\$669,912	+ 11.8%	\$599,053	\$669,912	+ 11.8%
Percent of Original List Price Received*	95.9%	94.7%	- 1.3%	95.9%	94.7%	- 1.3%
List to Close	108	106	- 1.9%	108	106	- 1.9%
Days on Market Until Sale	43	56	+ 30.2%	43	56	+ 30.2%
Cumulative Days on Market Until Sale	47	59	+ 25.5%	47	59	+ 25.5%
Average List Price	\$754,649	\$895,349	+ 18.6%	\$754,649	\$895,349	+ 18.6%
Inventory of Homes for Sale	250	349	+ 39.6%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

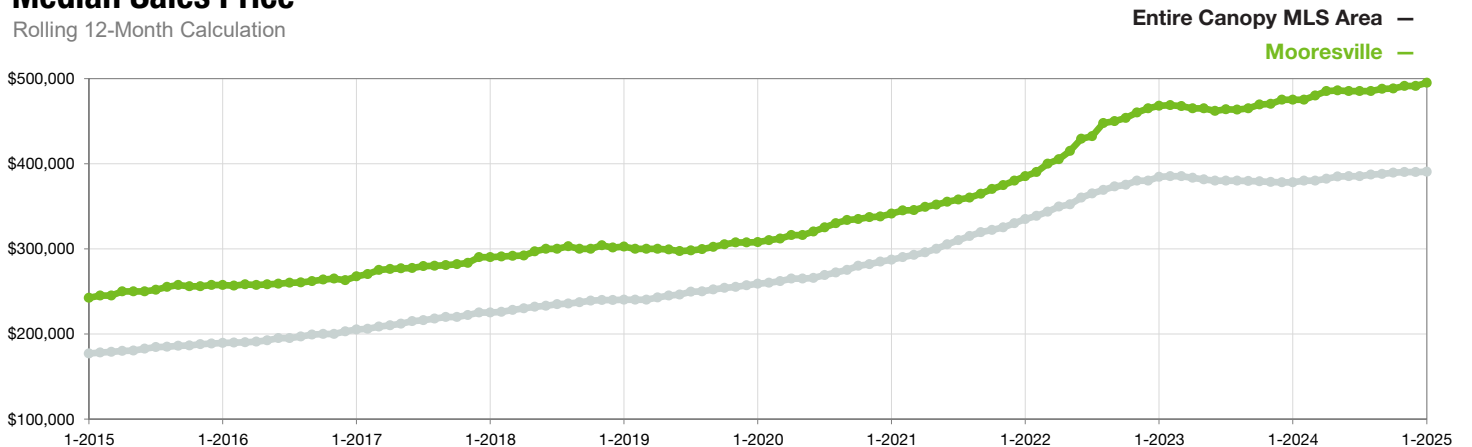
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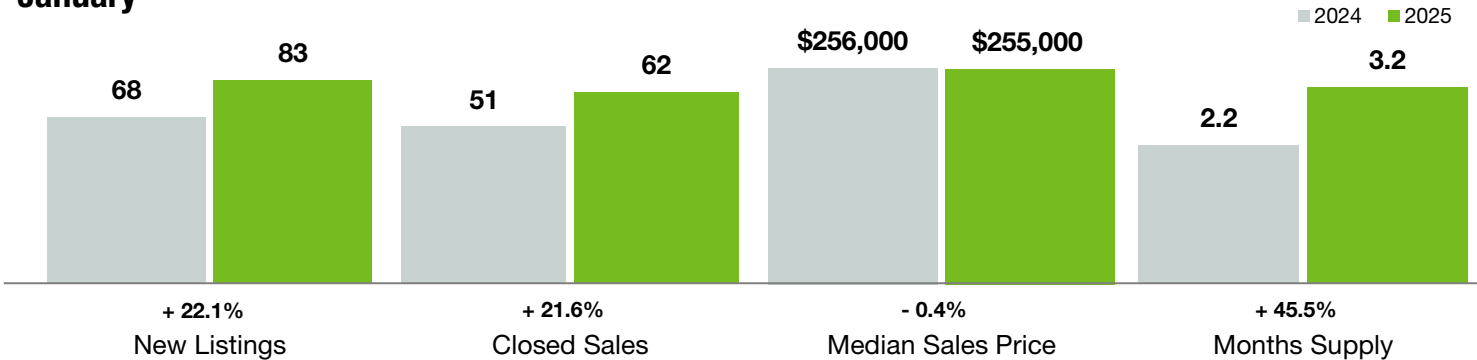
## Salisbury

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	68	83	+ 22.1%	68	83	+ 22.1%
Pending Sales	59	72	+ 22.0%	59	72	+ 22.0%
Closed Sales	51	62	+ 21.6%	51	62	+ 21.6%
Median Sales Price*	\$256,000	\$255,000	- 0.4%	\$256,000	\$255,000	- 0.4%
Average Sales Price*	\$288,727	\$283,843	- 1.7%	\$288,727	\$283,843	- 1.7%
Percent of Original List Price Received*	93.5%	91.5%	- 2.1%	93.5%	91.5%	- 2.1%
List to Close	87	116	+ 33.3%	87	116	+ 33.3%
Days on Market Until Sale	43	71	+ 65.1%	43	71	+ 65.1%
Cumulative Days on Market Until Sale	51	79	+ 54.9%	51	79	+ 54.9%
Average List Price	\$323,103	\$334,566	+ 3.5%	\$323,103	\$334,566	+ 3.5%
Inventory of Homes for Sale	170	240	+ 41.2%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

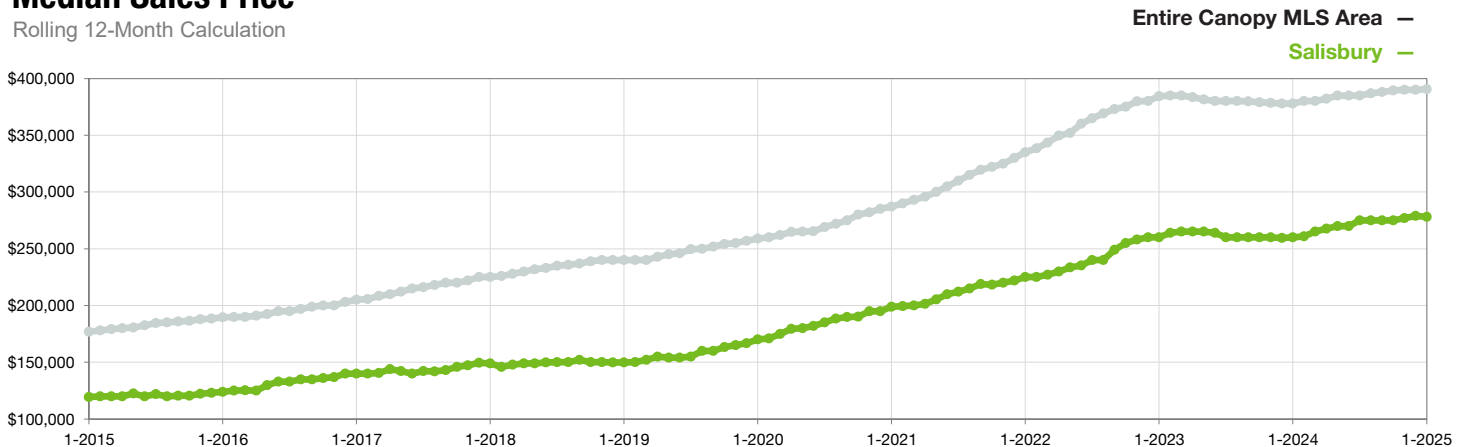
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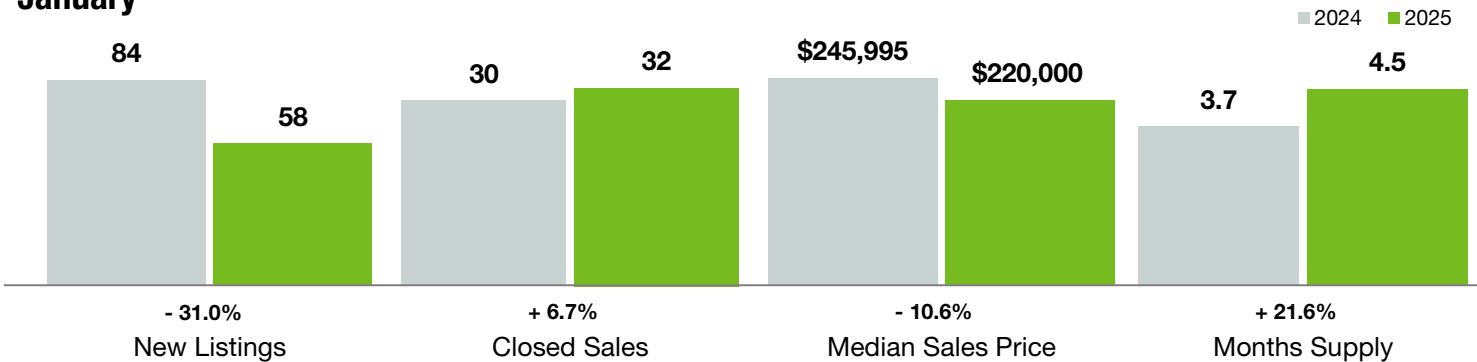
## Shelby

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	84	58	- 31.0%	84	58	- 31.0%
Pending Sales	35	50	+ 42.9%	35	50	+ 42.9%
Closed Sales	30	32	+ 6.7%	30	32	+ 6.7%
Median Sales Price*	\$245,995	\$220,000	- 10.6%	\$245,995	\$220,000	- 10.6%
Average Sales Price*	\$265,323	\$267,453	+ 0.8%	\$265,323	\$267,453	+ 0.8%
Percent of Original List Price Received*	97.1%	95.0%	- 2.2%	97.1%	95.0%	- 2.2%
List to Close	110	122	+ 10.9%	110	122	+ 10.9%
Days on Market Until Sale	46	83	+ 80.4%	46	83	+ 80.4%
Cumulative Days on Market Until Sale	53	97	+ 83.0%	53	97	+ 83.0%
Average List Price	\$263,423	\$275,216	+ 4.5%	\$263,423	\$275,216	+ 4.5%
Inventory of Homes for Sale	192	216	+ 12.5%	--	--	--
Months Supply of Inventory	3.7	4.5	+ 21.6%	--	--	--

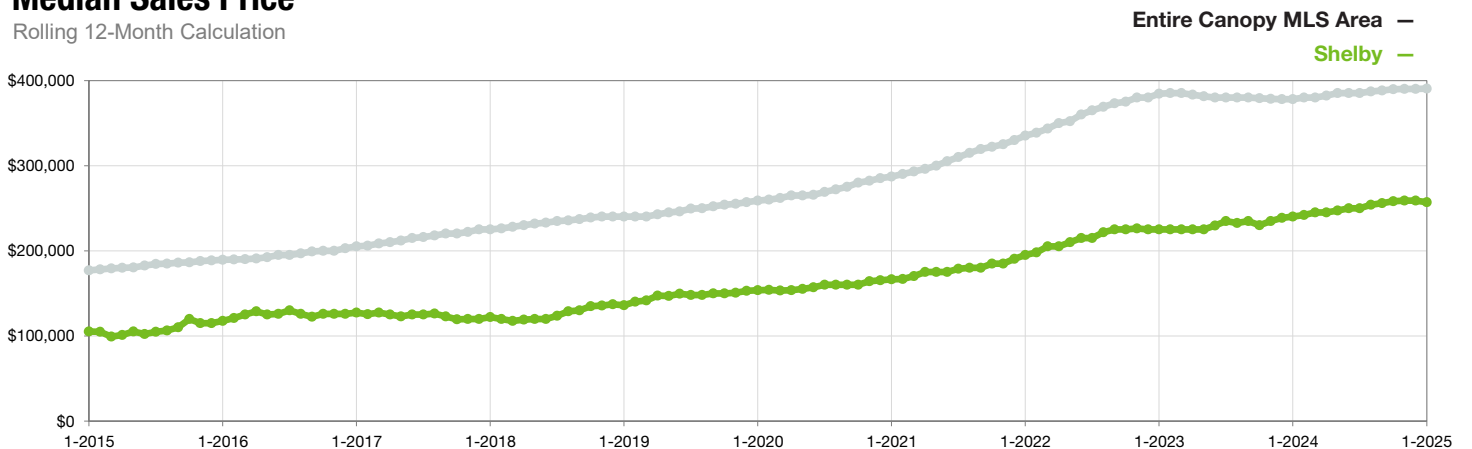
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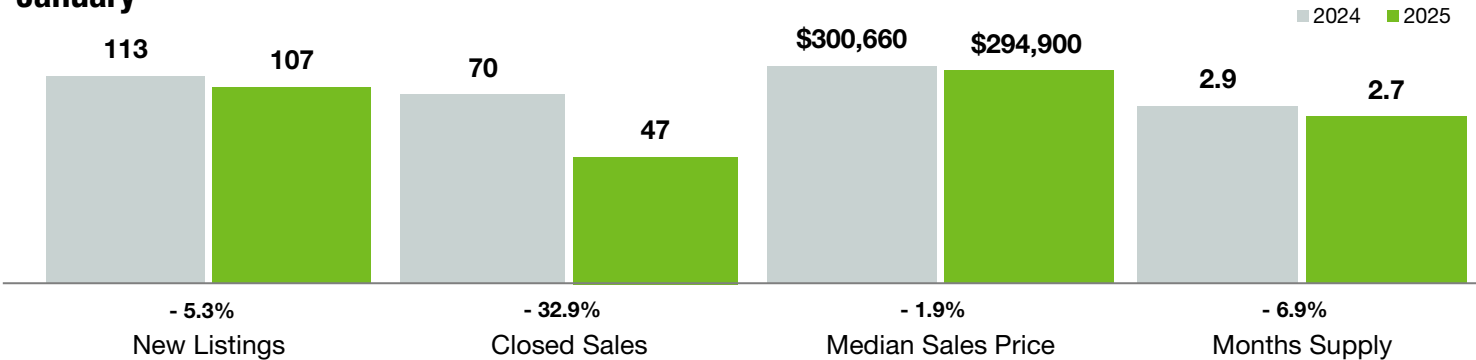
## Statesville

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	113	107	- 5.3%	113	107	- 5.3%
Pending Sales	97	101	+ 4.1%	97	101	+ 4.1%
Closed Sales	70	47	- 32.9%	70	47	- 32.9%
Median Sales Price*	\$300,660	\$294,900	- 1.9%	\$300,660	\$294,900	- 1.9%
Average Sales Price*	\$342,354	\$303,567	- 11.3%	\$342,354	\$303,567	- 11.3%
Percent of Original List Price Received*	94.6%	94.3%	- 0.3%	94.6%	94.3%	- 0.3%
List to Close	84	98	+ 16.7%	84	98	+ 16.7%
Days on Market Until Sale	35	58	+ 65.7%	35	58	+ 65.7%
Cumulative Days on Market Until Sale	42	72	+ 71.4%	42	72	+ 71.4%
Average List Price	\$344,467	\$350,956	+ 1.9%	\$344,467	\$350,956	+ 1.9%
Inventory of Homes for Sale	274	272	- 0.7%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

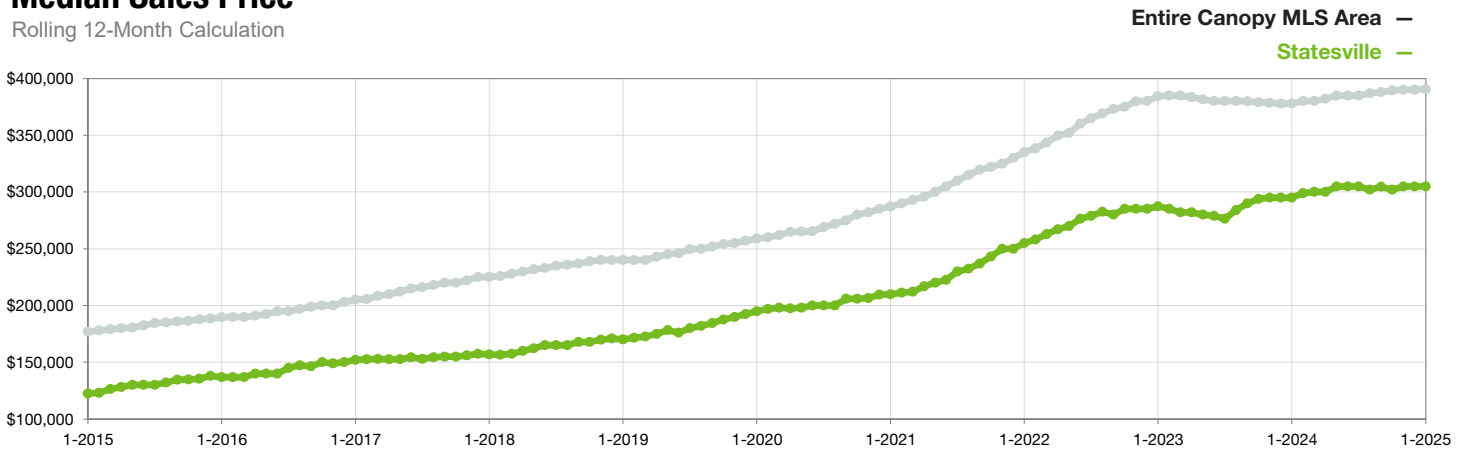
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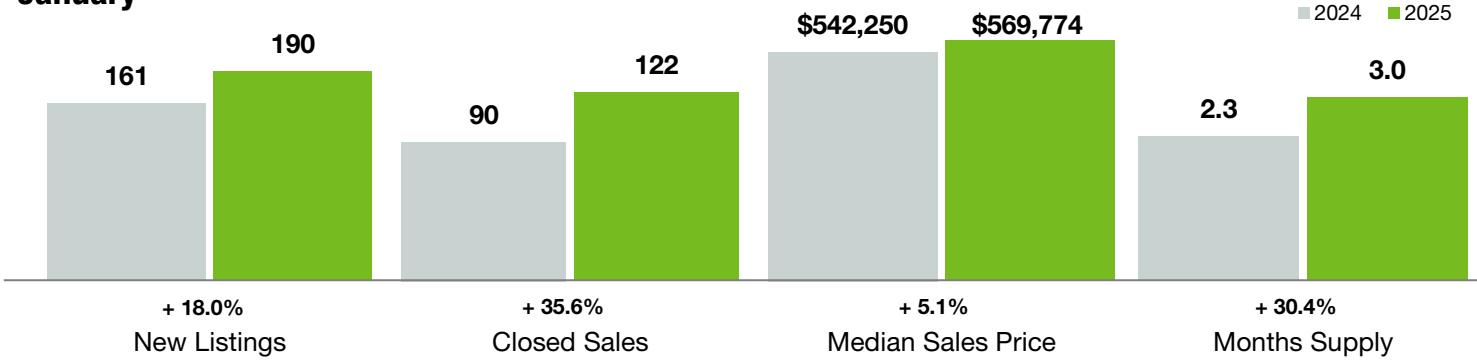
## Lake Norman

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	161	190	+ 18.0%	161	190	+ 18.0%
Pending Sales	149	157	+ 5.4%	149	157	+ 5.4%
Closed Sales	90	122	+ 35.6%	90	122	+ 35.6%
Median Sales Price*	\$542,250	\$569,774	+ 5.1%	\$542,250	\$569,774	+ 5.1%
Average Sales Price*	\$768,841	\$968,679	+ 26.0%	\$768,841	\$968,679	+ 26.0%
Percent of Original List Price Received*	95.1%	95.2%	+ 0.1%	95.1%	95.2%	+ 0.1%
List to Close	121	112	- 7.4%	121	112	- 7.4%
Days on Market Until Sale	50	59	+ 18.0%	50	59	+ 18.0%
Cumulative Days on Market Until Sale	58	70	+ 20.7%	58	70	+ 20.7%
Average List Price	\$869,734	\$938,441	+ 7.9%	\$869,734	\$938,441	+ 7.9%
Inventory of Homes for Sale	355	482	+ 35.8%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--

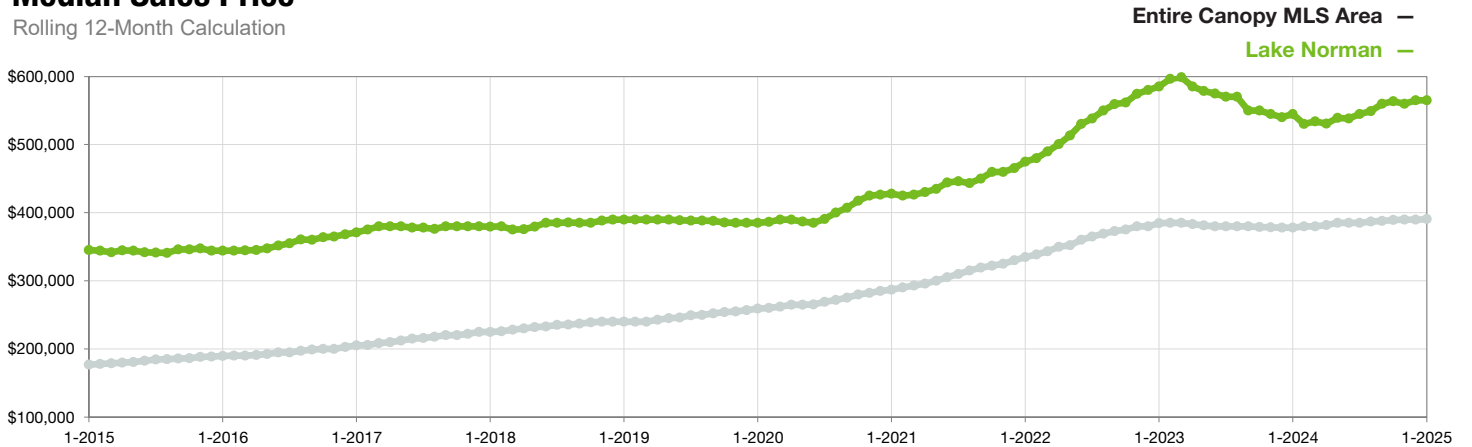
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### January



### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for January 2025

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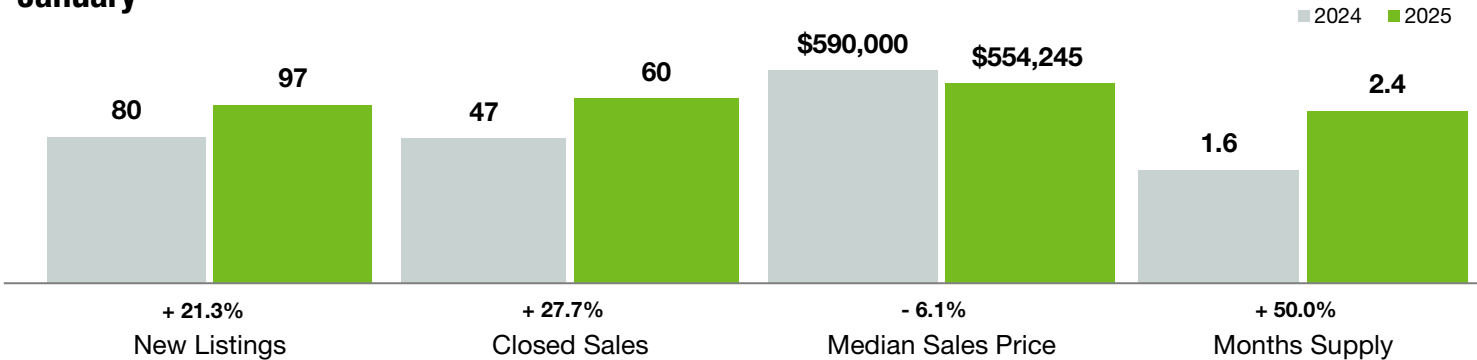
## Lake Wylie

North Carolina and South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	80	97	+ 21.3%	80	97	+ 21.3%
Pending Sales	90	68	- 24.4%	90	68	- 24.4%
Closed Sales	47	60	+ 27.7%	47	60	+ 27.7%
Median Sales Price*	\$590,000	\$554,245	- 6.1%	\$590,000	\$554,245	- 6.1%
Average Sales Price*	\$649,732	\$749,586	+ 15.4%	\$649,732	\$749,586	+ 15.4%
Percent of Original List Price Received*	94.8%	95.0%	+ 0.2%	94.8%	95.0%	+ 0.2%
List to Close	97	114	+ 17.5%	97	114	+ 17.5%
Days on Market Until Sale	51	86	+ 68.6%	51	86	+ 68.6%
Cumulative Days on Market Until Sale	55	92	+ 67.3%	55	92	+ 67.3%
Average List Price	\$632,908	\$726,975	+ 14.9%	\$632,908	\$726,975	+ 14.9%
Inventory of Homes for Sale	124	190	+ 53.2%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

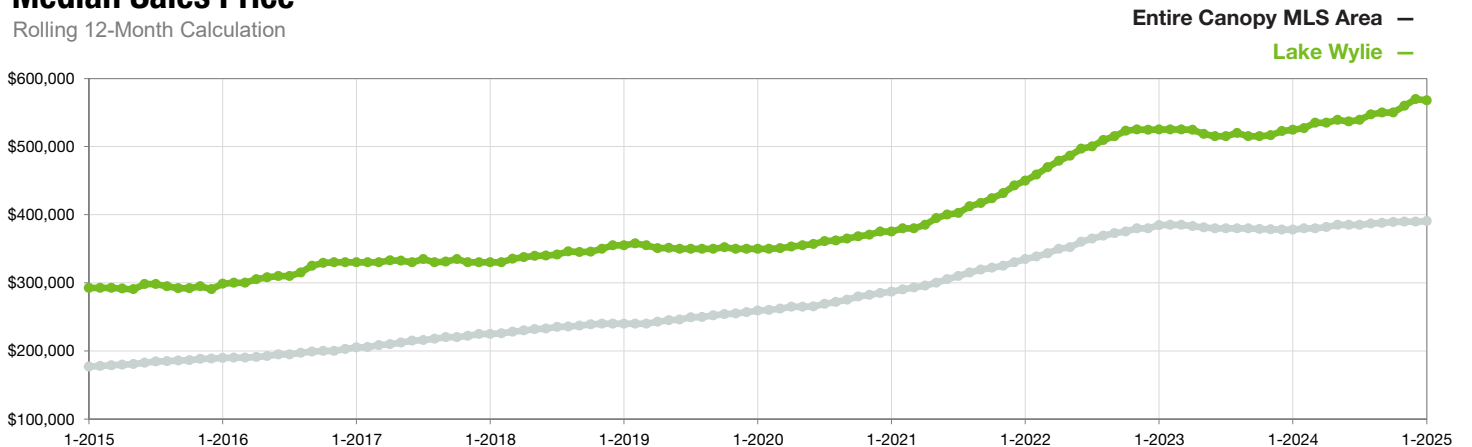
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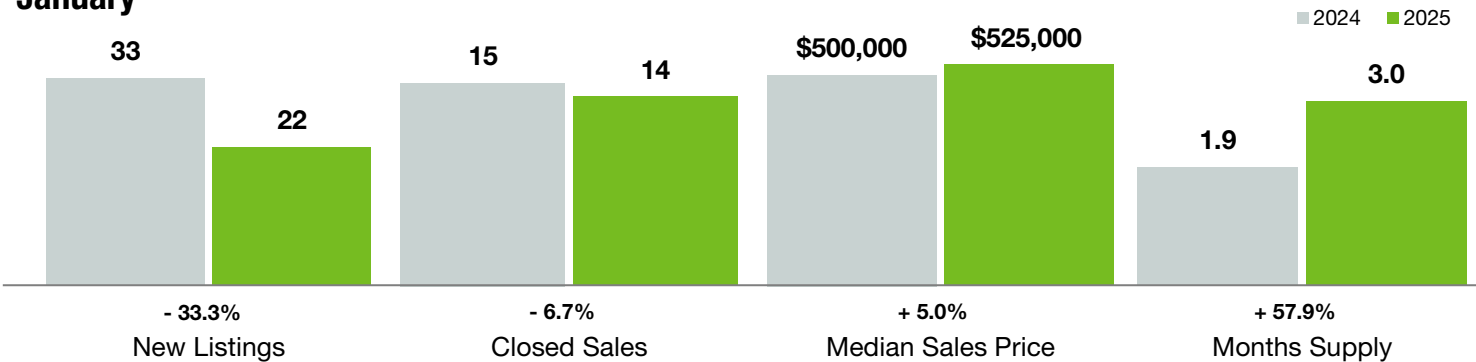
## Uptown Charlotte

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	33	22	- 33.3%	33	22	- 33.3%
Pending Sales	31	25	- 19.4%	31	25	- 19.4%
Closed Sales	15	14	- 6.7%	15	14	- 6.7%
Median Sales Price*	\$500,000	\$525,000	+ 5.0%	\$500,000	\$525,000	+ 5.0%
Average Sales Price*	\$504,793	\$489,529	- 3.0%	\$504,793	\$489,529	- 3.0%
Percent of Original List Price Received*	97.5%	95.6%	- 1.9%	97.5%	95.6%	- 1.9%
List to Close	56	103	+ 83.9%	56	103	+ 83.9%
Days on Market Until Sale	24	66	+ 175.0%	24	66	+ 175.0%
Cumulative Days on Market Until Sale	53	87	+ 64.2%	53	87	+ 64.2%
Average List Price	\$526,824	\$452,054	- 14.2%	\$526,824	\$452,054	- 14.2%
Inventory of Homes for Sale	40	59	+ 47.5%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

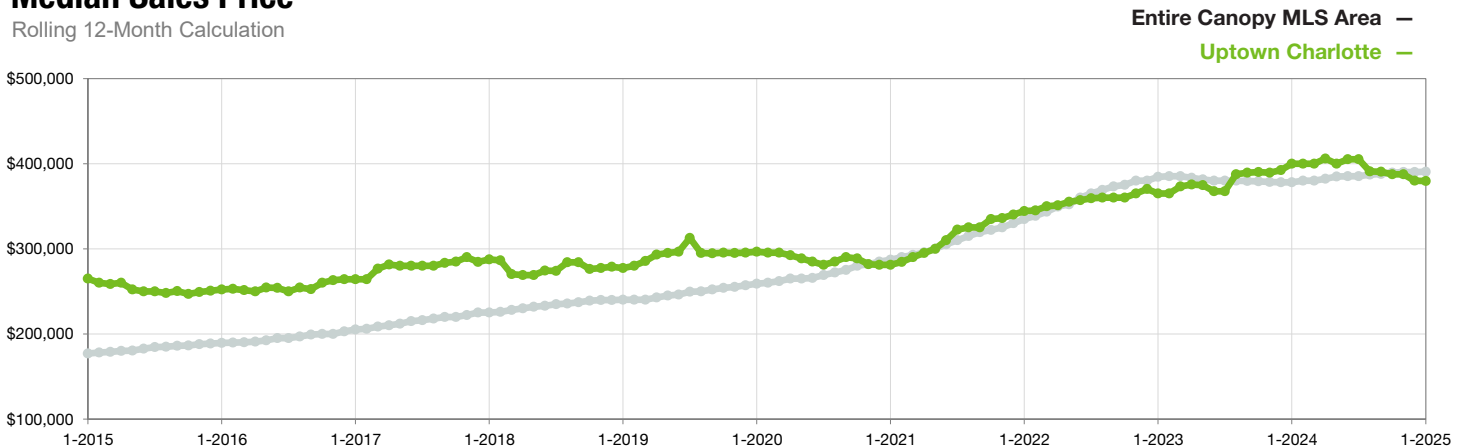
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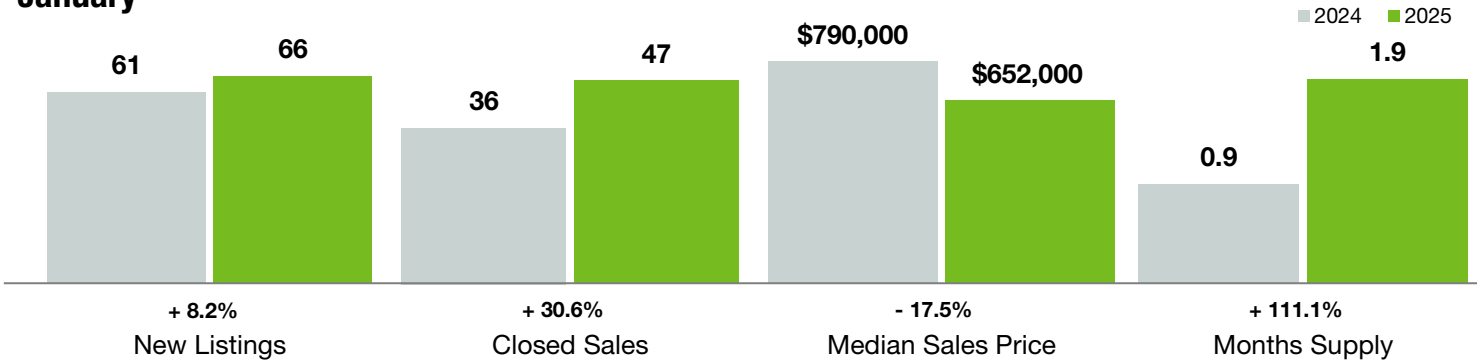
## Waxhaw

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	61	66	+ 8.2%	61	66	+ 8.2%
Pending Sales	49	46	- 6.1%	49	46	- 6.1%
Closed Sales	36	47	+ 30.6%	36	47	+ 30.6%
Median Sales Price*	\$790,000	\$652,000	- 17.5%	\$790,000	\$652,000	- 17.5%
Average Sales Price*	\$932,088	\$900,020	- 3.4%	\$932,088	\$900,020	- 3.4%
Percent of Original List Price Received*	95.0%	94.3%	- 0.7%	95.0%	94.3%	- 0.7%
List to Close	87	126	+ 44.8%	87	126	+ 44.8%
Days on Market Until Sale	47	87	+ 85.1%	47	87	+ 85.1%
Cumulative Days on Market Until Sale	52	89	+ 71.2%	52	89	+ 71.2%
Average List Price	\$839,456	\$861,978	+ 2.7%	\$839,456	\$861,978	+ 2.7%
Inventory of Homes for Sale	61	132	+ 116.4%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--

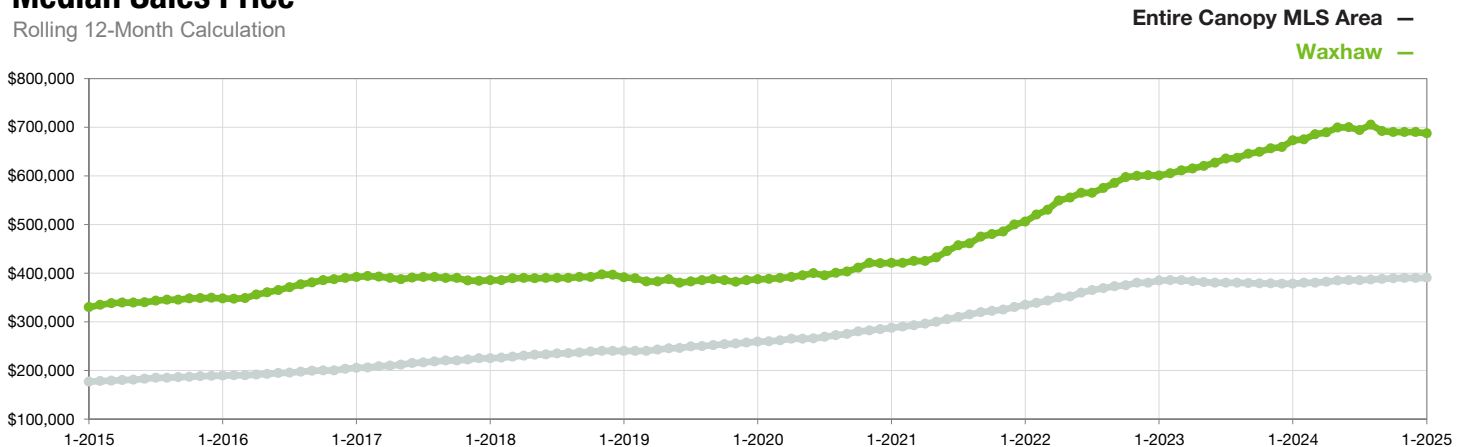
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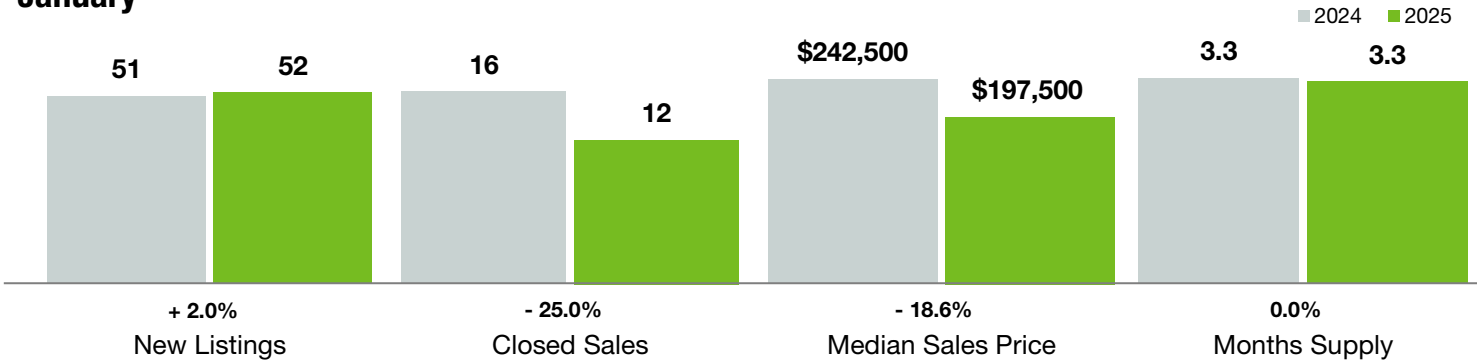
## Chester County

South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	51	52	+ 2.0%	51	52	+ 2.0%
Pending Sales	25	34	+ 36.0%	25	34	+ 36.0%
Closed Sales	16	12	- 25.0%	16	12	- 25.0%
Median Sales Price*	\$242,500	\$197,500	- 18.6%	\$242,500	\$197,500	- 18.6%
Average Sales Price*	\$250,713	\$209,567	- 16.4%	\$250,713	\$209,567	- 16.4%
Percent of Original List Price Received*	91.4%	94.1%	+ 3.0%	91.4%	94.1%	+ 3.0%
List to Close	103	130	+ 26.2%	103	130	+ 26.2%
Days on Market Until Sale	42	62	+ 47.6%	42	62	+ 47.6%
Cumulative Days on Market Until Sale	52	121	+ 132.7%	52	121	+ 132.7%
Average List Price	\$275,032	\$296,586	+ 7.8%	\$275,032	\$296,586	+ 7.8%
Inventory of Homes for Sale	96	104	+ 8.3%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--

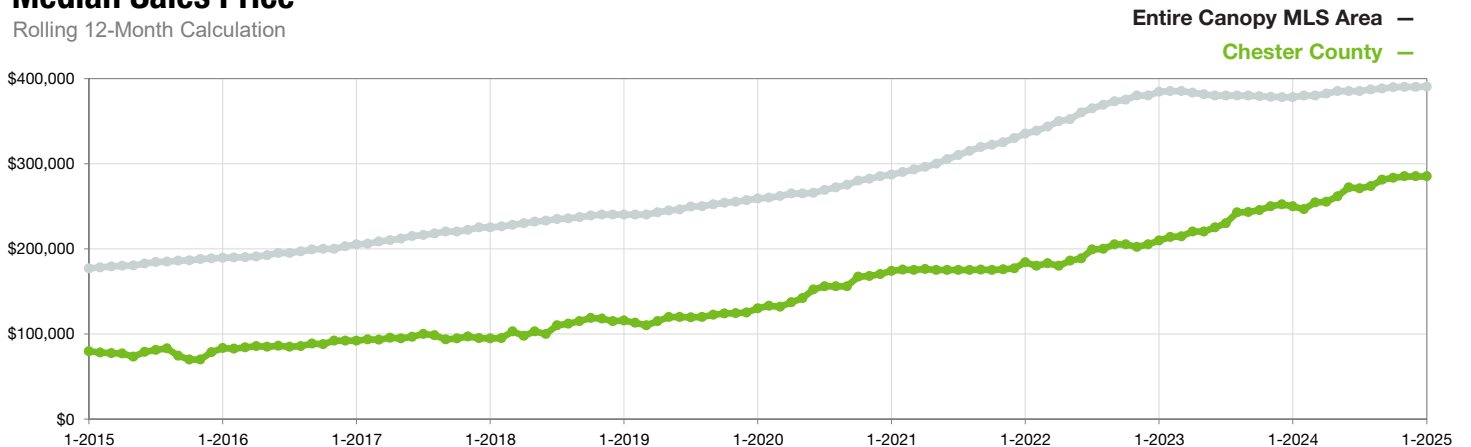
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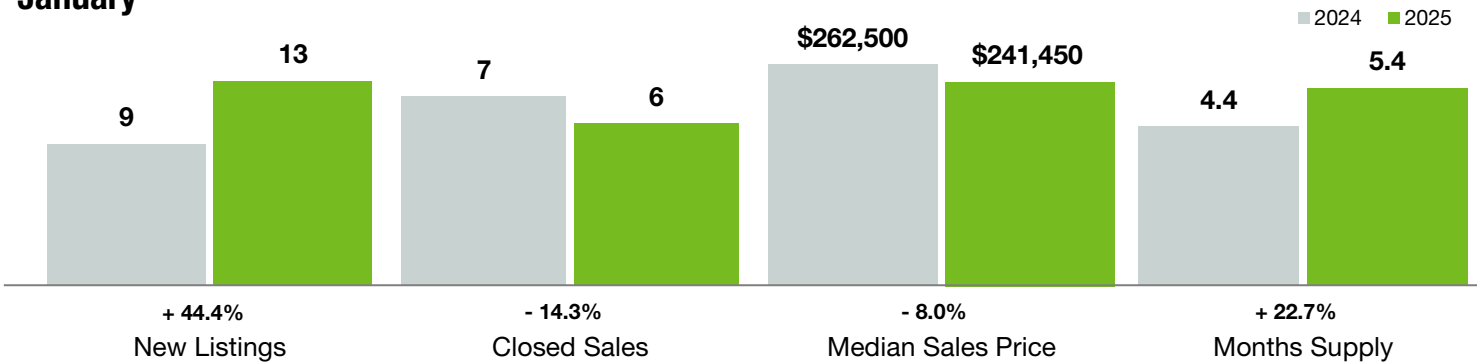
## Chesterfield County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	9	13	+ 44.4%	9	13	+ 44.4%
Pending Sales	10	12	+ 20.0%	10	12	+ 20.0%
Closed Sales	7	6	- 14.3%	7	6	- 14.3%
Median Sales Price*	\$262,500	\$241,450	- 8.0%	\$262,500	\$241,450	- 8.0%
Average Sales Price*	\$260,057	\$266,962	+ 2.7%	\$260,057	\$266,962	+ 2.7%
Percent of Original List Price Received*	96.5%	101.4%	+ 5.1%	96.5%	101.4%	+ 5.1%
List to Close	187	140	- 25.1%	187	140	- 25.1%
Days on Market Until Sale	140	62	- 55.7%	140	62	- 55.7%
Cumulative Days on Market Until Sale	140	89	- 36.4%	140	89	- 36.4%
Average List Price	\$281,300	\$229,463	- 18.4%	\$281,300	\$229,463	- 18.4%
Inventory of Homes for Sale	38	54	+ 42.1%	--	--	--
Months Supply of Inventory	4.4	5.4	+ 22.7%	--	--	--

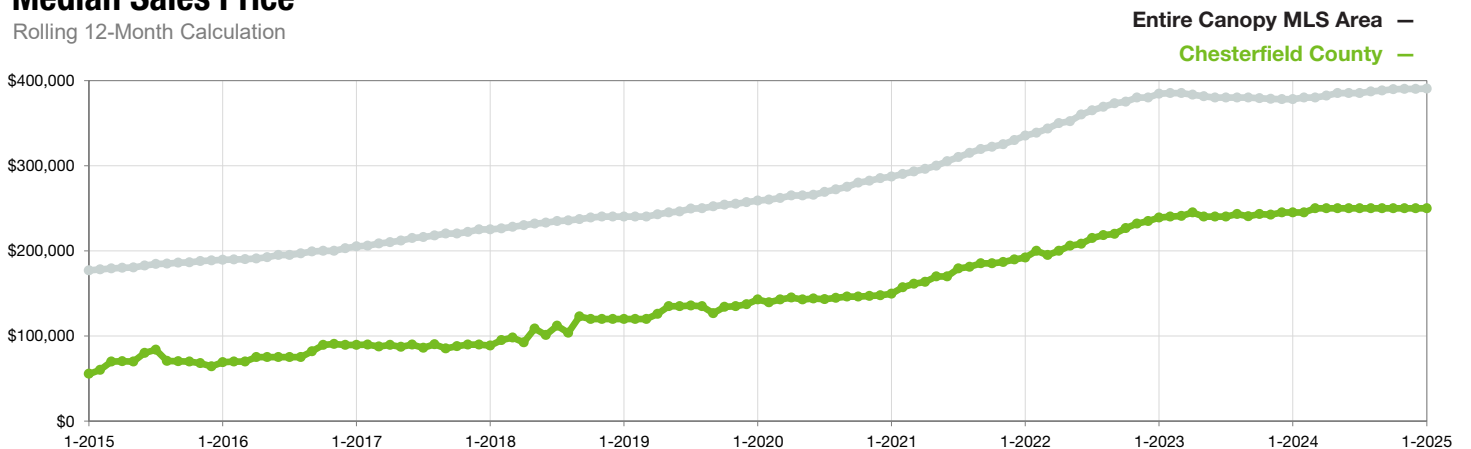
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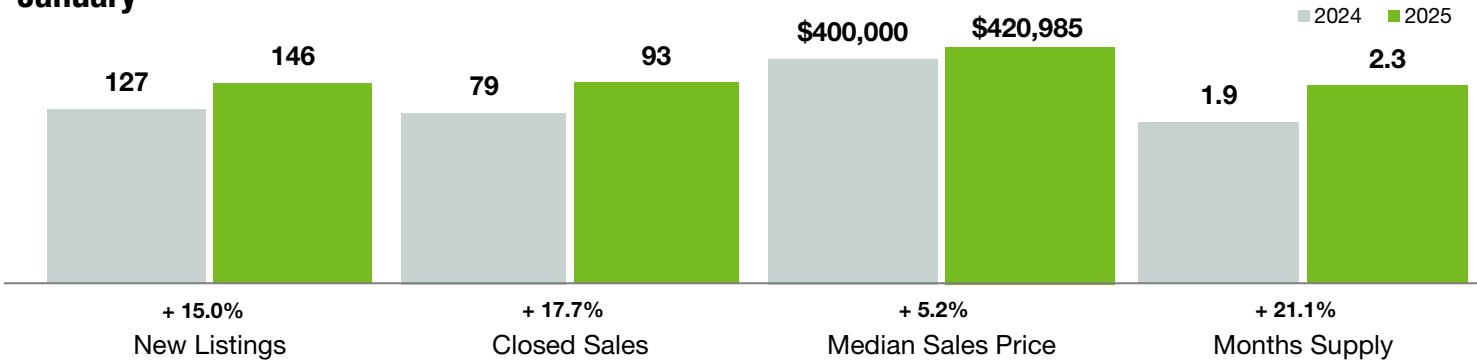
## Lancaster County

South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	127	146	+ 15.0%	127	146	+ 15.0%
Pending Sales	137	124	- 9.5%	137	124	- 9.5%
Closed Sales	79	93	+ 17.7%	79	93	+ 17.7%
Median Sales Price*	\$400,000	\$420,985	+ 5.2%	\$400,000	\$420,985	+ 5.2%
Average Sales Price*	\$452,420	\$458,968	+ 1.4%	\$452,420	\$458,968	+ 1.4%
Percent of Original List Price Received*	96.5%	95.5%	- 1.0%	96.5%	95.5%	- 1.0%
List to Close	98	112	+ 14.3%	98	112	+ 14.3%
Days on Market Until Sale	42	55	+ 31.0%	42	55	+ 31.0%
Cumulative Days on Market Until Sale	42	57	+ 35.7%	42	57	+ 35.7%
Average List Price	\$454,585	\$513,372	+ 12.9%	\$454,585	\$513,372	+ 12.9%
Inventory of Homes for Sale	241	309	+ 28.2%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

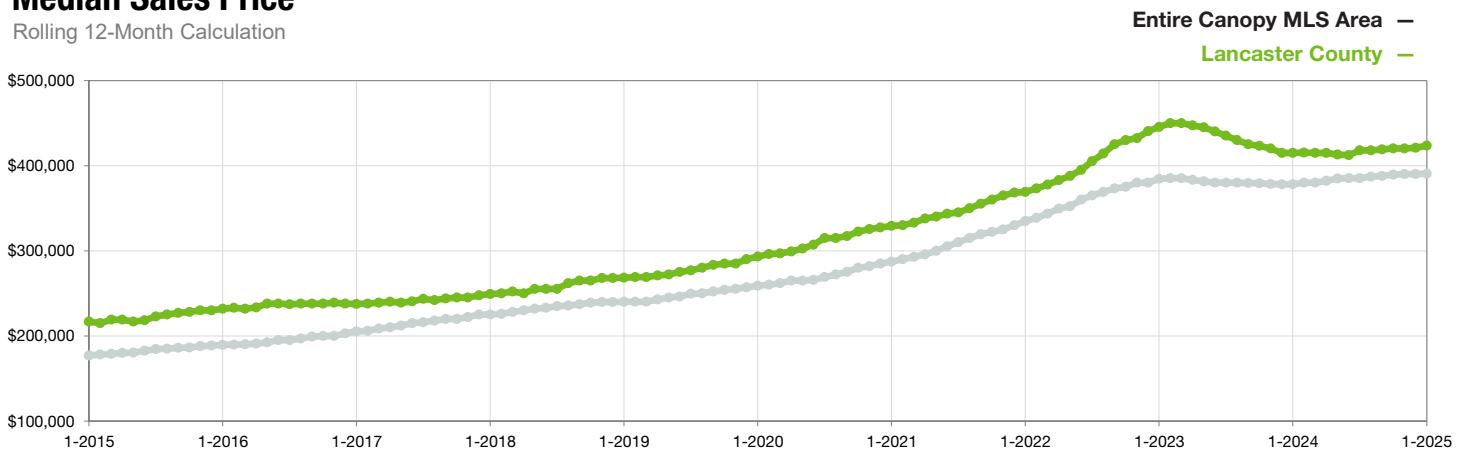
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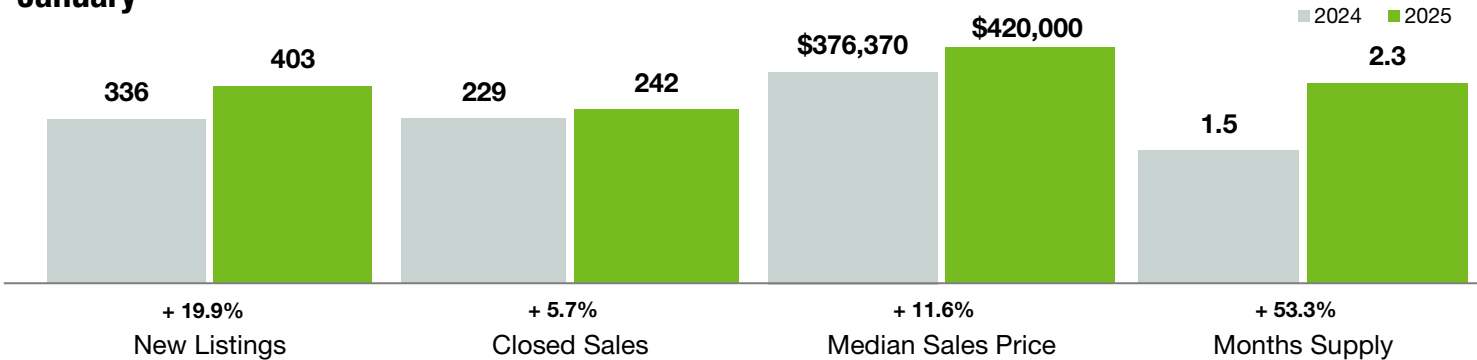
## York County

South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	336	403	+ 19.9%	336	403	+ 19.9%
Pending Sales	343	338	- 1.5%	343	338	- 1.5%
Closed Sales	229	242	+ 5.7%	229	242	+ 5.7%
Median Sales Price*	\$376,370	\$420,000	+ 11.6%	\$376,370	\$420,000	+ 11.6%
Average Sales Price*	\$454,536	\$475,389	+ 4.6%	\$454,536	\$475,389	+ 4.6%
Percent of Original List Price Received*	96.2%	95.3%	- 0.9%	96.2%	95.3%	- 0.9%
List to Close	90	106	+ 17.8%	90	106	+ 17.8%
Days on Market Until Sale	41	60	+ 46.3%	41	60	+ 46.3%
Cumulative Days on Market Until Sale	45	66	+ 46.7%	45	66	+ 46.7%
Average List Price	\$439,601	\$483,899	+ 10.1%	\$439,601	\$483,899	+ 10.1%
Inventory of Homes for Sale	522	790	+ 51.3%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

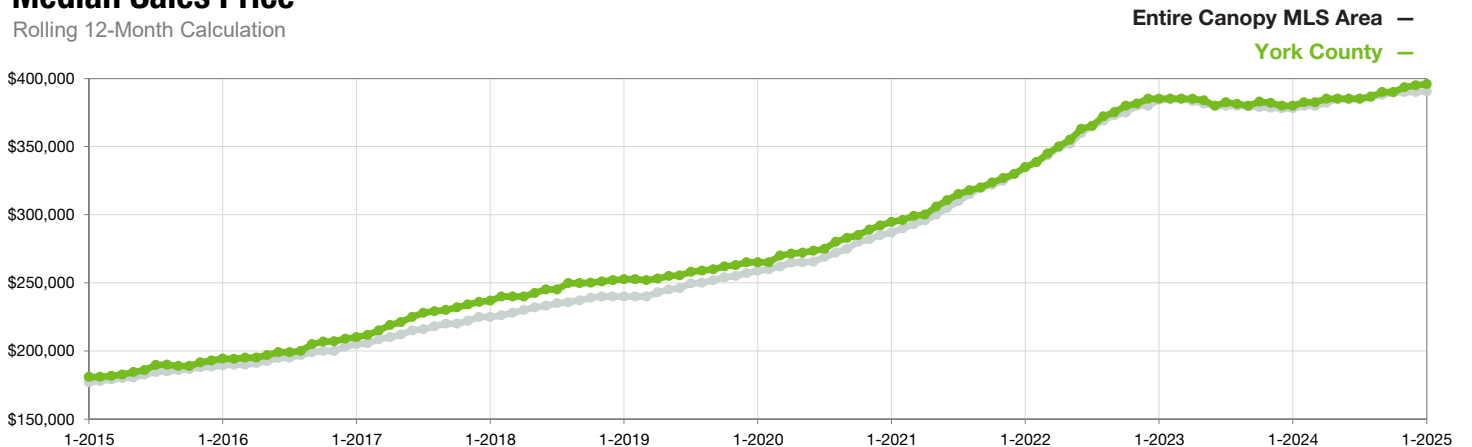
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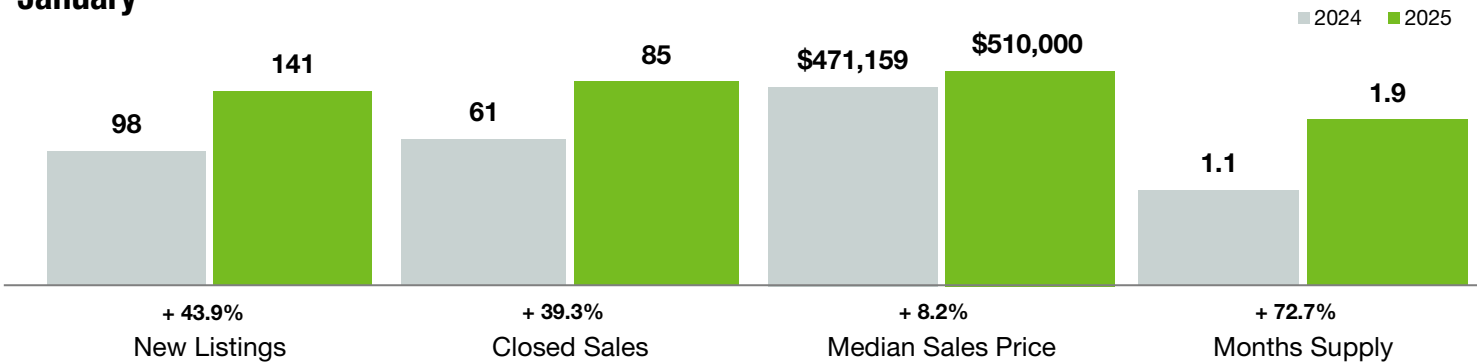
## Fort Mill

South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	98	141	+ 43.9%	98	141	+ 43.9%
Pending Sales	81	113	+ 39.5%	81	113	+ 39.5%
Closed Sales	61	85	+ 39.3%	61	85	+ 39.3%
Median Sales Price*	\$471,159	\$510,000	+ 8.2%	\$471,159	\$510,000	+ 8.2%
Average Sales Price*	\$570,739	\$564,757	- 1.0%	\$570,739	\$564,757	- 1.0%
Percent of Original List Price Received*	96.4%	95.7%	- 0.7%	96.4%	95.7%	- 0.7%
List to Close	108	89	- 17.6%	108	89	- 17.6%
Days on Market Until Sale	46	50	+ 8.7%	46	50	+ 8.7%
Cumulative Days on Market Until Sale	48	52	+ 8.3%	48	52	+ 8.3%
Average List Price	\$523,157	\$581,603	+ 11.2%	\$523,157	\$581,603	+ 11.2%
Inventory of Homes for Sale	108	226	+ 109.3%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--

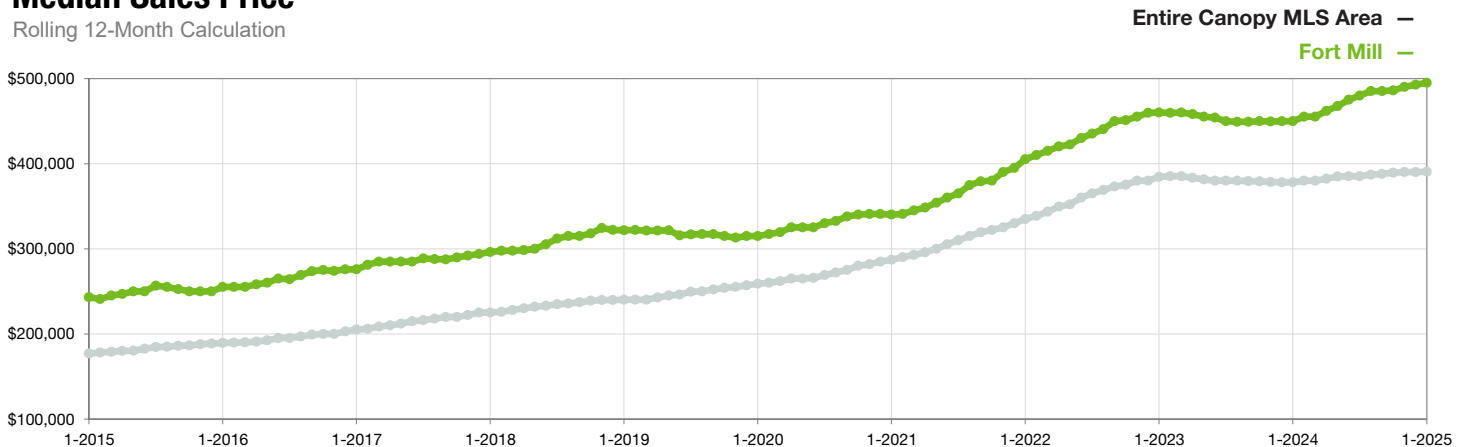
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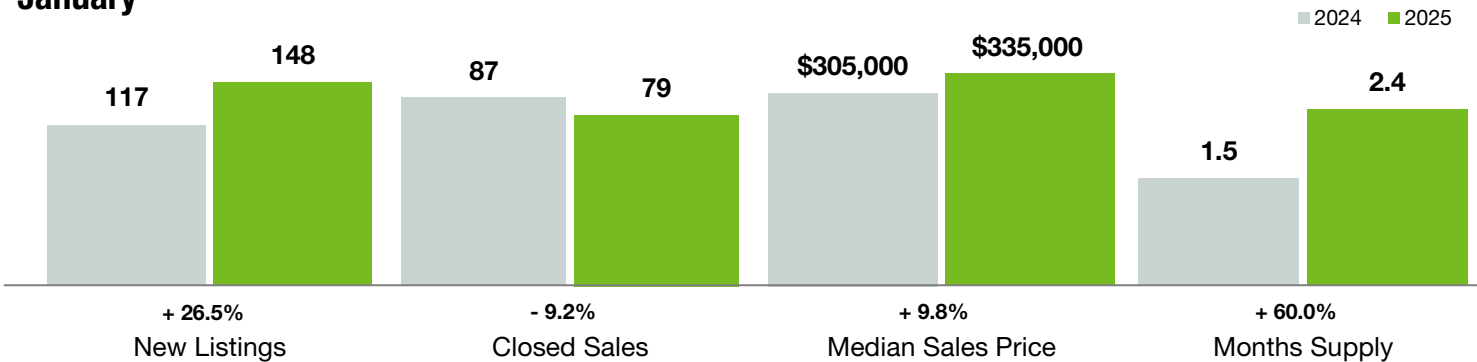
## Rock Hill

South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	117	148	+ 26.5%	117	148	+ 26.5%
Pending Sales	123	114	- 7.3%	123	114	- 7.3%
Closed Sales	87	79	- 9.2%	87	79	- 9.2%
Median Sales Price*	\$305,000	\$335,000	+ 9.8%	\$305,000	\$335,000	+ 9.8%
Average Sales Price*	\$331,316	\$393,594	+ 18.8%	\$331,316	\$393,594	+ 18.8%
Percent of Original List Price Received*	96.4%	94.4%	- 2.1%	96.4%	94.4%	- 2.1%
List to Close	77	108	+ 40.3%	77	108	+ 40.3%
Days on Market Until Sale	38	59	+ 55.3%	38	59	+ 55.3%
Cumulative Days on Market Until Sale	39	69	+ 76.9%	39	69	+ 76.9%
Average List Price	\$376,308	\$402,749	+ 7.0%	\$376,308	\$402,749	+ 7.0%
Inventory of Homes for Sale	178	288	+ 61.8%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

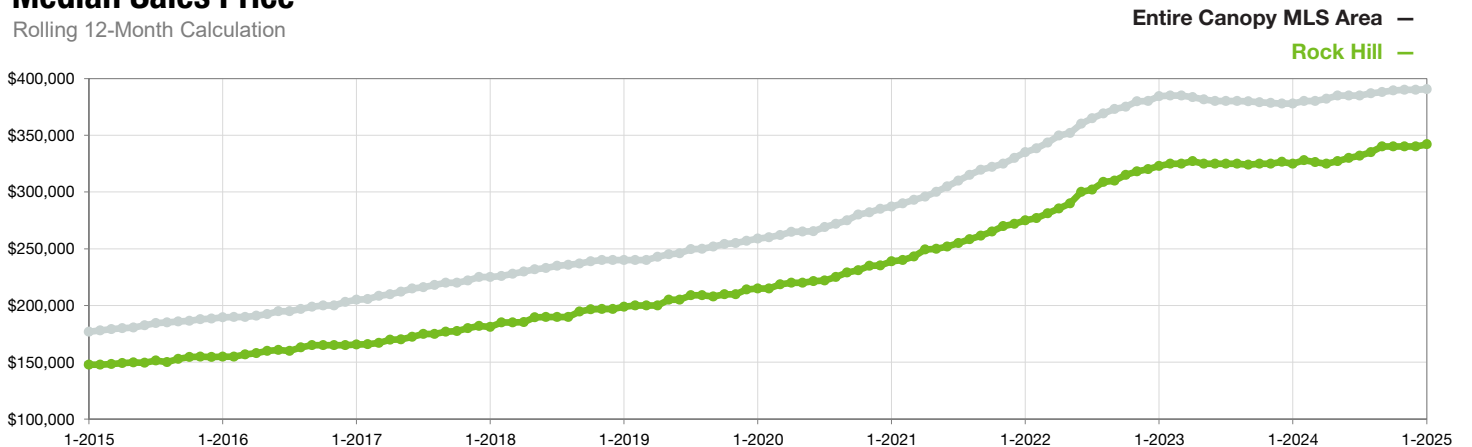
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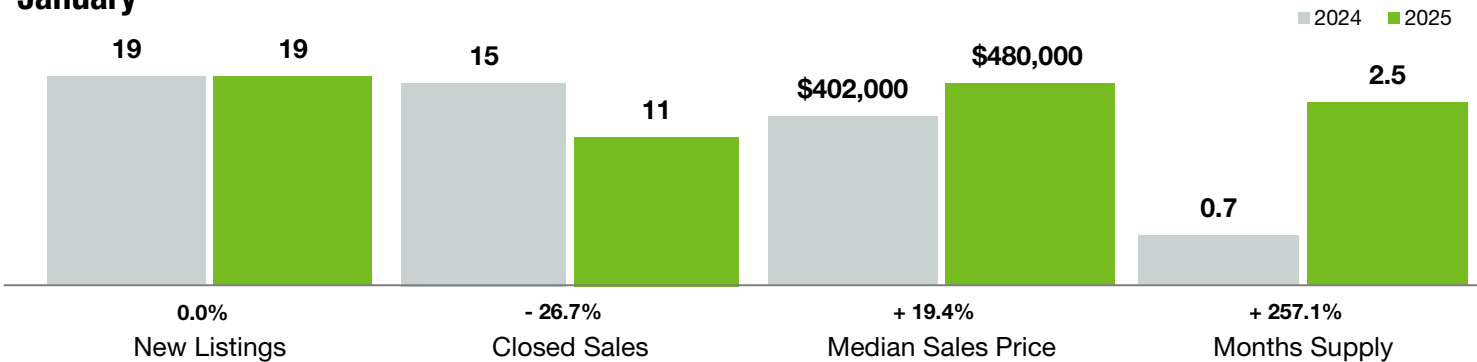
## Tega Cay

South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	19	19	0.0%	19	19	0.0%
Pending Sales	26	13	- 50.0%	26	13	- 50.0%
Closed Sales	15	11	- 26.7%	15	11	- 26.7%
Median Sales Price*	\$402,000	\$480,000	+ 19.4%	\$402,000	\$480,000	+ 19.4%
Average Sales Price*	\$491,327	\$518,126	+ 5.5%	\$491,327	\$518,126	+ 5.5%
Percent of Original List Price Received*	93.9%	95.7%	+ 1.9%	93.9%	95.7%	+ 1.9%
List to Close	100	80	- 20.0%	100	80	- 20.0%
Days on Market Until Sale	53	34	- 35.8%	53	34	- 35.8%
Cumulative Days on Market Until Sale	62	39	- 37.1%	62	39	- 37.1%
Average List Price	\$461,513	\$658,242	+ 42.6%	\$461,513	\$658,242	+ 42.6%
Inventory of Homes for Sale	15	42	+ 180.0%	--	--	--
Months Supply of Inventory	0.7	2.5	+ 257.1%	--	--	--

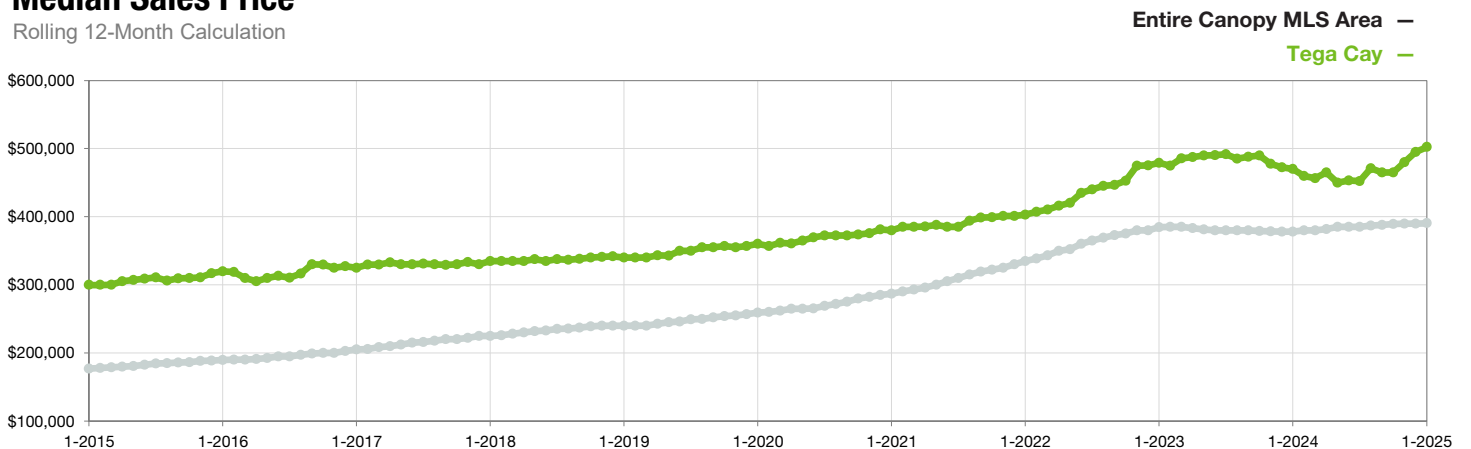
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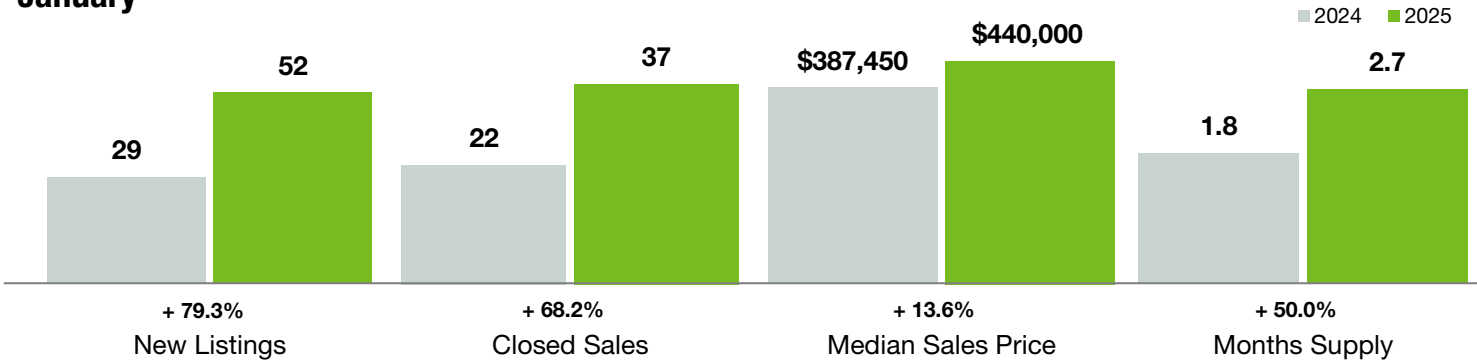
## Town of Clover

South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	29	52	+ 79.3%	29	52	+ 79.3%
Pending Sales	38	47	+ 23.7%	38	47	+ 23.7%
Closed Sales	22	37	+ 68.2%	22	37	+ 68.2%
Median Sales Price*	\$387,450	\$440,000	+ 13.6%	\$387,450	\$440,000	+ 13.6%
Average Sales Price*	\$441,109	\$545,100	+ 23.6%	\$441,109	\$545,100	+ 23.6%
Percent of Original List Price Received*	96.8%	95.7%	- 1.1%	96.8%	95.7%	- 1.1%
List to Close	75	132	+ 76.0%	75	132	+ 76.0%
Days on Market Until Sale	27	83	+ 207.4%	27	83	+ 207.4%
Cumulative Days on Market Until Sale	32	96	+ 200.0%	32	96	+ 200.0%
Average List Price	\$439,631	\$446,213	+ 1.5%	\$439,631	\$446,213	+ 1.5%
Inventory of Homes for Sale	60	100	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--

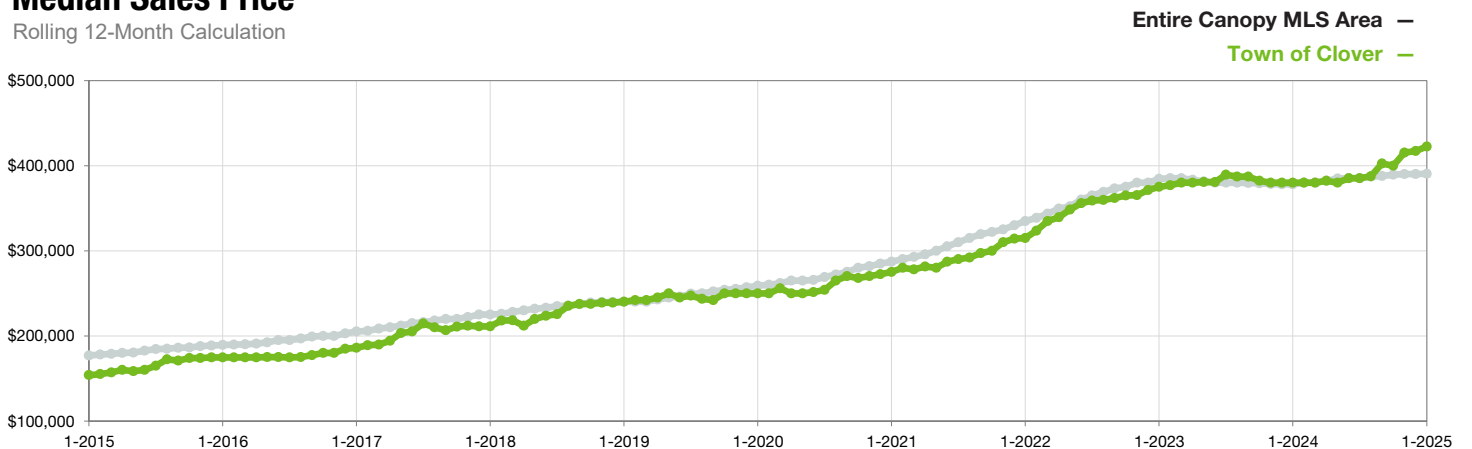
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Current as of February 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.

# Local Market Update for January 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION  
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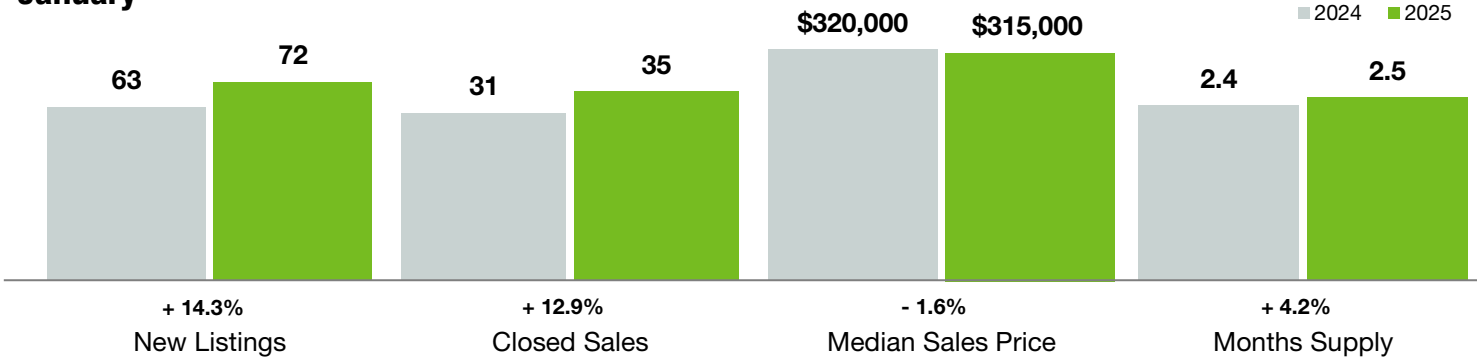
## Town of Lancaster

South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	63	72	+ 14.3%	63	72	+ 14.3%
Pending Sales	61	70	+ 14.8%	61	70	+ 14.8%
Closed Sales	31	35	+ 12.9%	31	35	+ 12.9%
Median Sales Price*	\$320,000	\$315,000	- 1.6%	\$320,000	\$315,000	- 1.6%
Average Sales Price*	\$371,445	\$320,623	- 13.7%	\$371,445	\$320,623	- 13.7%
Percent of Original List Price Received*	95.3%	95.7%	+ 0.4%	95.3%	95.7%	+ 0.4%
List to Close	95	101	+ 6.3%	95	101	+ 6.3%
Days on Market Until Sale	42	53	+ 26.2%	42	53	+ 26.2%
Cumulative Days on Market Until Sale	39	55	+ 41.0%	39	55	+ 41.0%
Average List Price	\$344,899	\$469,160	+ 36.0%	\$344,899	\$469,160	+ 36.0%
Inventory of Homes for Sale	151	164	+ 8.6%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--

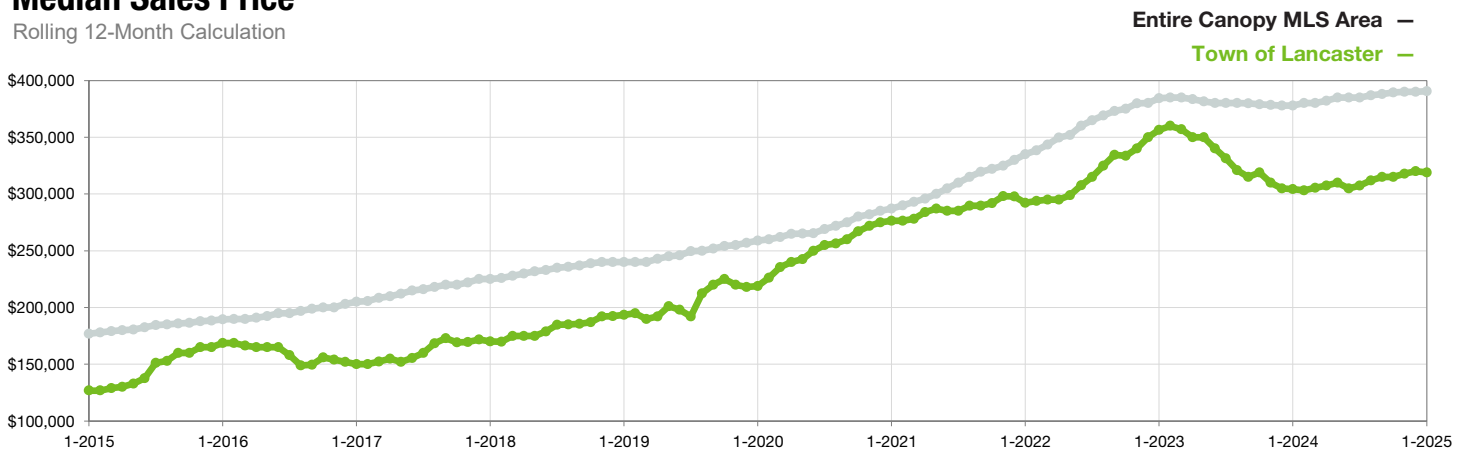
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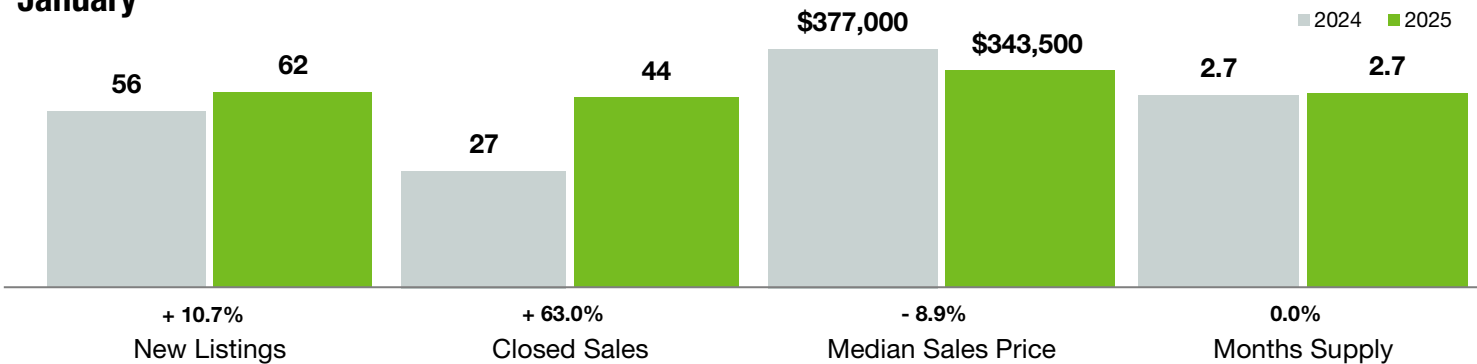
## Town of York

South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	56	62	+ 10.7%	56	62	+ 10.7%
Pending Sales	53	60	+ 13.2%	53	60	+ 13.2%
Closed Sales	27	44	+ 63.0%	27	44	+ 63.0%
Median Sales Price*	\$377,000	\$343,500	- 8.9%	\$377,000	\$343,500	- 8.9%
Average Sales Price*	\$393,946	\$394,188	+ 0.1%	\$393,946	\$394,188	+ 0.1%
Percent of Original List Price Received*	96.7%	96.5%	- 0.2%	96.7%	96.5%	- 0.2%
List to Close	89	104	+ 16.9%	89	104	+ 16.9%
Days on Market Until Sale	48	58	+ 20.8%	48	58	+ 20.8%
Cumulative Days on Market Until Sale	53	56	+ 5.7%	53	56	+ 5.7%
Average List Price	\$393,569	\$435,986	+ 10.8%	\$393,569	\$435,986	+ 10.8%
Inventory of Homes for Sale	129	154	+ 19.4%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--

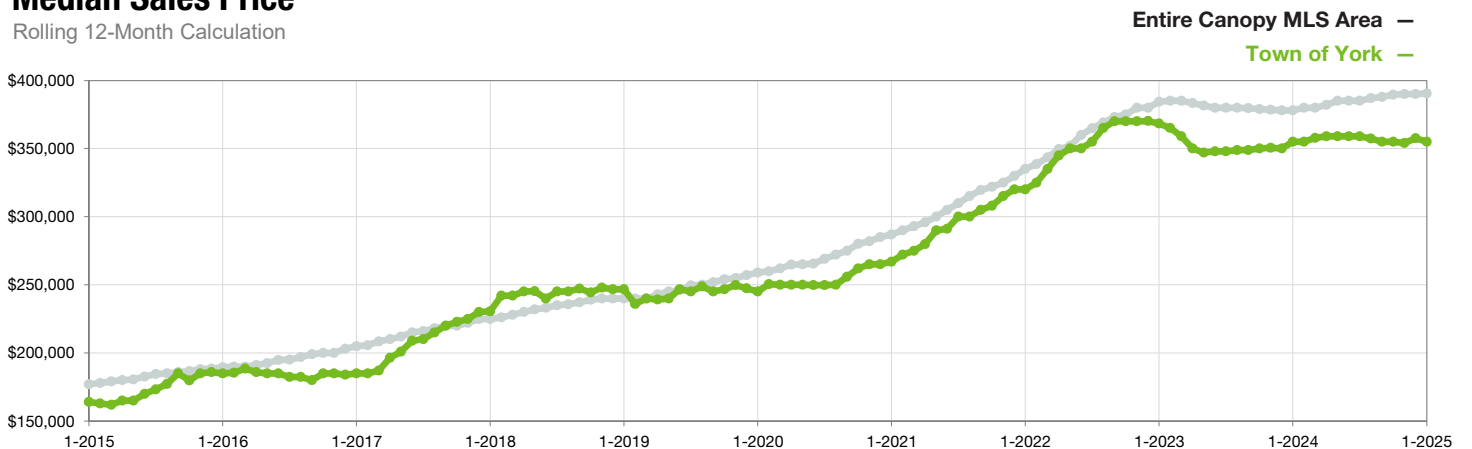
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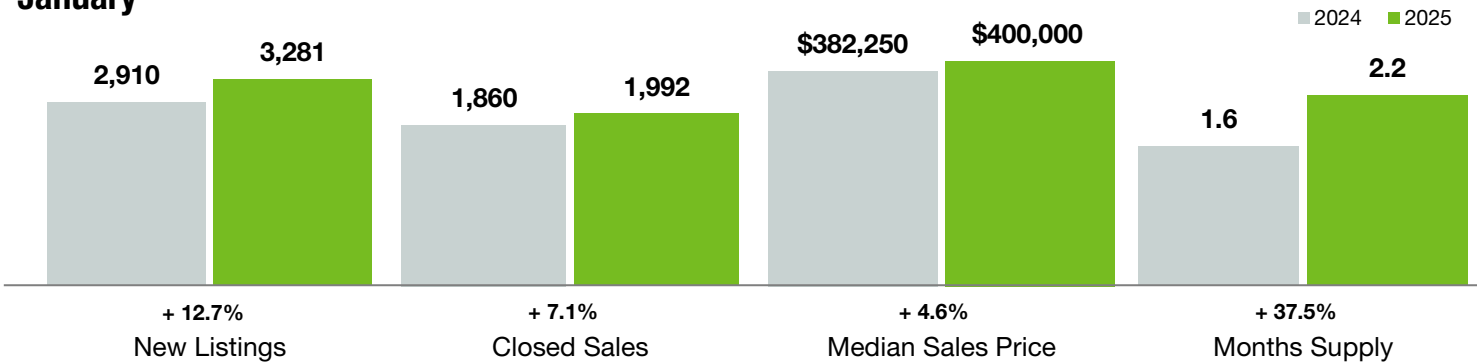
## Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	2,910	<b>3,281</b>	+ 12.7%	2,910	<b>3,281</b>	+ 12.7%
Pending Sales	2,687	<b>2,672</b>	- 0.6%	2,687	<b>2,672</b>	- 0.6%
Closed Sales	1,860	<b>1,992</b>	+ 7.1%	1,860	<b>1,992</b>	+ 7.1%
Median Sales Price*	\$382,250	<b>\$400,000</b>	+ 4.6%	\$382,250	<b>\$400,000</b>	+ 4.6%
Average Sales Price*	\$470,238	<b>\$513,475</b>	+ 9.2%	\$470,238	<b>\$513,475</b>	+ 9.2%
Percent of Original List Price Received*	96.6%	<b>95.6%</b>	- 1.0%	96.6%	<b>95.6%</b>	- 1.0%
List to Close	92	<b>104</b>	+ 13.0%	92	<b>104</b>	+ 13.0%
Days on Market Until Sale	40	<b>56</b>	+ 40.0%	40	<b>56</b>	+ 40.0%
Cumulative Days on Market Until Sale	43	<b>63</b>	+ 46.5%	43	<b>63</b>	+ 46.5%
Average List Price	\$504,804	<b>\$522,281</b>	+ 3.5%	\$504,804	<b>\$522,281</b>	+ 3.5%
Inventory of Homes for Sale	4,495	<b>6,227</b>	+ 38.5%	--	--	--
Months Supply of Inventory	1.6	<b>2.2</b>	+ 37.5%	--	--	--

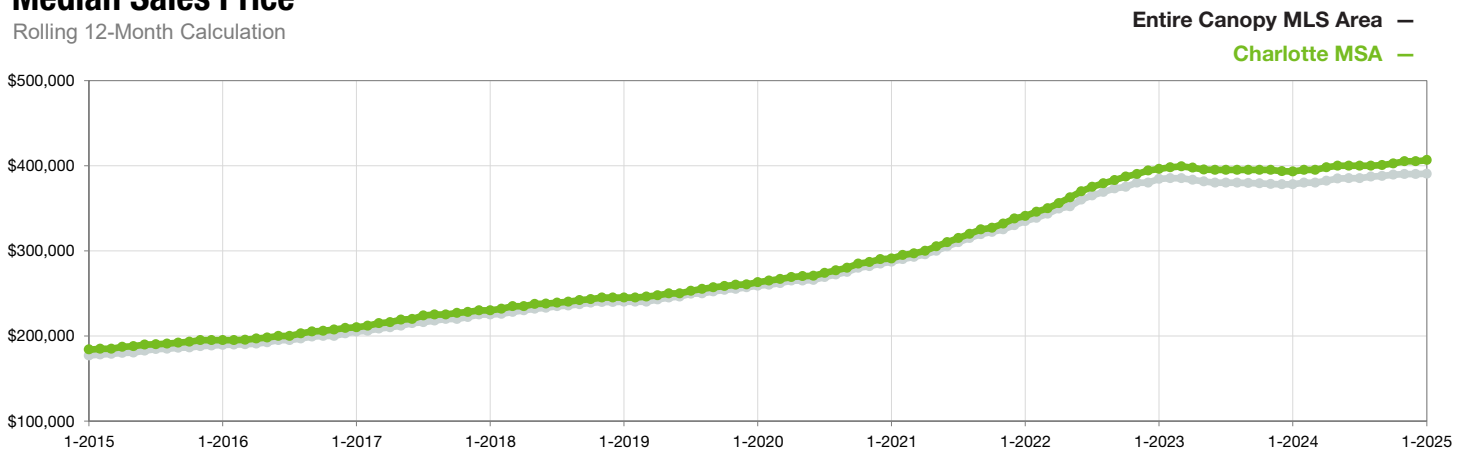
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