

# Local Market Update for July 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION  
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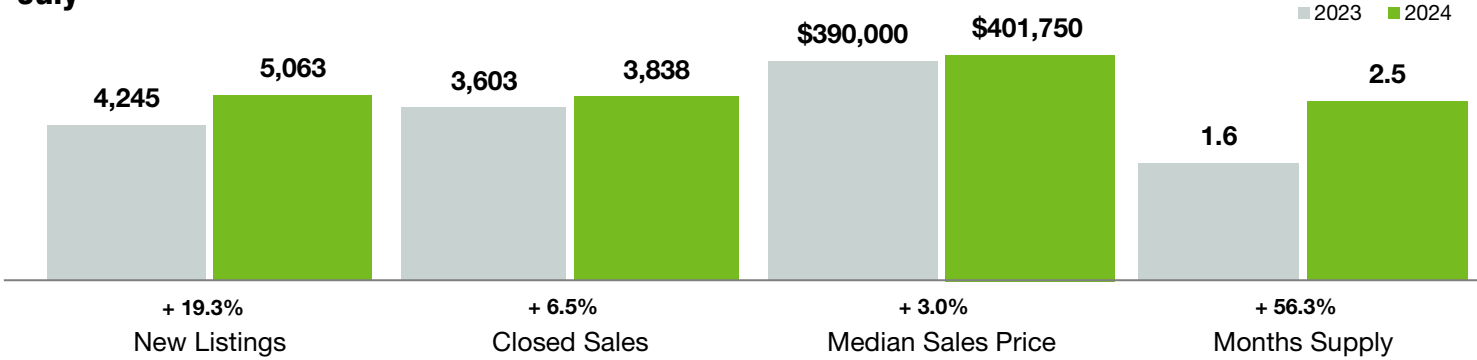
## Charlotte Region

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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	4,245	<b>5,063</b>	+ 19.3%	29,636	<b>33,770</b>	+ 13.9%
Pending Sales	3,663	<b>3,935</b>	+ 7.4%	26,960	<b>26,479</b>	- 1.8%
Closed Sales	3,603	<b>3,838</b>	+ 6.5%	24,977	<b>24,431</b>	- 2.2%
Median Sales Price*	\$390,000	<b>\$401,750</b>	+ 3.0%	\$377,900	<b>\$392,845</b>	+ 4.0%
Average Sales Price*	\$473,470	<b>\$510,624</b>	+ 7.8%	\$460,316	<b>\$496,653</b>	+ 7.9%
Percent of Original List Price Received*	98.4%	<b>96.9%</b>	- 1.5%	97.2%	<b>97.3%</b>	+ 0.1%
List to Close	78	<b>80</b>	+ 2.6%	90	<b>85</b>	- 5.6%
Days on Market Until Sale	29	<b>34</b>	+ 17.2%	39	<b>37</b>	- 5.1%
Cumulative Days on Market Until Sale	31	<b>37</b>	+ 19.4%	41	<b>41</b>	0.0%
Average List Price	\$485,513	<b>\$512,504</b>	+ 5.6%	\$493,592	<b>\$524,525</b>	+ 6.3%
Inventory of Homes for Sale	5,712	<b>8,486</b>	+ 48.6%	--	--	--
Months Supply of Inventory	1.6	<b>2.5</b>	+ 56.3%	--	--	--

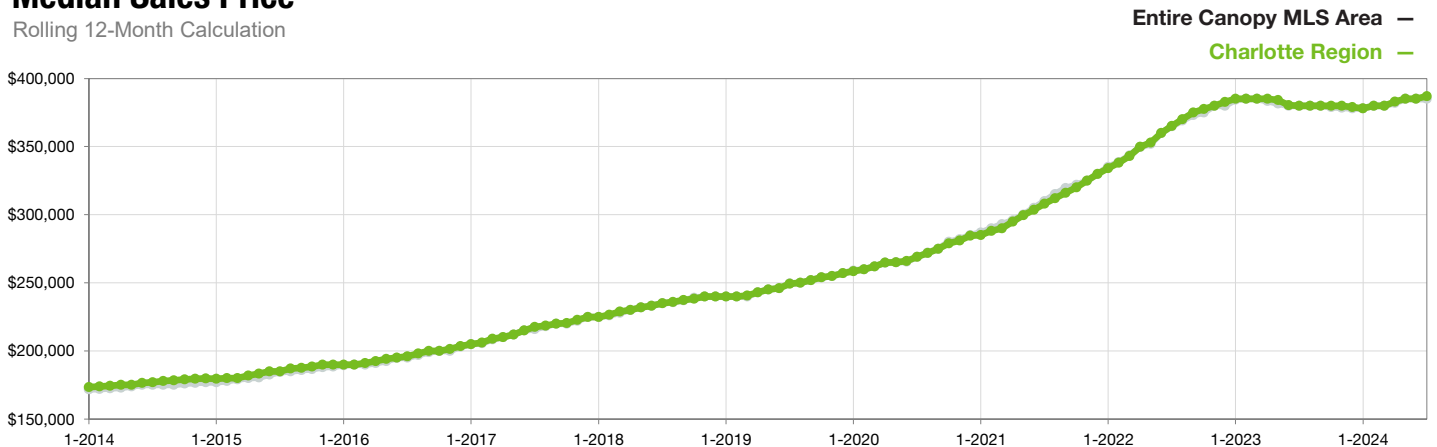
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### July



### Median Sales Price

Rolling 12-Month Calculation



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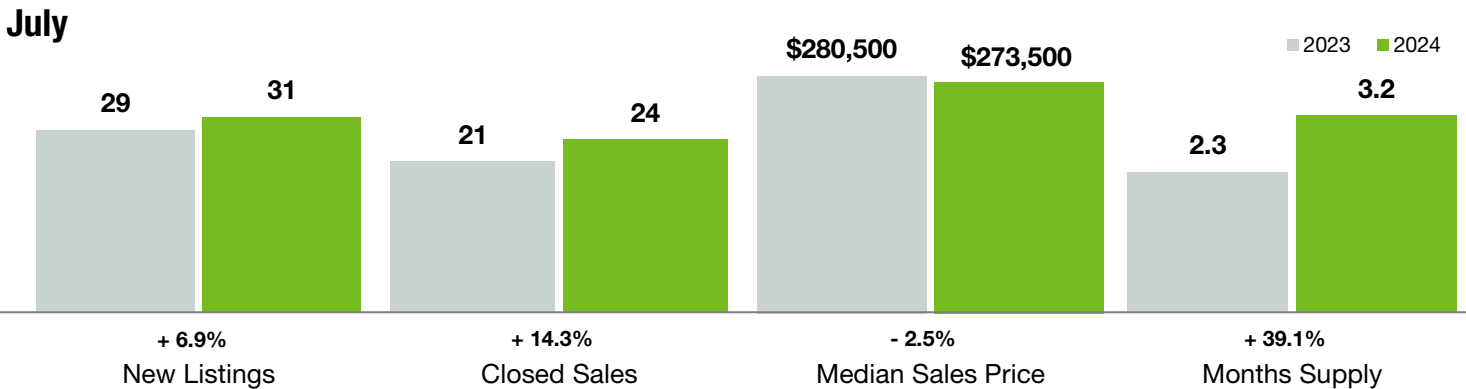


## Alexander County

North Carolina

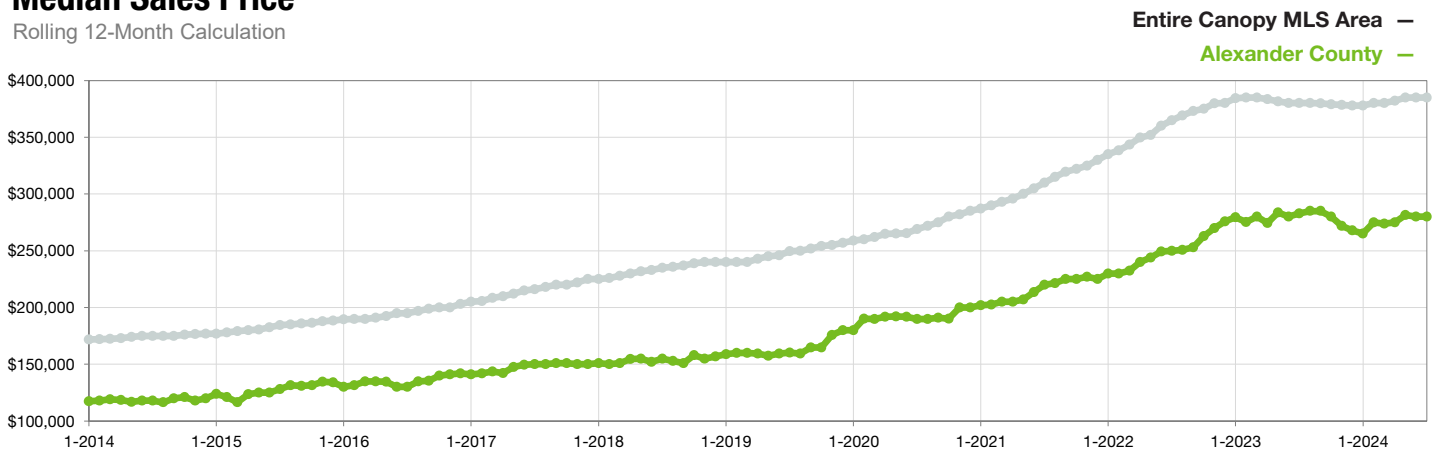
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	29	31	+ 6.9%	191	214	+ 12.0%
Pending Sales	27	25	- 7.4%	156	160	+ 2.6%
Closed Sales	21	24	+ 14.3%	140	147	+ 5.0%
Median Sales Price*	\$280,500	\$273,500	- 2.5%	\$268,000	\$297,000	+ 10.8%
Average Sales Price*	\$350,217	\$371,828	+ 6.2%	\$322,985	\$372,493	+ 15.3%
Percent of Original List Price Received*	95.2%	95.2%	0.0%	96.5%	96.9%	+ 0.4%
List to Close	98	81	- 17.3%	82	84	+ 2.4%
Days on Market Until Sale	55	41	- 25.5%	39	40	+ 2.6%
Cumulative Days on Market Until Sale	56	45	- 19.6%	45	45	0.0%
Average List Price	\$373,521	\$413,897	+ 10.8%	\$334,757	\$391,062	+ 16.8%
Inventory of Homes for Sale	46	69	+ 50.0%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

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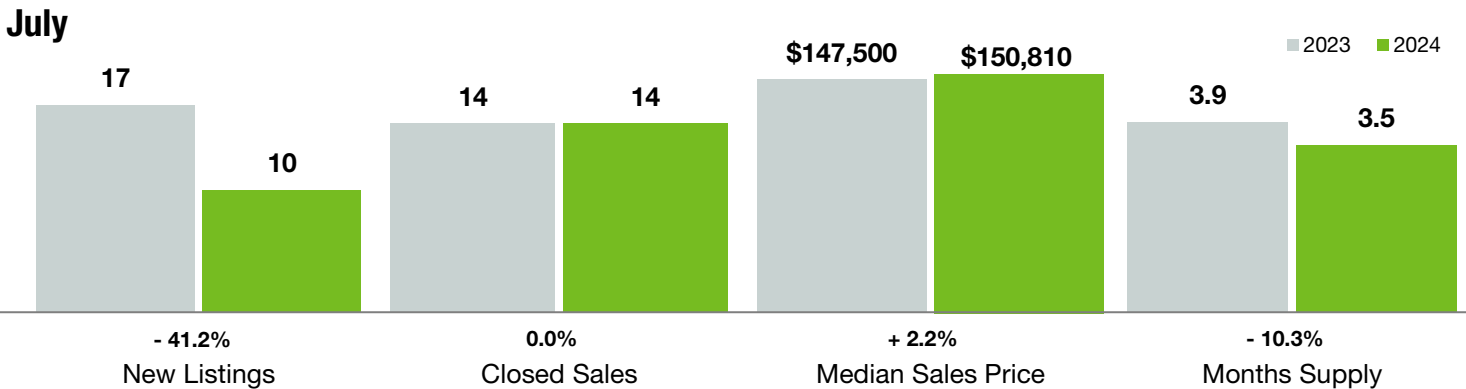


## Anson County

North Carolina

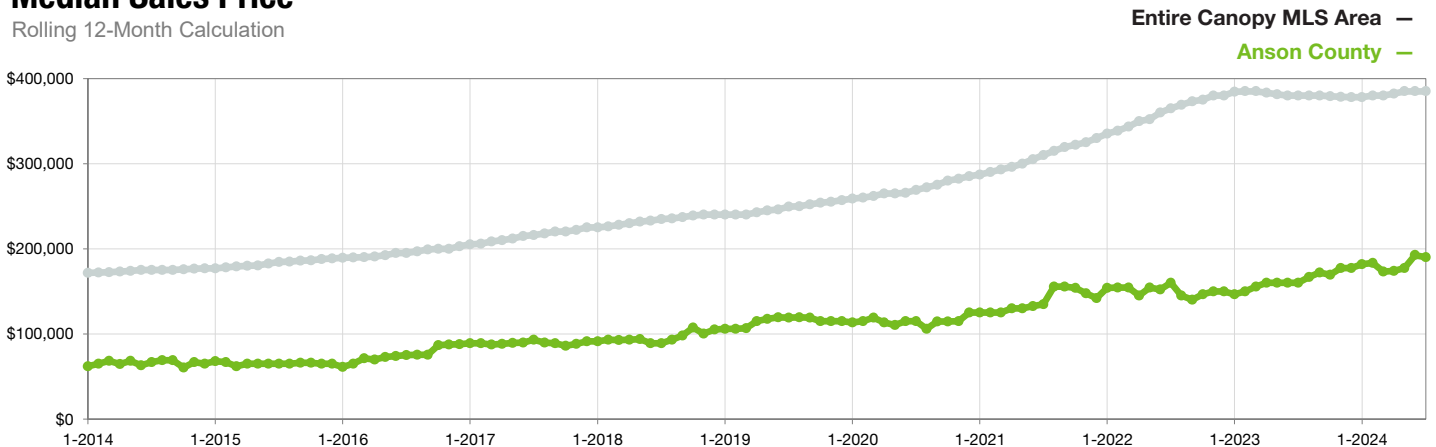
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	17	10	- 41.2%	118	121	+ 2.5%
Pending Sales	14	9	- 35.7%	99	82	- 17.2%
Closed Sales	14	14	0.0%	87	78	- 10.3%
Median Sales Price*	\$147,500	\$150,810	+ 2.2%	\$172,000	\$188,000	+ 9.3%
Average Sales Price*	\$171,857	\$155,859	- 9.3%	\$185,066	\$240,079	+ 29.7%
Percent of Original List Price Received*	95.7%	86.9%	- 9.2%	91.6%	92.7%	+ 1.2%
List to Close	79	115	+ 45.6%	110	110	0.0%
Days on Market Until Sale	37	36	- 2.7%	63	54	- 14.3%
Cumulative Days on Market Until Sale	38	44	+ 15.8%	65	59	- 9.2%
Average List Price	\$230,888	\$253,780	+ 9.9%	\$220,403	\$232,427	+ 5.5%
Inventory of Homes for Sale	48	41	- 14.6%	--	--	--
Months Supply of Inventory	3.9	3.5	- 10.3%	--	--	--

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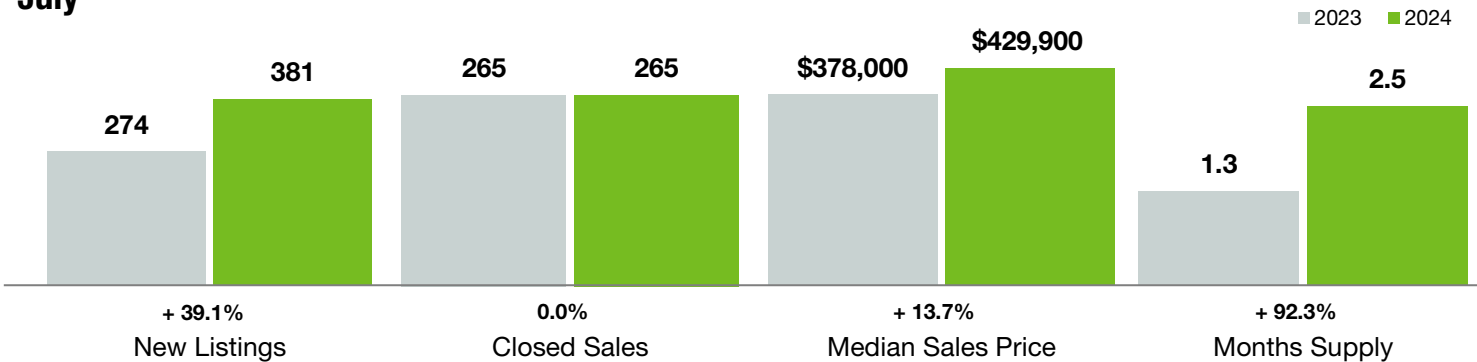
## Cabarrus County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	274	381	+ 39.1%	2,019	2,362	+ 17.0%
Pending Sales	260	273	+ 5.0%	1,961	1,813	- 7.5%
Closed Sales	265	265	0.0%	1,745	1,712	- 1.9%
Median Sales Price*	\$378,000	\$429,900	+ 13.7%	\$365,000	\$399,900	+ 9.6%
Average Sales Price*	\$402,319	\$481,331	+ 19.6%	\$390,837	\$437,979	+ 12.1%
Percent of Original List Price Received*	98.8%	97.6%	- 1.2%	96.8%	97.8%	+ 1.0%
List to Close	80	88	+ 10.0%	89	87	- 2.2%
Days on Market Until Sale	30	34	+ 13.3%	40	34	- 15.0%
Cumulative Days on Market Until Sale	32	35	+ 9.4%	43	37	- 14.0%
Average List Price	\$433,847	\$444,615	+ 2.5%	\$429,341	\$453,713	+ 5.7%
Inventory of Homes for Sale	324	584	+ 80.2%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--

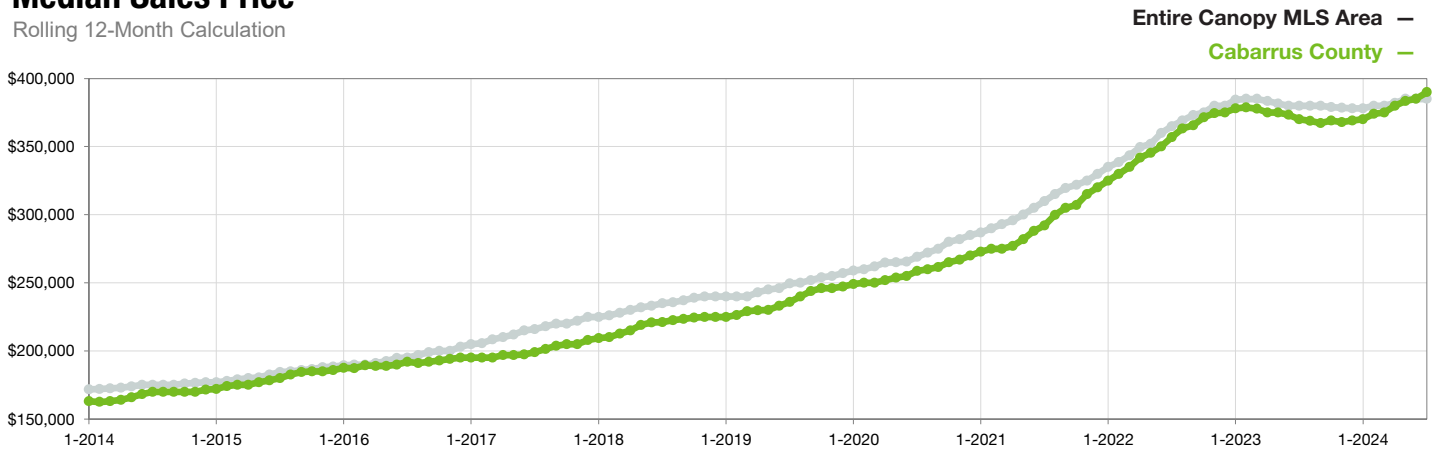
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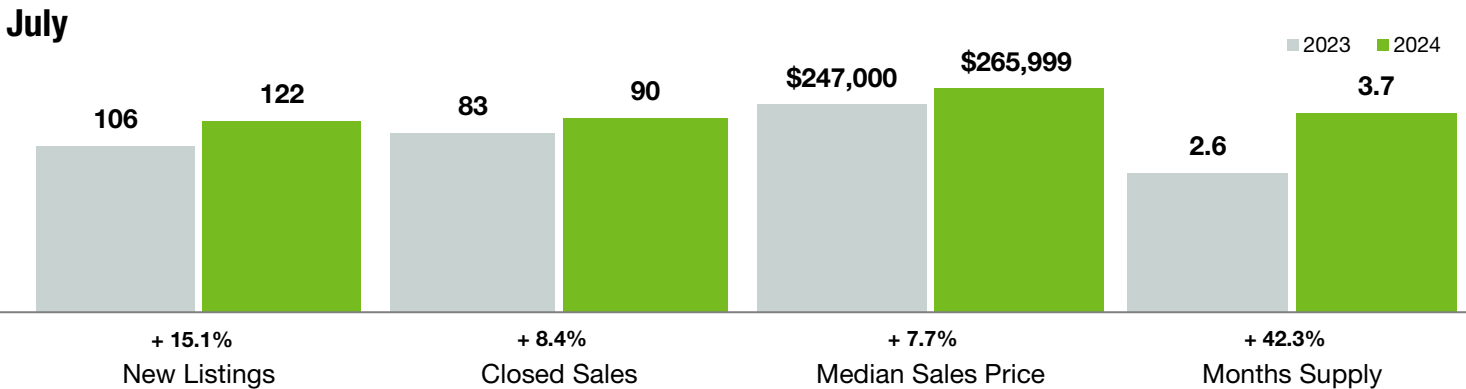


## Cleveland County

North Carolina

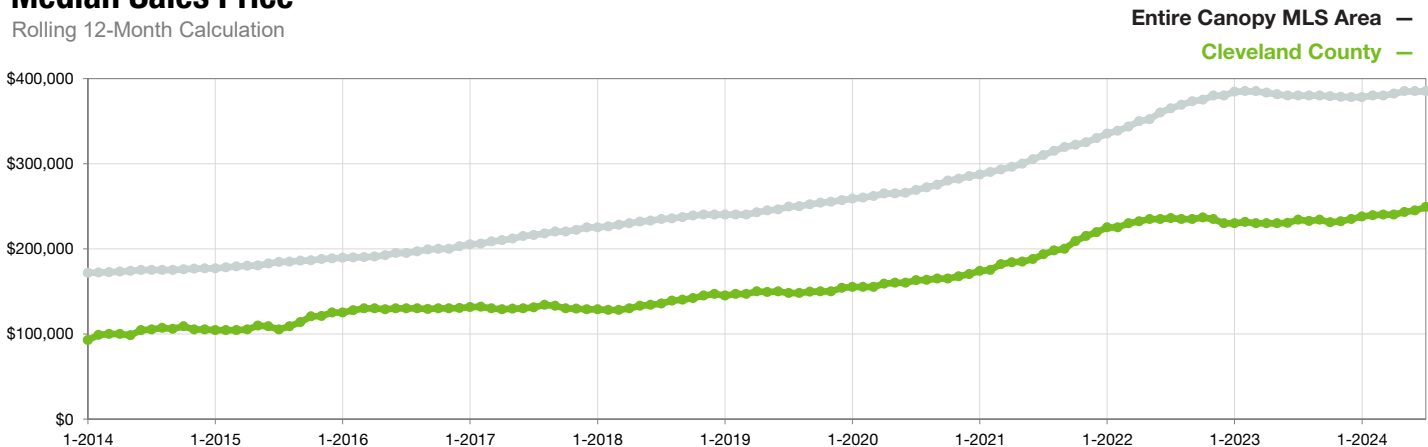
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	106	122	+ 15.1%	776	828	+ 6.7%
Pending Sales	95	86	- 9.5%	653	602	- 7.8%
Closed Sales	83	90	+ 8.4%	588	552	- 6.1%
Median Sales Price*	\$247,000	\$265,999	+ 7.7%	\$234,999	\$253,990	+ 8.1%
Average Sales Price*	\$278,493	\$309,747	+ 11.2%	\$265,637	\$289,415	+ 9.0%
Percent of Original List Price Received*	97.0%	94.0%	- 3.1%	95.5%	95.2%	- 0.3%
List to Close	68	104	+ 52.9%	86	95	+ 10.5%
Days on Market Until Sale	25	59	+ 136.0%	44	52	+ 18.2%
Cumulative Days on Market Until Sale	30	64	+ 113.3%	50	65	+ 30.0%
Average List Price	\$282,622	\$371,116	+ 31.3%	\$284,438	\$304,624	+ 7.1%
Inventory of Homes for Sale	209	292	+ 39.7%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

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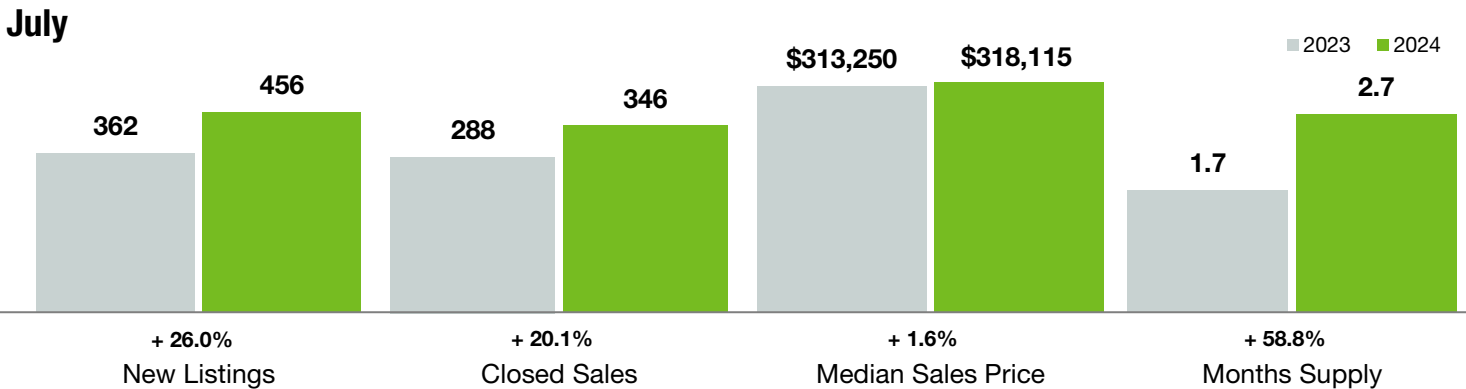


## Gaston County

North Carolina

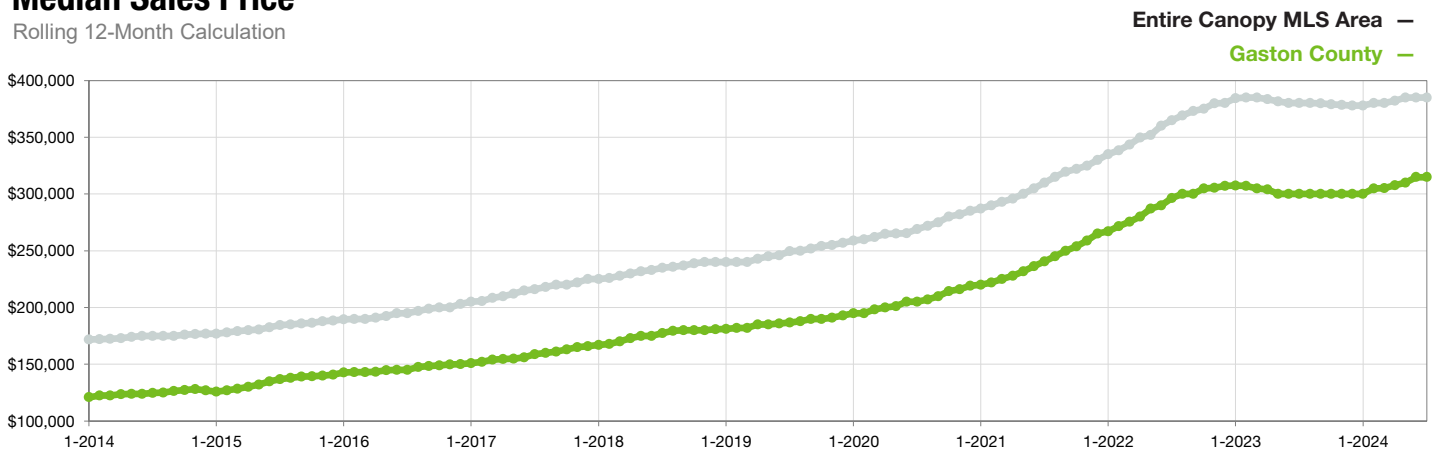
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	362	456	+ 26.0%	2,318	2,973	+ 28.3%
Pending Sales	290	346	+ 19.3%	2,120	2,236	+ 5.5%
Closed Sales	288	346	+ 20.1%	1,965	2,049	+ 4.3%
Median Sales Price*	\$313,250	\$318,115	+ 1.6%	\$299,000	\$316,700	+ 5.9%
Average Sales Price*	\$339,812	\$342,740	+ 0.9%	\$331,345	\$351,899	+ 6.2%
Percent of Original List Price Received*	97.2%	95.5%	- 1.7%	95.8%	96.3%	+ 0.5%
List to Close	72	84	+ 16.7%	88	86	- 2.3%
Days on Market Until Sale	23	40	+ 73.9%	39	41	+ 5.1%
Cumulative Days on Market Until Sale	26	48	+ 84.6%	43	46	+ 7.0%
Average List Price	\$367,631	\$374,903	+ 2.0%	\$348,230	\$374,555	+ 7.6%
Inventory of Homes for Sale	469	782	+ 66.7%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--

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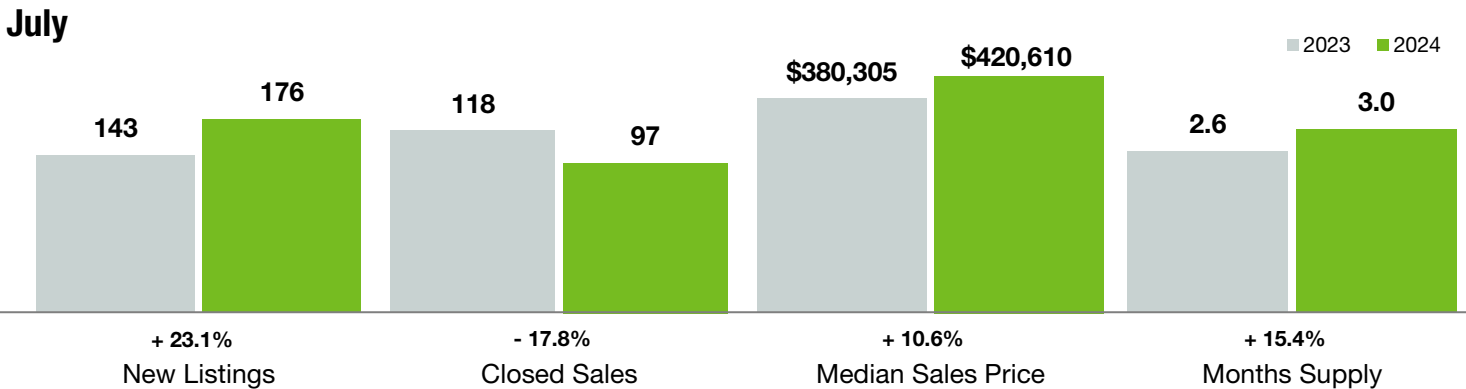


## Lincoln County

North Carolina

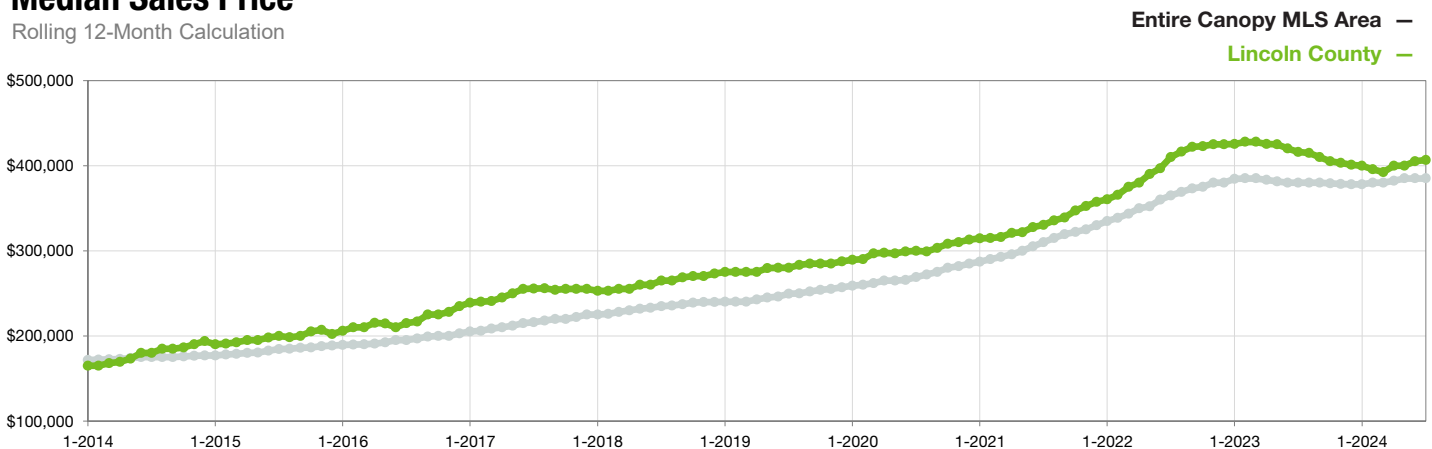
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	143	176	+ 23.1%	920	1,052	+ 14.3%
Pending Sales	96	140	+ 45.8%	811	785	- 3.2%
Closed Sales	118	97	- 17.8%	782	689	- 11.9%
Median Sales Price*	\$380,305	\$420,610	+ 10.6%	\$415,000	\$420,000	+ 1.2%
Average Sales Price*	\$477,410	\$507,131	+ 6.2%	\$488,712	\$491,149	+ 0.5%
Percent of Original List Price Received*	97.9%	96.9%	- 1.0%	96.5%	97.1%	+ 0.6%
List to Close	106	92	- 13.2%	110	97	- 11.8%
Days on Market Until Sale	50	37	- 26.0%	53	43	- 18.9%
Cumulative Days on Market Until Sale	37	43	+ 16.2%	52	48	- 7.7%
Average List Price	\$591,990	\$554,094	- 6.4%	\$534,241	\$585,434	+ 9.6%
Inventory of Homes for Sale	273	317	+ 16.1%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--

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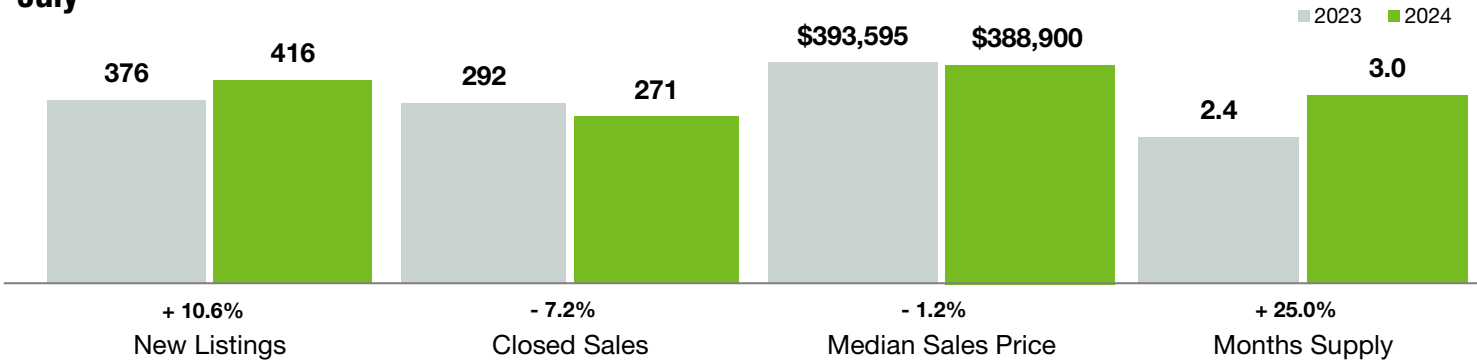
## Iredell County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	376	416	+ 10.6%	2,398	2,752	+ 14.8%
Pending Sales	321	307	- 4.4%	2,008	2,136	+ 6.4%
Closed Sales	292	271	- 7.2%	1,747	1,967	+ 12.6%
Median Sales Price*	\$393,595	\$388,900	- 1.2%	\$377,900	\$384,000	+ 1.6%
Average Sales Price*	\$500,645	\$484,188	- 3.3%	\$492,771	\$502,300	+ 1.9%
Percent of Original List Price Received*	97.3%	96.2%	- 1.1%	96.3%	96.1%	- 0.2%
List to Close	90	87	- 3.3%	100	98	- 2.0%
Days on Market Until Sale	38	40	+ 5.3%	46	46	0.0%
Cumulative Days on Market Until Sale	39	46	+ 17.9%	50	53	+ 6.0%
Average List Price	\$541,447	\$622,541	+ 15.0%	\$539,186	\$591,655	+ 9.7%
Inventory of Homes for Sale	606	828	+ 36.6%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--

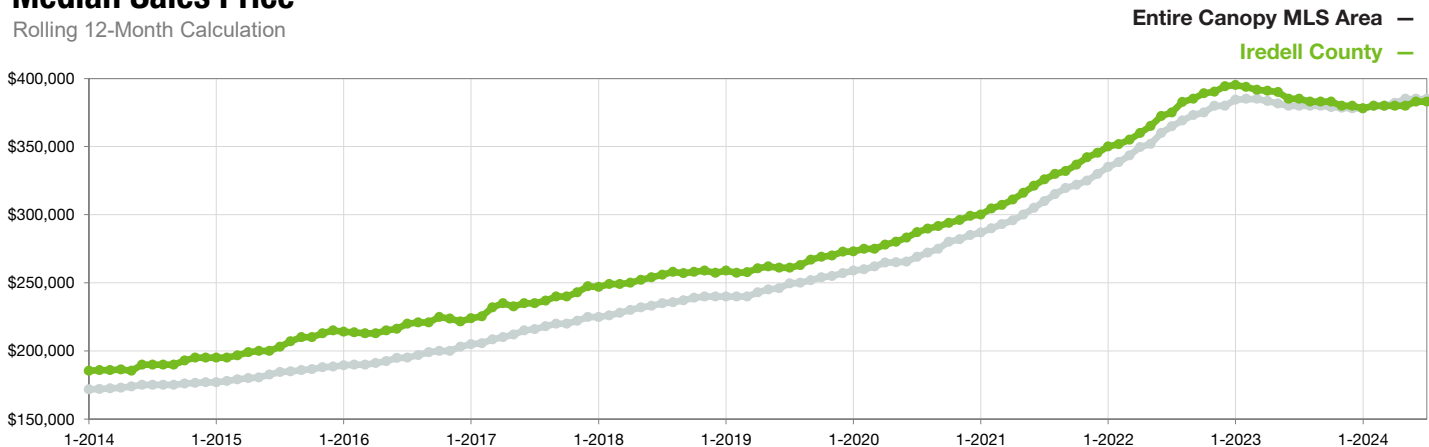
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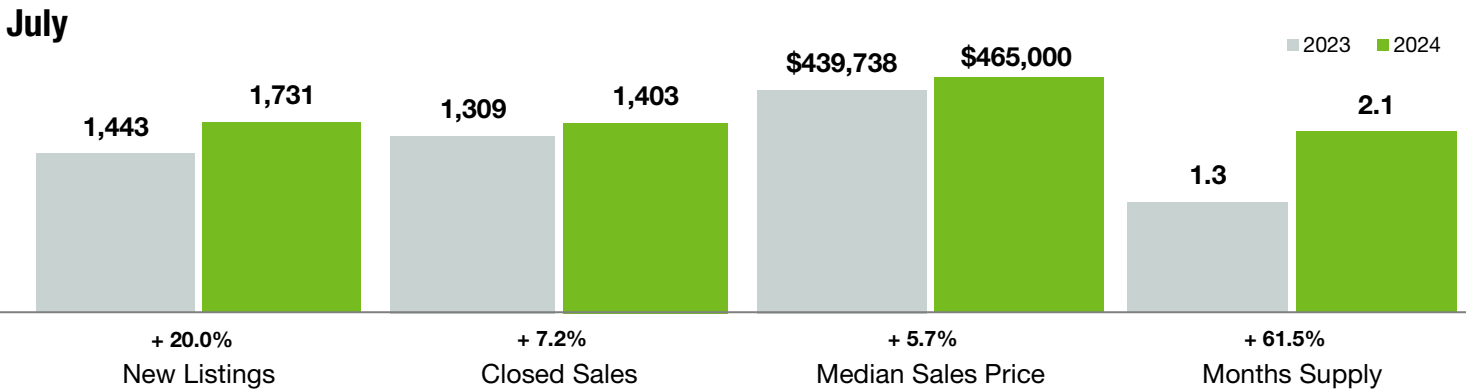


## Mecklenburg County

North Carolina

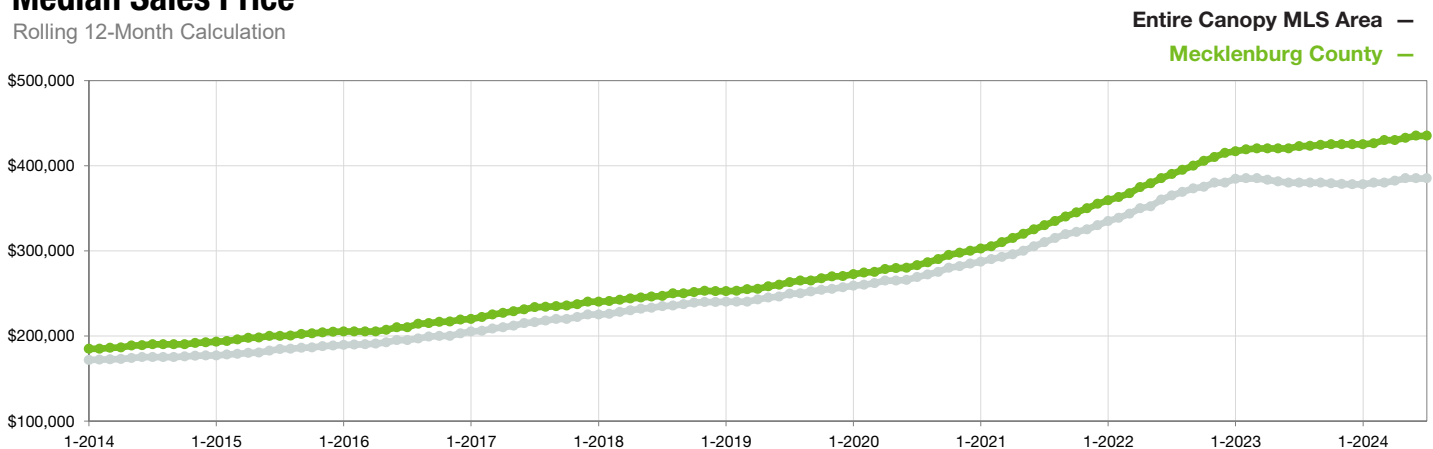
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	1,443	<b>1,731</b>	+ 20.0%	10,791	<b>11,979</b>	+ 11.0%
Pending Sales	1,297	<b>1,352</b>	+ 4.2%	10,067	<b>9,648</b>	- 4.2%
Closed Sales	1,309	<b>1,403</b>	+ 7.2%	9,445	<b>9,020</b>	- 4.5%
Median Sales Price*	\$439,738	<b>\$465,000</b>	+ 5.7%	\$425,000	<b>\$446,000</b>	+ 4.9%
Average Sales Price*	\$554,709	<b>\$630,281</b>	+ 13.6%	\$543,881	<b>\$600,469</b>	+ 10.4%
Percent of Original List Price Received*	99.5%	<b>98.0%</b>	- 1.5%	98.1%	<b>98.4%</b>	+ 0.3%
List to Close	74	<b>74</b>	0.0%	87	<b>79</b>	- 9.2%
Days on Market Until Sale	25	<b>28</b>	+ 12.0%	35	<b>31</b>	- 11.4%
Cumulative Days on Market Until Sale	28	<b>29</b>	+ 3.6%	37	<b>33</b>	- 10.8%
Average List Price	\$561,339	<b>\$581,686</b>	+ 3.6%	\$585,215	<b>\$622,605</b>	+ 6.4%
Inventory of Homes for Sale	1,678	<b>2,593</b>	+ 54.5%	--	--	--
Months Supply of Inventory	1.3	<b>2.1</b>	+ 61.5%	--	--	--

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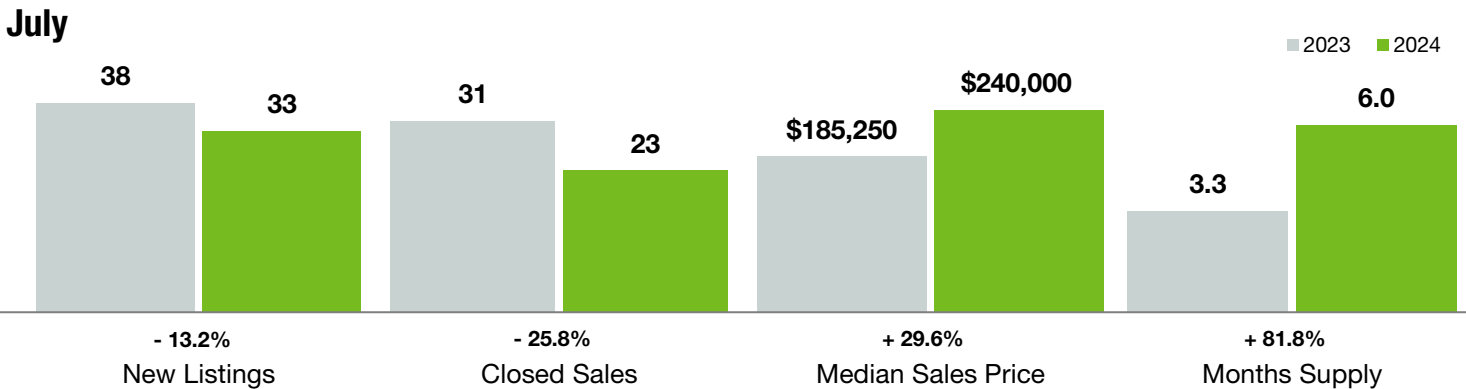


## Montgomery County

North Carolina

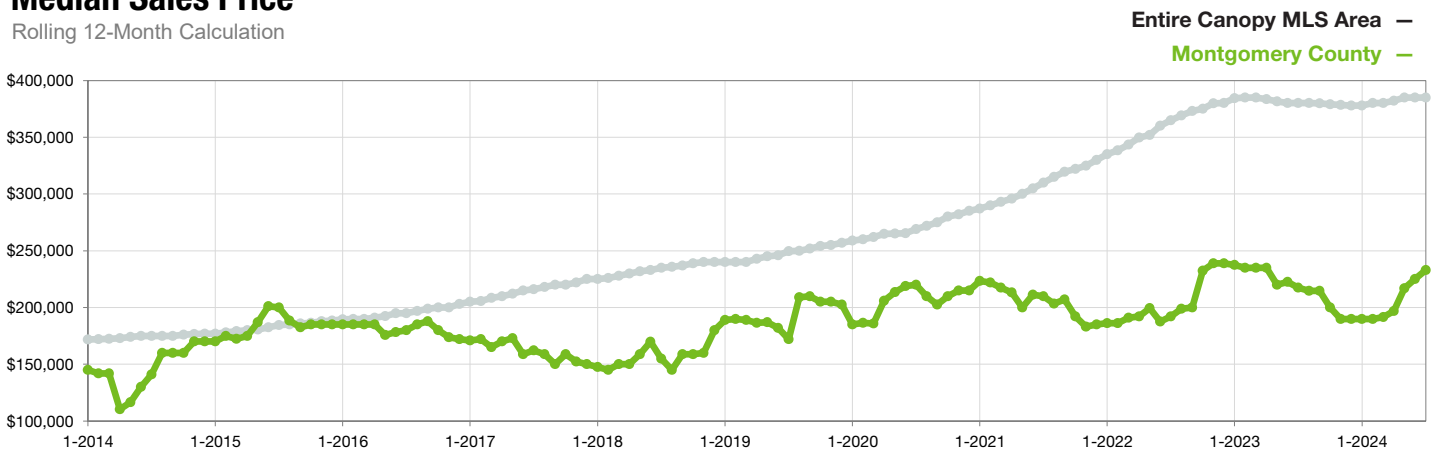
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	38	33	- 13.2%	207	287	+ 38.6%
Pending Sales	34	25	- 26.5%	176	185	+ 5.1%
Closed Sales	31	23	- 25.8%	158	176	+ 11.4%
Median Sales Price*	\$185,250	\$240,000	+ 29.6%	\$180,375	\$238,500	+ 32.2%
Average Sales Price*	\$328,826	\$483,687	+ 47.1%	\$312,291	\$378,227	+ 21.1%
Percent of Original List Price Received*	91.5%	95.7%	+ 4.6%	92.1%	92.5%	+ 0.4%
List to Close	98	104	+ 6.1%	106	108	+ 1.9%
Days on Market Until Sale	63	65	+ 3.2%	71	70	- 1.4%
Cumulative Days on Market Until Sale	67	77	+ 14.9%	78	81	+ 3.8%
Average List Price	\$362,729	\$368,780	+ 1.7%	\$370,916	\$377,550	+ 1.8%
Inventory of Homes for Sale	73	143	+ 95.9%	--	--	--
Months Supply of Inventory	3.3	6.0	+ 81.8%	--	--	--

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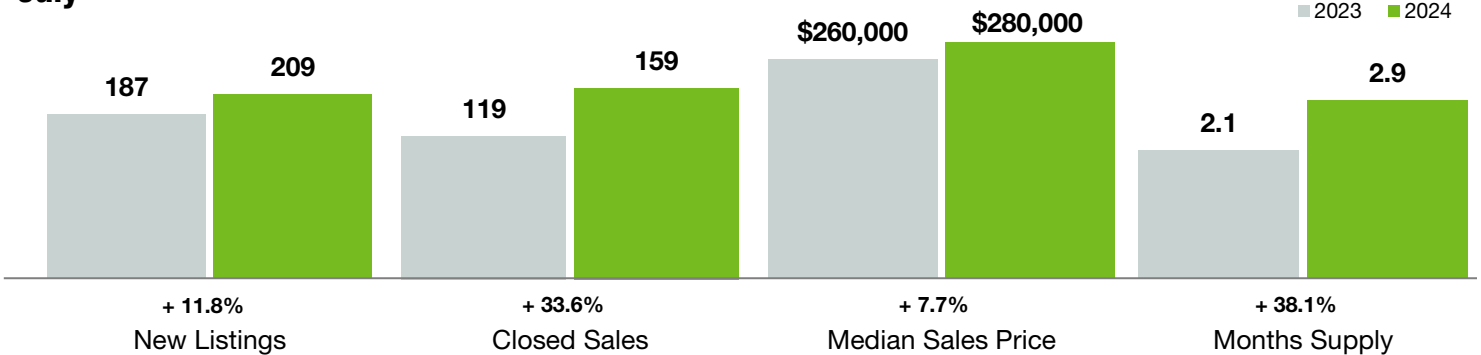
## Rowan County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	187	209	+ 11.8%	1,158	1,372	+ 18.5%
Pending Sales	130	190	+ 46.2%	1,022	1,055	+ 3.2%
Closed Sales	119	159	+ 33.6%	981	937	- 4.5%
Median Sales Price*	\$260,000	\$280,000	+ 7.7%	\$264,450	\$280,000	+ 5.9%
Average Sales Price*	\$296,846	\$333,005	+ 12.2%	\$290,663	\$326,256	+ 12.2%
Percent of Original List Price Received*	96.4%	94.5%	- 2.0%	95.5%	95.0%	- 0.5%
List to Close	81	81	0.0%	86	90	+ 4.7%
Days on Market Until Sale	38	39	+ 2.6%	40	47	+ 17.5%
Cumulative Days on Market Until Sale	40	44	+ 10.0%	45	53	+ 17.8%
Average List Price	\$317,254	\$346,382	+ 9.2%	\$312,317	\$355,329	+ 13.8%
Inventory of Homes for Sale	289	399	+ 38.1%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

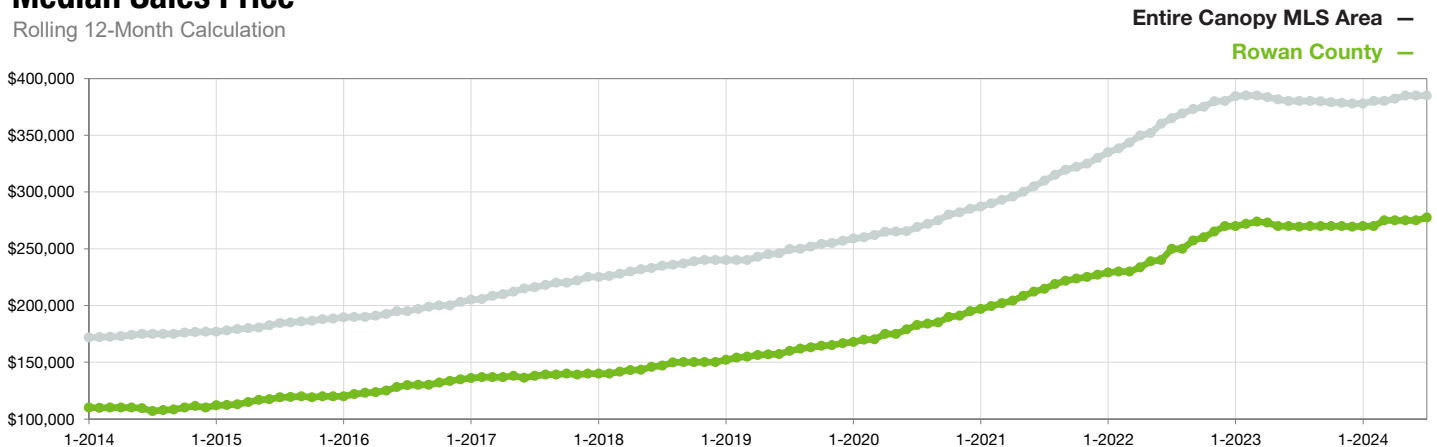
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### July



### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for July 2024

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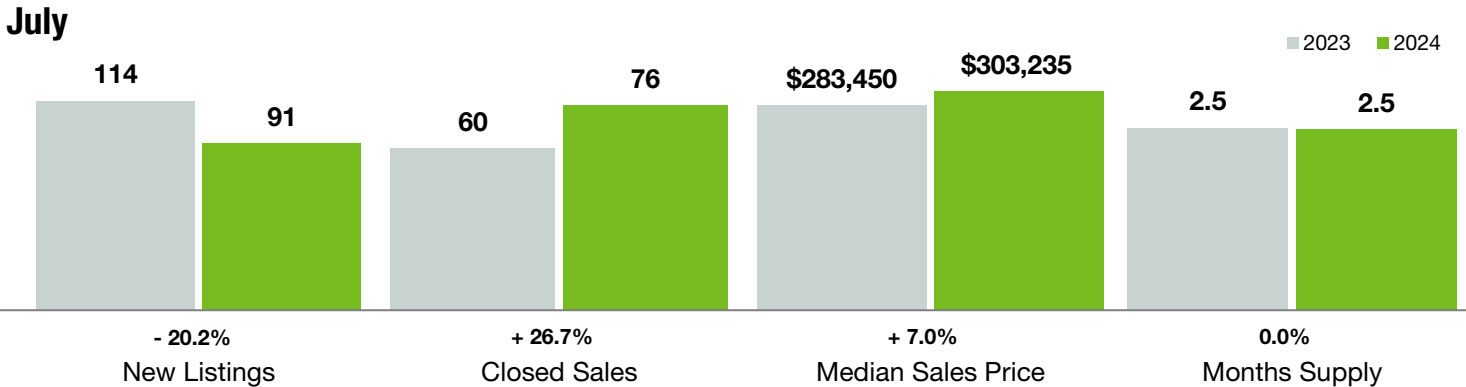


## Stanly County

North Carolina

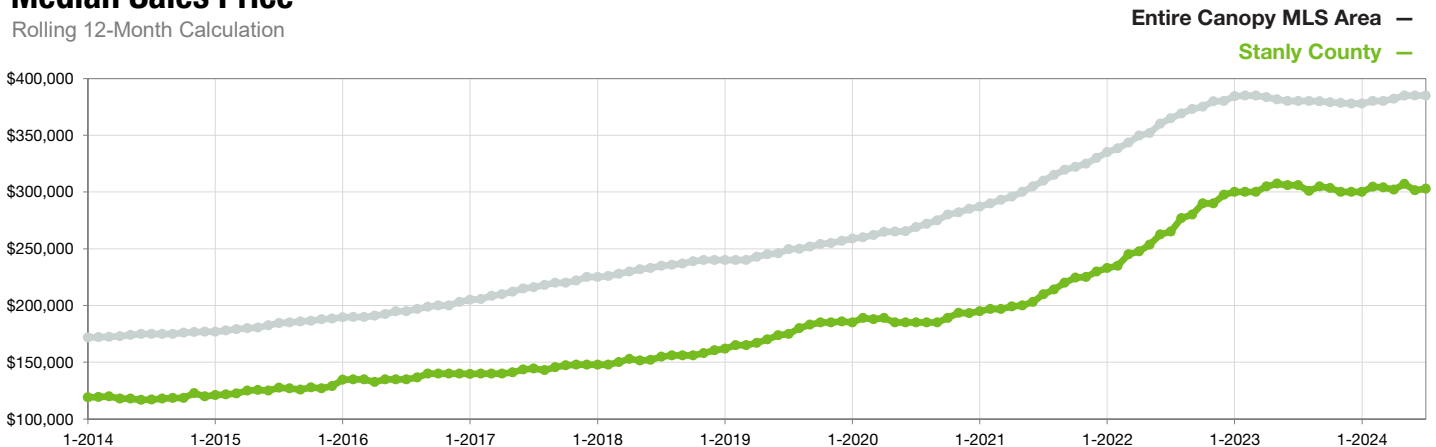
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	114	91	- 20.2%	691	639	- 7.5%
Pending Sales	87	82	- 5.7%	601	555	- 7.7%
Closed Sales	60	76	+ 26.7%	541	521	- 3.7%
Median Sales Price*	\$283,450	\$303,235	+ 7.0%	\$305,350	\$310,000	+ 1.5%
Average Sales Price*	\$305,509	\$355,820	+ 16.5%	\$322,416	\$340,864	+ 5.7%
Percent of Original List Price Received*	96.0%	94.5%	- 1.6%	95.0%	95.1%	+ 0.1%
List to Close	93	105	+ 12.9%	106	102	- 3.8%
Days on Market Until Sale	46	58	+ 26.1%	54	57	+ 5.6%
Cumulative Days on Market Until Sale	43	59	+ 37.2%	59	62	+ 5.1%
Average List Price	\$331,802	\$375,109	+ 13.1%	\$349,322	\$351,248	+ 0.6%
Inventory of Homes for Sale	193	182	- 5.7%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

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### Median Sales Price

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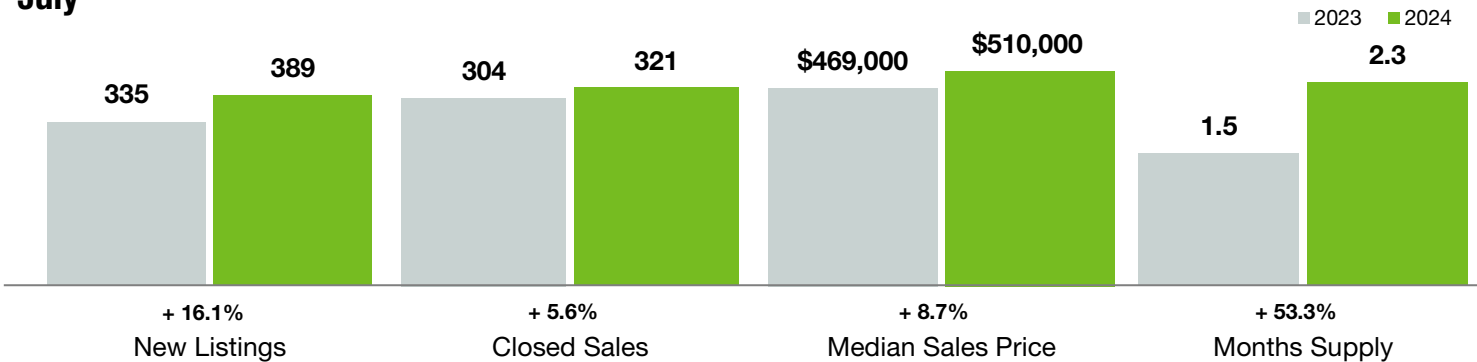
## Union County

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	335	<b>389</b>	+ 16.1%	2,385	<b>2,655</b>	+ 11.3%
Pending Sales	293	<b>291</b>	- 0.7%	2,153	<b>2,083</b>	- 3.3%
Closed Sales	304	<b>321</b>	+ 5.6%	2,061	<b>1,953</b>	- 5.2%
Median Sales Price*	\$469,000	<b>\$510,000</b>	+ 8.7%	\$455,000	<b>\$465,000</b>	+ 2.2%
Average Sales Price*	\$591,834	<b>\$615,030</b>	+ 3.9%	\$562,674	<b>\$596,757</b>	+ 6.1%
Percent of Original List Price Received*	99.0%	<b>97.7%</b>	- 1.3%	97.5%	<b>98.2%</b>	+ 0.7%
List to Close	85	<b>74</b>	- 12.9%	100	<b>80</b>	- 20.0%
Days on Market Until Sale	36	<b>31</b>	- 13.9%	42	<b>32</b>	- 23.8%
Cumulative Days on Market Until Sale	28	<b>26</b>	- 7.1%	40	<b>33</b>	- 17.5%
Average List Price	\$578,724	<b>\$637,915</b>	+ 10.2%	\$603,910	<b>\$627,057</b>	+ 3.8%
Inventory of Homes for Sale	445	<b>623</b>	+ 40.0%	--	--	--
Months Supply of Inventory	1.5	<b>2.3</b>	+ 53.3%	--	--	--

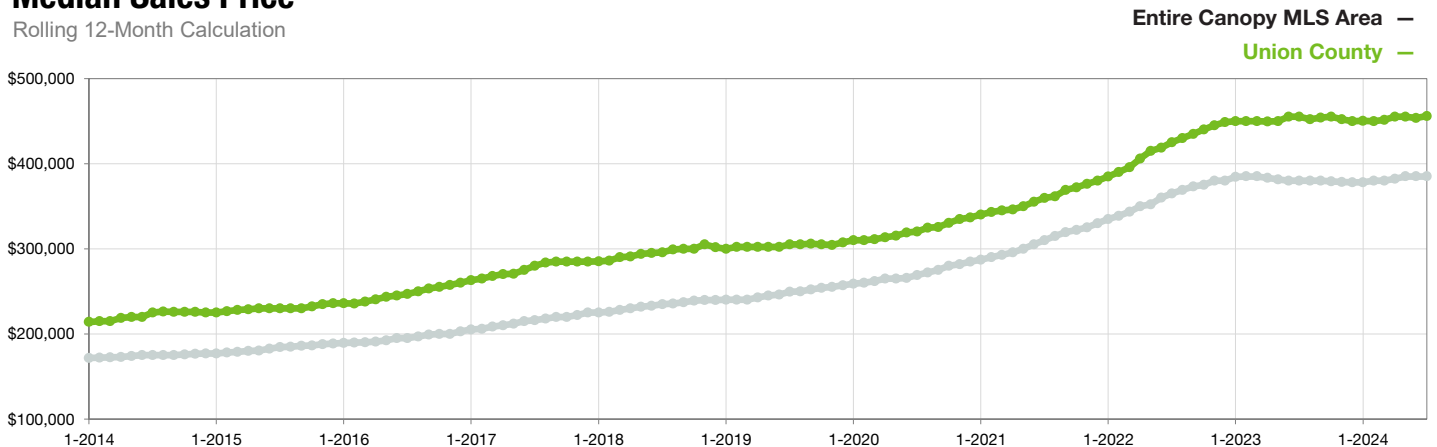
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### July



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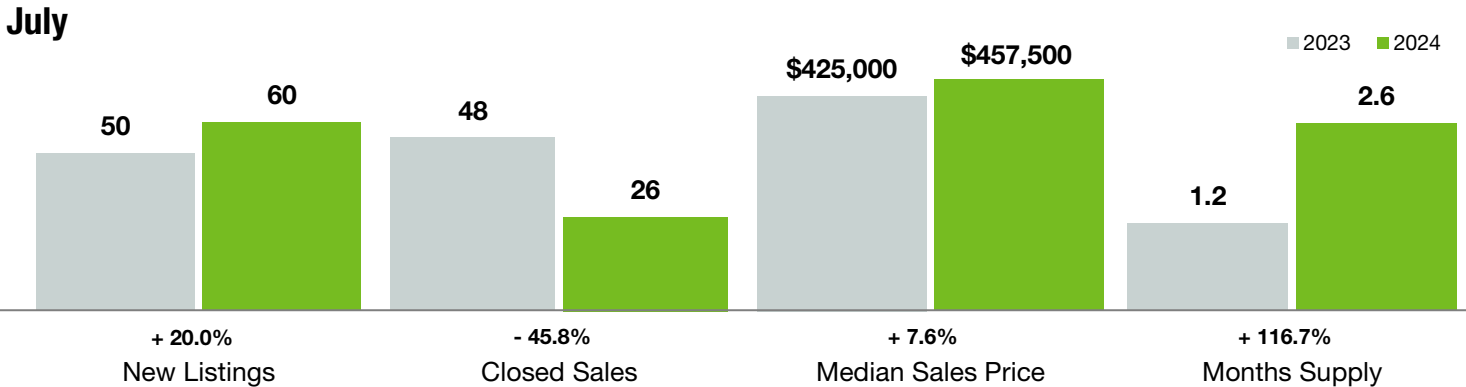


## Belmont

North Carolina

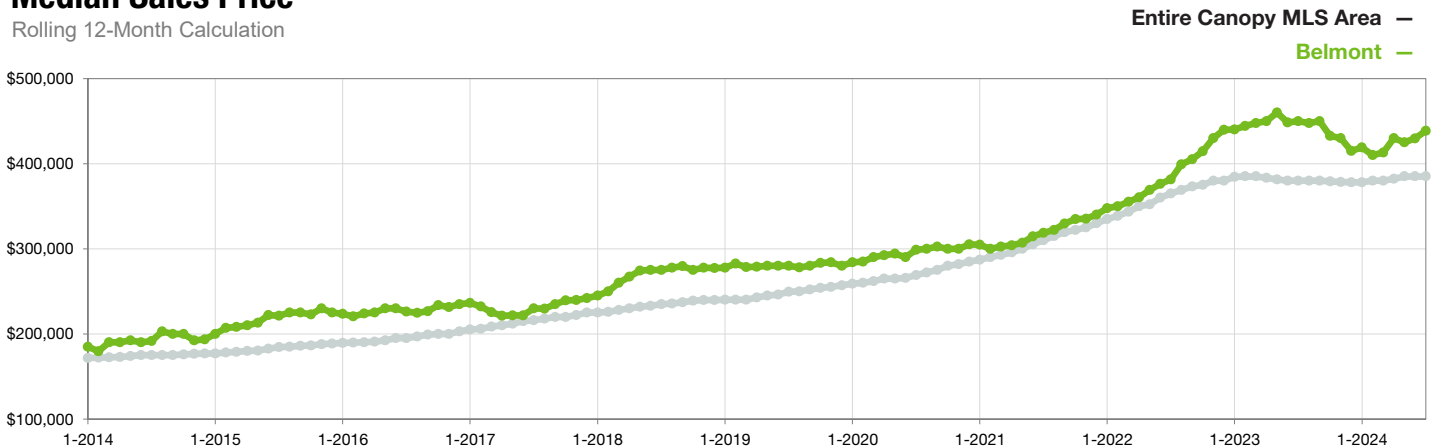
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	50	60	+ 20.0%	323	395	+ 22.3%
Pending Sales	44	53	+ 20.5%	292	303	+ 3.8%
Closed Sales	48	26	- 45.8%	256	268	+ 4.7%
Median Sales Price*	\$425,000	\$457,500	+ 7.6%	\$419,555	\$445,000	+ 6.1%
Average Sales Price*	\$466,579	\$535,800	+ 14.8%	\$492,629	\$543,069	+ 10.2%
Percent of Original List Price Received*	98.1%	97.9%	- 0.2%	97.6%	98.0%	+ 0.4%
List to Close	67	52	- 22.4%	67	69	+ 3.0%
Days on Market Until Sale	28	22	- 21.4%	28	31	+ 10.7%
Cumulative Days on Market Until Sale	33	36	+ 9.1%	31	33	+ 6.5%
Average List Price	\$549,770	\$563,512	+ 2.5%	\$511,233	\$589,007	+ 15.2%
Inventory of Homes for Sale	46	104	+ 126.1%	--	--	--
Months Supply of Inventory	1.2	2.6	+ 116.7%	--	--	--

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### Median Sales Price

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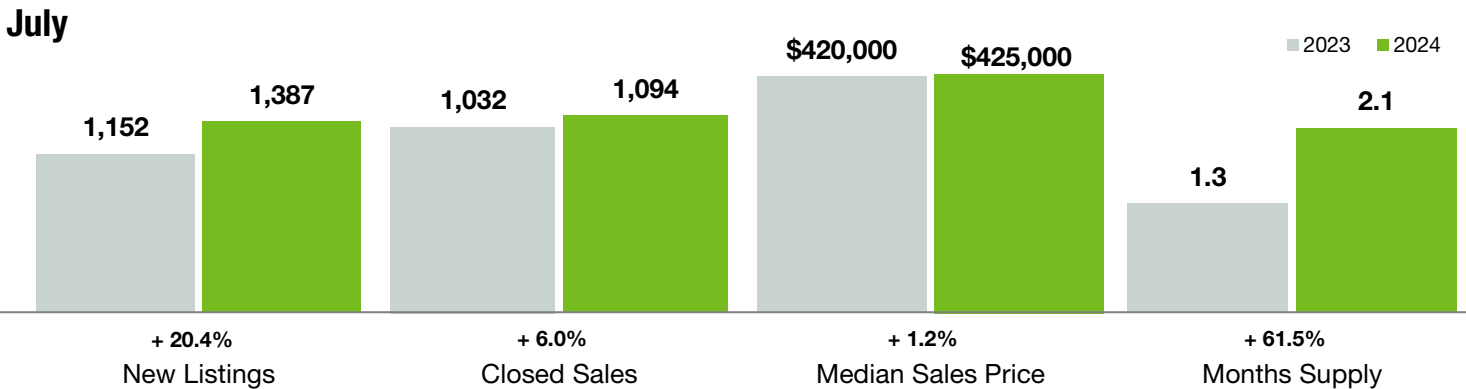


## City of Charlotte

North Carolina

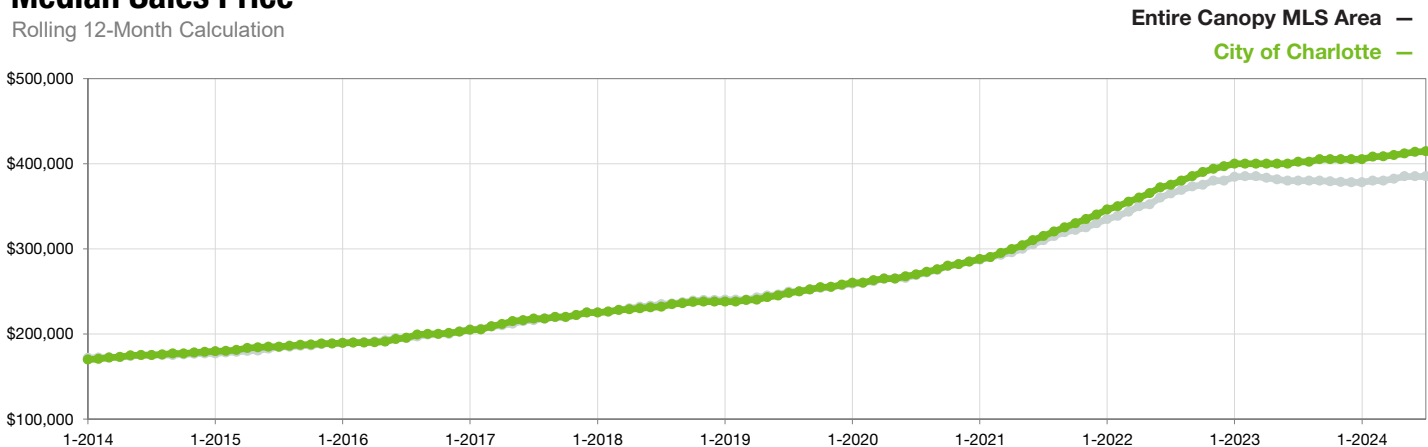
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	1,152	<b>1,387</b>	+ 20.4%	8,738	<b>9,670</b>	+ 10.7%
Pending Sales	1,052	<b>1,059</b>	+ 0.7%	8,174	<b>7,751</b>	- 5.2%
Closed Sales	1,032	<b>1,094</b>	+ 6.0%	7,599	<b>7,251</b>	- 4.6%
Median Sales Price*	\$420,000	<b>\$425,000</b>	+ 1.2%	\$406,926	<b>\$420,000</b>	+ 3.2%
Average Sales Price*	\$531,591	<b>\$590,246</b>	+ 11.0%	\$528,821	<b>\$582,579</b>	+ 10.2%
Percent of Original List Price Received*	99.7%	<b>98.0%</b>	- 1.7%	98.1%	<b>98.4%</b>	+ 0.3%
List to Close	73	<b>76</b>	+ 4.1%	86	<b>80</b>	- 7.0%
Days on Market Until Sale	22	<b>29</b>	+ 31.8%	34	<b>32</b>	- 5.9%
Cumulative Days on Market Until Sale	25	<b>30</b>	+ 20.0%	36	<b>34</b>	- 5.6%
Average List Price	\$534,500	<b>\$550,865</b>	+ 3.1%	\$565,161	<b>\$596,864</b>	+ 5.6%
Inventory of Homes for Sale	1,338	<b>2,128</b>	+ 59.0%	--	--	--
Months Supply of Inventory	1.3	<b>2.1</b>	+ 61.5%	--	--	--

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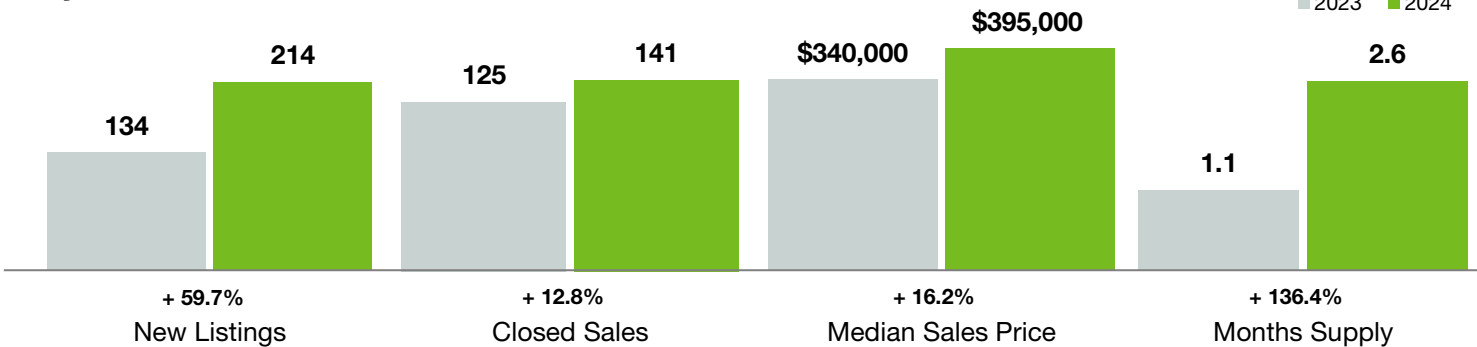
## Concord

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	134	214	+ 59.7%	996	1,235	+ 24.0%
Pending Sales	131	148	+ 13.0%	1,000	933	- 6.7%
Closed Sales	125	141	+ 12.8%	941	854	- 9.2%
Median Sales Price*	\$340,000	\$395,000	+ 16.2%	\$358,300	\$389,900	+ 8.8%
Average Sales Price*	\$390,908	\$444,435	+ 13.7%	\$385,527	\$438,841	+ 13.8%
Percent of Original List Price Received*	98.8%	96.6%	- 2.2%	96.5%	97.4%	+ 0.9%
List to Close	67	75	+ 11.9%	87	73	- 16.1%
Days on Market Until Sale	23	34	+ 47.8%	38	32	- 15.8%
Cumulative Days on Market Until Sale	26	35	+ 34.6%	41	35	- 14.6%
Average List Price	\$428,190	\$453,563	+ 5.9%	\$423,611	\$462,213	+ 9.1%
Inventory of Homes for Sale	146	313	+ 114.4%	--	--	--
Months Supply of Inventory	1.1	2.6	+ 136.4%	--	--	--

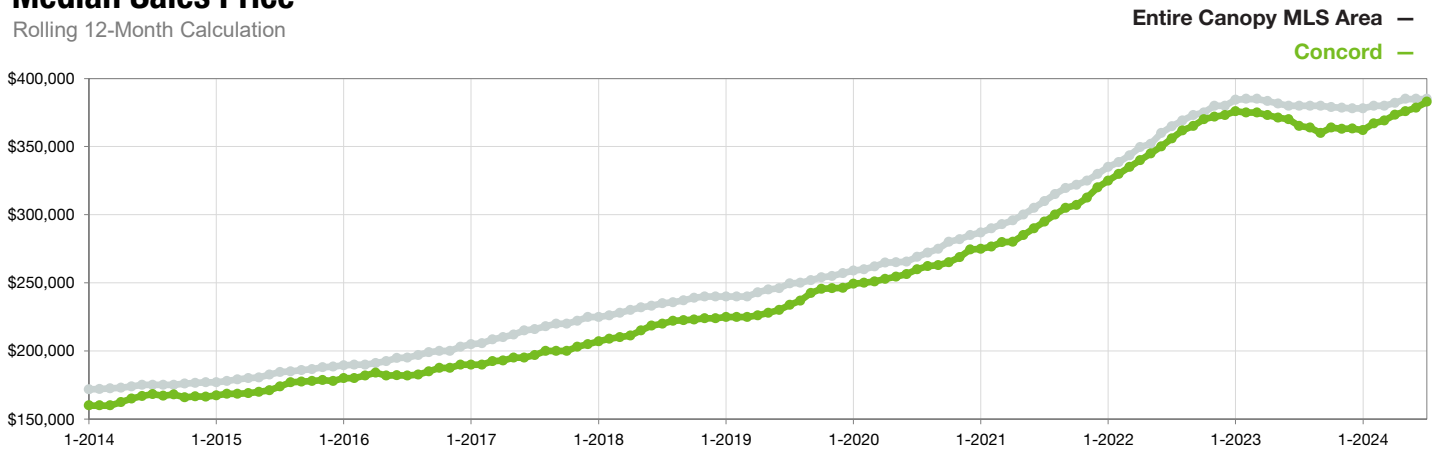
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### July



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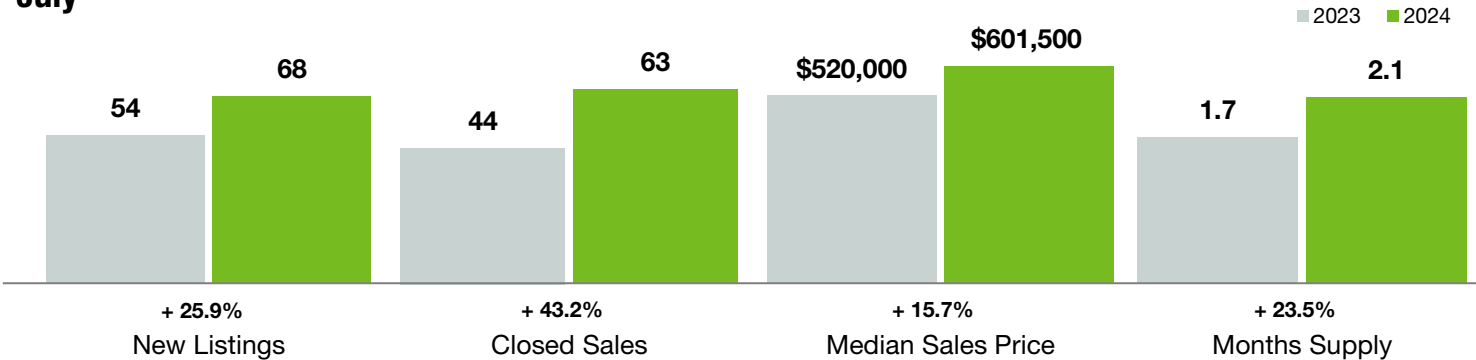
## Cornelius

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	54	68	+ 25.9%	378	438	+ 15.9%
Pending Sales	45	52	+ 15.6%	326	354	+ 8.6%
Closed Sales	44	63	+ 43.2%	306	340	+ 11.1%
Median Sales Price*	\$520,000	\$601,500	+ 15.7%	\$497,500	\$575,000	+ 15.6%
Average Sales Price*	\$1,051,365	\$1,146,690	+ 9.1%	\$785,531	\$862,547	+ 9.8%
Percent of Original List Price Received*	98.6%	96.6%	- 2.0%	96.6%	96.8%	+ 0.2%
List to Close	71	58	- 18.3%	81	82	+ 1.2%
Days on Market Until Sale	28	23	- 17.9%	36	42	+ 16.7%
Cumulative Days on Market Until Sale	39	25	- 35.9%	39	38	- 2.6%
Average List Price	\$920,229	\$804,076	- 12.6%	\$930,512	\$958,814	+ 3.0%
Inventory of Homes for Sale	75	98	+ 30.7%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

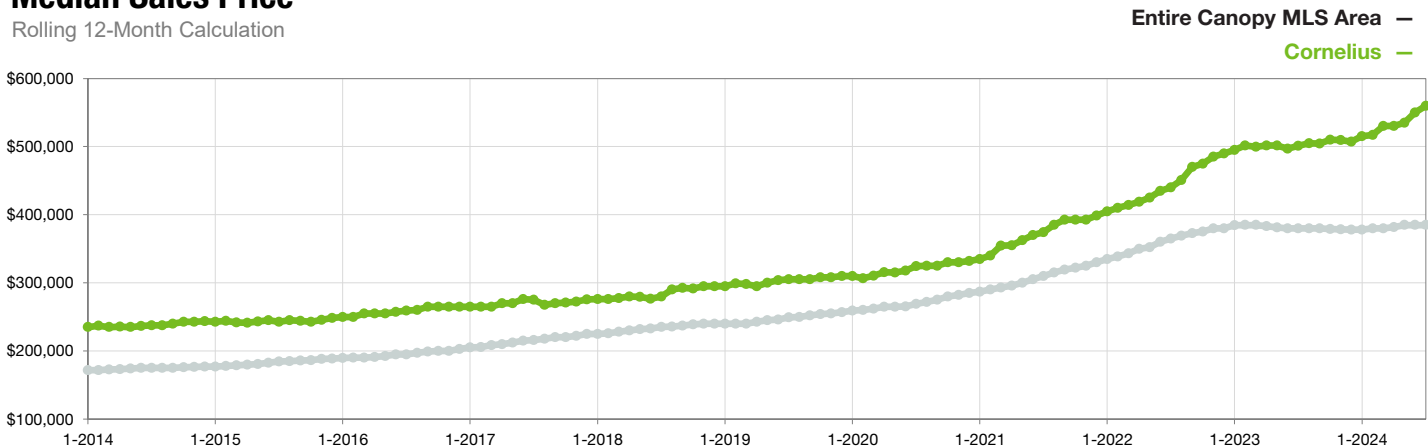
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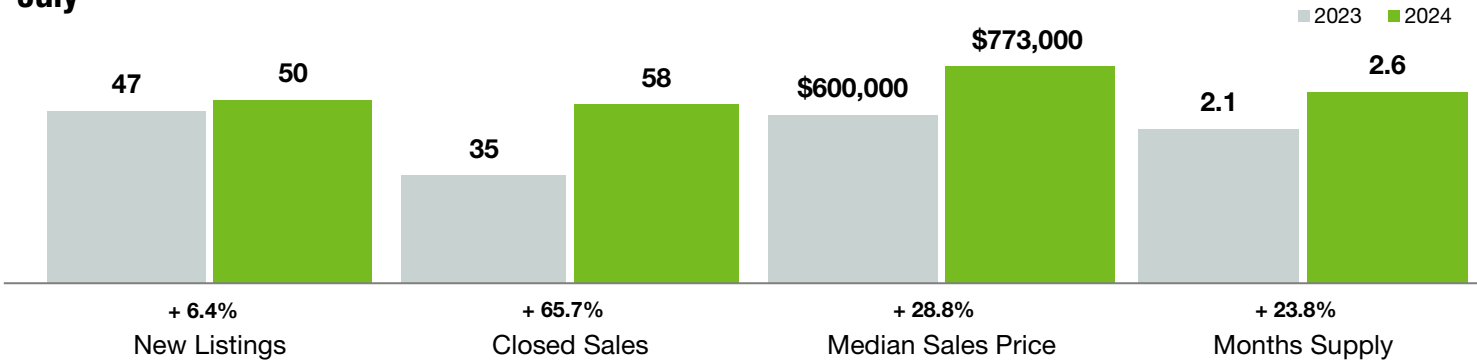
## Davidson

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	47	50	+ 6.4%	319	375	+ 17.6%
Pending Sales	35	49	+ 40.0%	281	293	+ 4.3%
Closed Sales	35	58	+ 65.7%	249	268	+ 7.6%
Median Sales Price*	\$600,000	\$773,000	+ 28.8%	\$600,000	\$605,000	+ 0.8%
Average Sales Price*	\$756,324	\$901,416	+ 19.2%	\$740,516	\$798,476	+ 7.8%
Percent of Original List Price Received*	98.9%	96.8%	- 2.1%	99.1%	97.7%	- 1.4%
List to Close	103	62	- 39.8%	106	88	- 17.0%
Days on Market Until Sale	56	21	- 62.5%	42	34	- 19.0%
Cumulative Days on Market Until Sale	68	20	- 70.6%	47	41	- 12.8%
Average List Price	\$734,746	\$850,787	+ 15.8%	\$797,789	\$925,433	+ 16.0%
Inventory of Homes for Sale	75	95	+ 26.7%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

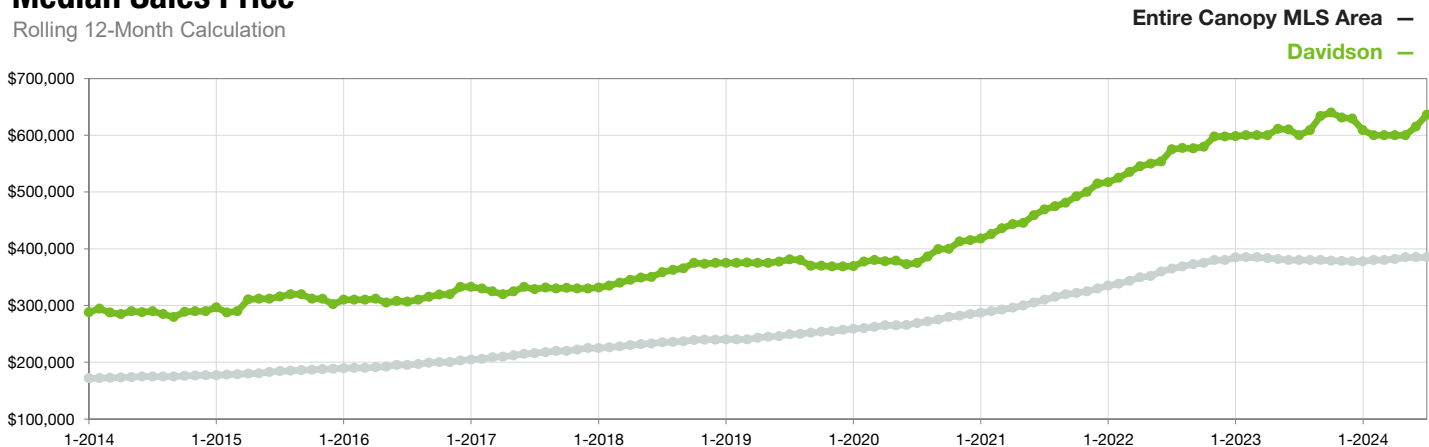
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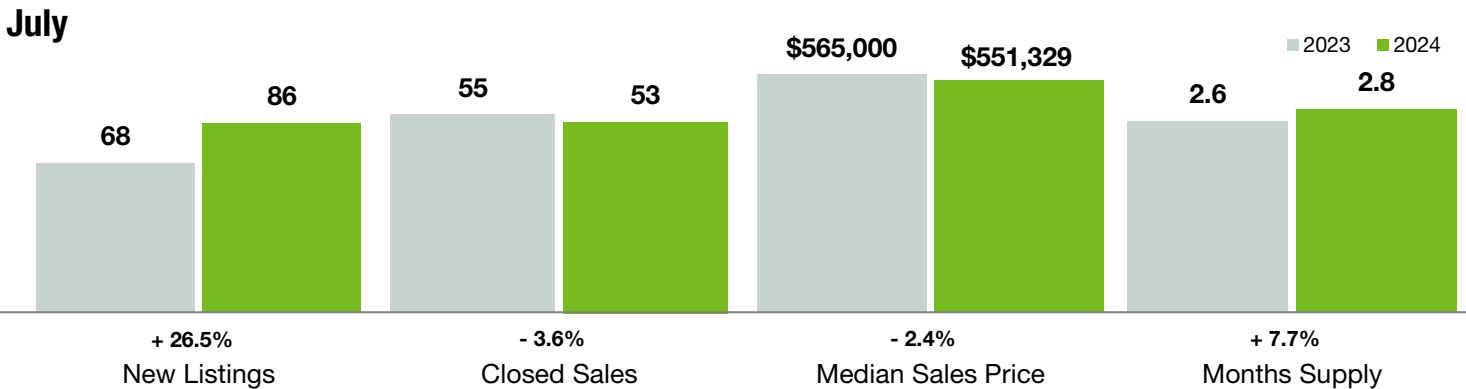


## Denver

North Carolina

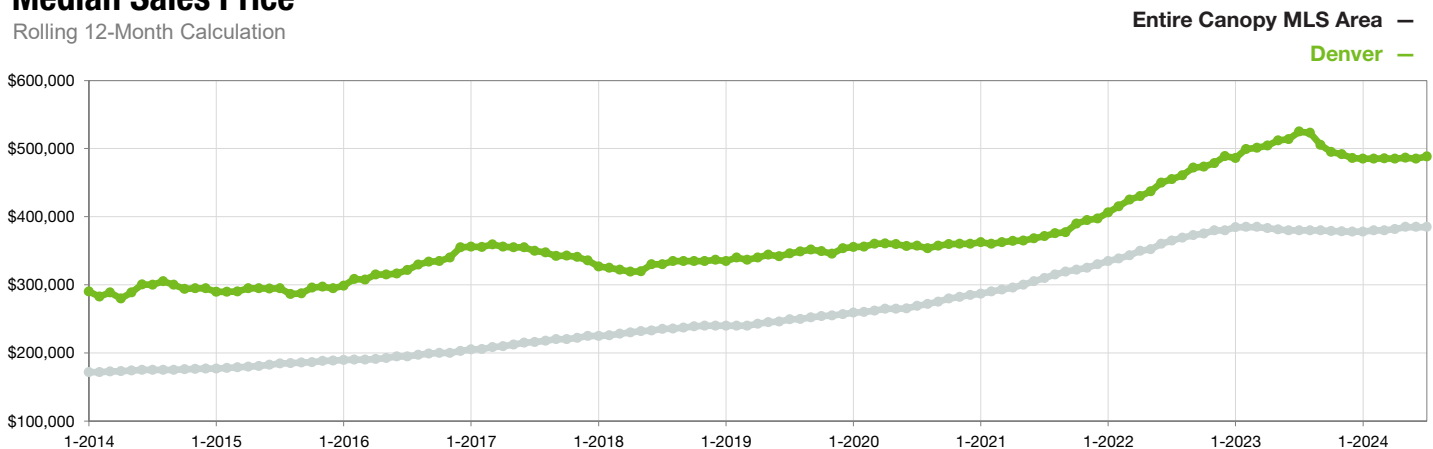
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	68	86	+ 26.5%	480	534	+ 11.3%
Pending Sales	49	75	+ 53.1%	397	414	+ 4.3%
Closed Sales	55	53	- 3.6%	367	365	- 0.5%
Median Sales Price*	\$565,000	\$551,329	- 2.4%	\$524,852	\$509,105	- 3.0%
Average Sales Price*	\$617,527	\$649,173	+ 5.1%	\$642,285	\$588,924	- 8.3%
Percent of Original List Price Received*	98.0%	97.5%	- 0.5%	97.3%	98.1%	+ 0.8%
List to Close	127	104	- 18.1%	117	105	- 10.3%
Days on Market Until Sale	70	41	- 41.4%	59	45	- 23.7%
Cumulative Days on Market Until Sale	40	49	+ 22.5%	50	47	- 6.0%
Average List Price	\$735,195	\$808,878	+ 10.0%	\$689,720	\$783,375	+ 13.6%
Inventory of Homes for Sale	132	152	+ 15.2%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

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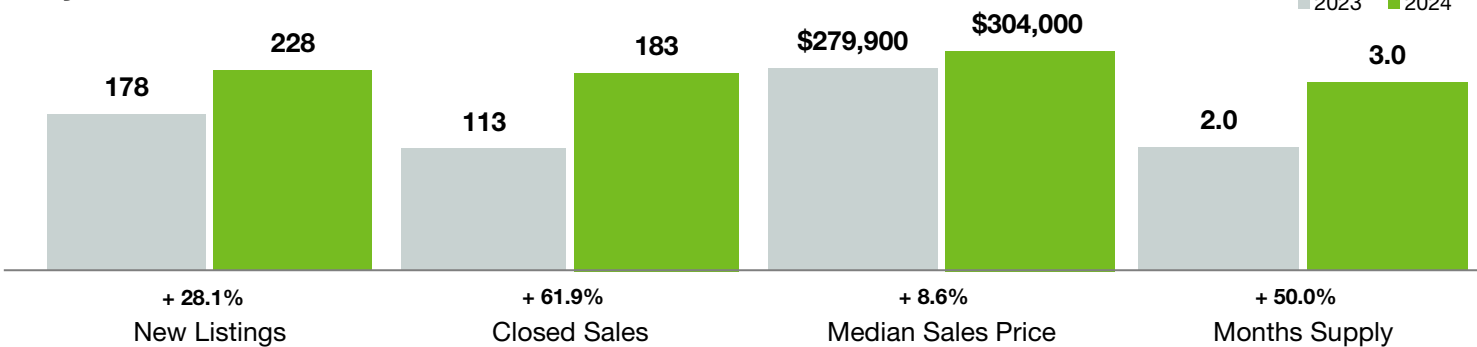
## Gastonia

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	178	228	+ 28.1%	1,050	1,466	+ 39.6%
Pending Sales	135	163	+ 20.7%	939	1,066	+ 13.5%
Closed Sales	113	183	+ 61.9%	871	965	+ 10.8%
Median Sales Price*	\$279,900	\$304,000	+ 8.6%	\$273,640	\$297,125	+ 8.6%
Average Sales Price*	\$304,941	\$323,496	+ 6.1%	\$292,135	\$312,546	+ 7.0%
Percent of Original List Price Received*	97.2%	95.4%	- 1.9%	95.6%	95.8%	+ 0.2%
List to Close	64	85	+ 32.8%	87	90	+ 3.4%
Days on Market Until Sale	25	39	+ 56.0%	43	43	0.0%
Cumulative Days on Market Until Sale	28	50	+ 78.6%	49	51	+ 4.1%
Average List Price	\$330,508	\$339,090	+ 2.6%	\$309,319	\$334,957	+ 8.3%
Inventory of Homes for Sale	251	405	+ 61.4%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--

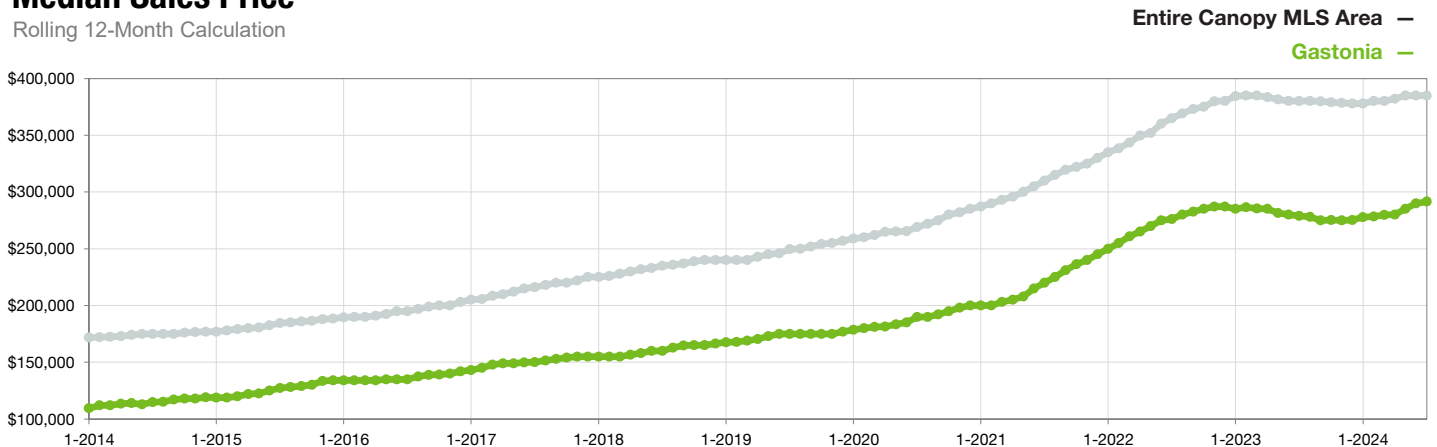
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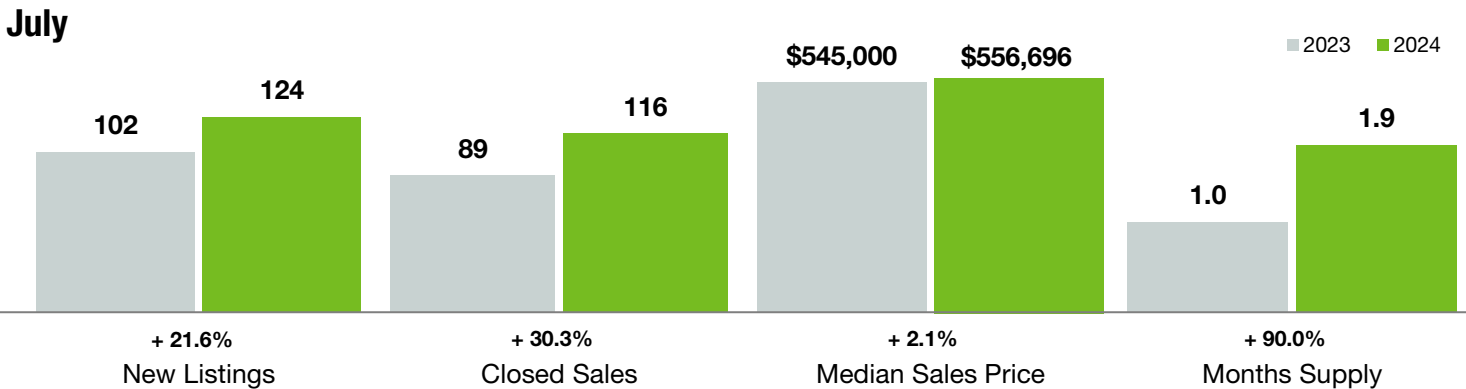


## Huntersville

North Carolina

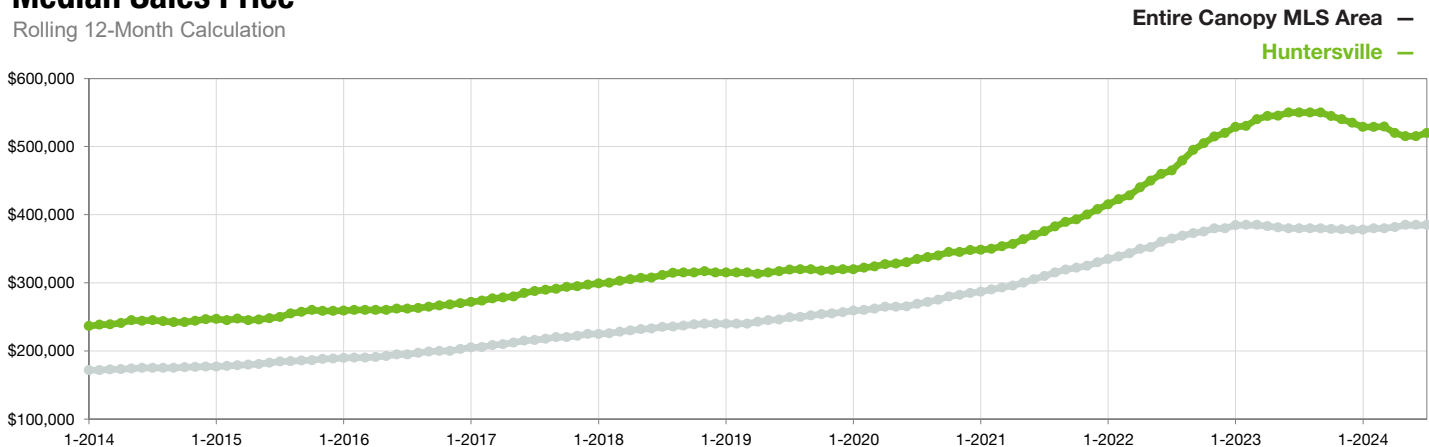
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	102	124	+ 21.6%	715	910	+ 27.3%
Pending Sales	83	118	+ 42.2%	665	739	+ 11.1%
Closed Sales	89	116	+ 30.3%	647	704	+ 8.8%
Median Sales Price*	\$545,000	\$556,696	+ 2.1%	\$550,000	\$525,000	- 4.5%
Average Sales Price*	\$573,409	\$625,869	+ 9.1%	\$591,409	\$598,581	+ 1.2%
Percent of Original List Price Received*	100.0%	98.4%	- 1.6%	98.4%	99.1%	+ 0.7%
List to Close	78	77	- 1.3%	91	82	- 9.9%
Days on Market Until Sale	24	28	+ 16.7%	31	25	- 19.4%
Cumulative Days on Market Until Sale	34	27	- 20.6%	34	26	- 23.5%
Average List Price	\$611,791	\$703,475	+ 15.0%	\$624,719	\$635,457	+ 1.7%
Inventory of Homes for Sale	96	181	+ 88.5%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

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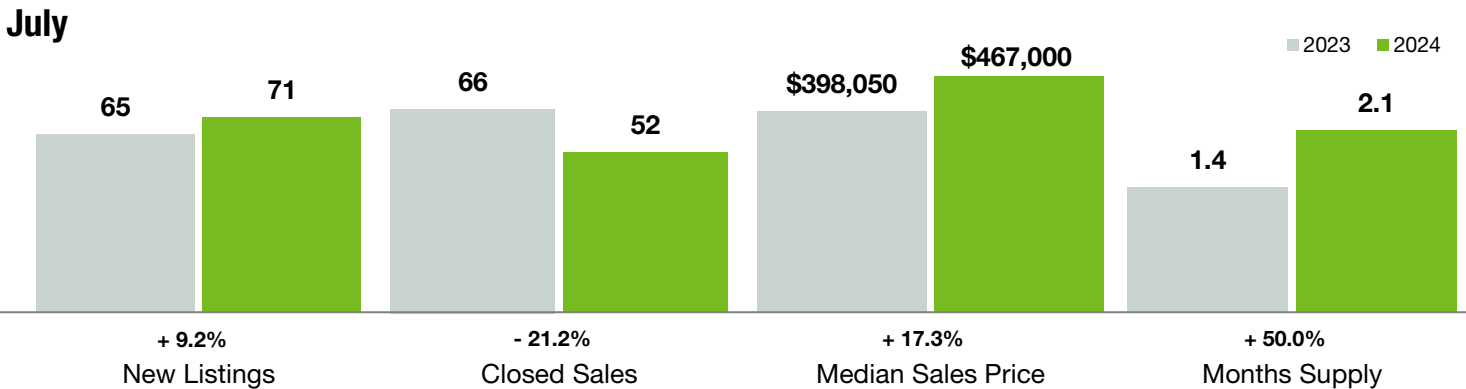


## Indian Trail

North Carolina

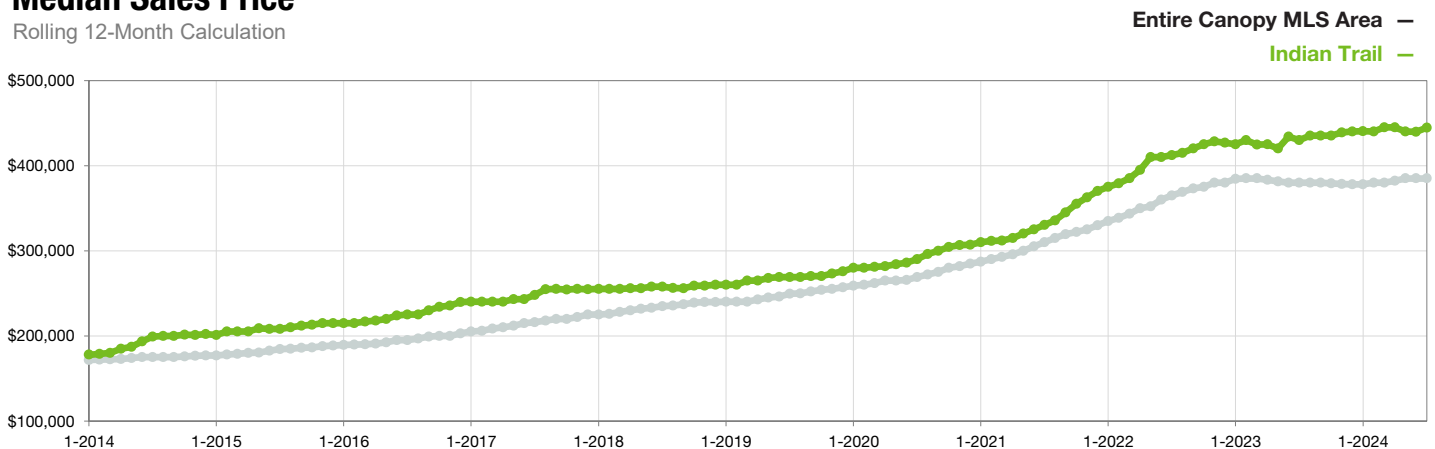
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	65	71	+ 9.2%	438	464	+ 5.9%
Pending Sales	54	51	- 5.6%	414	363	- 12.3%
Closed Sales	66	52	- 21.2%	409	339	- 17.1%
Median Sales Price*	\$398,050	\$467,000	+ 17.3%	\$435,000	\$443,039	+ 1.8%
Average Sales Price*	\$437,687	\$474,727	+ 8.5%	\$457,493	\$464,590	+ 1.6%
Percent of Original List Price Received*	100.0%	97.0%	- 3.0%	97.4%	98.3%	+ 0.9%
List to Close	80	67	- 16.3%	104	76	- 26.9%
Days on Market Until Sale	21	25	+ 19.0%	41	31	- 24.4%
Cumulative Days on Market Until Sale	24	21	- 12.5%	44	31	- 29.5%
Average List Price	\$495,250	\$530,897	+ 7.2%	\$480,126	\$481,231	+ 0.2%
Inventory of Homes for Sale	83	100	+ 20.5%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for July 2024

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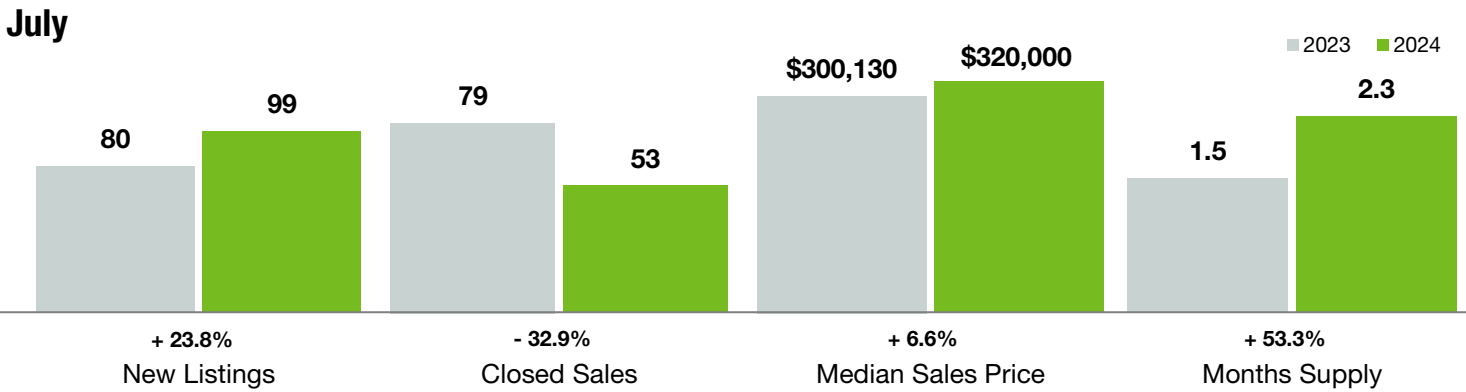


## Kannapolis

North Carolina

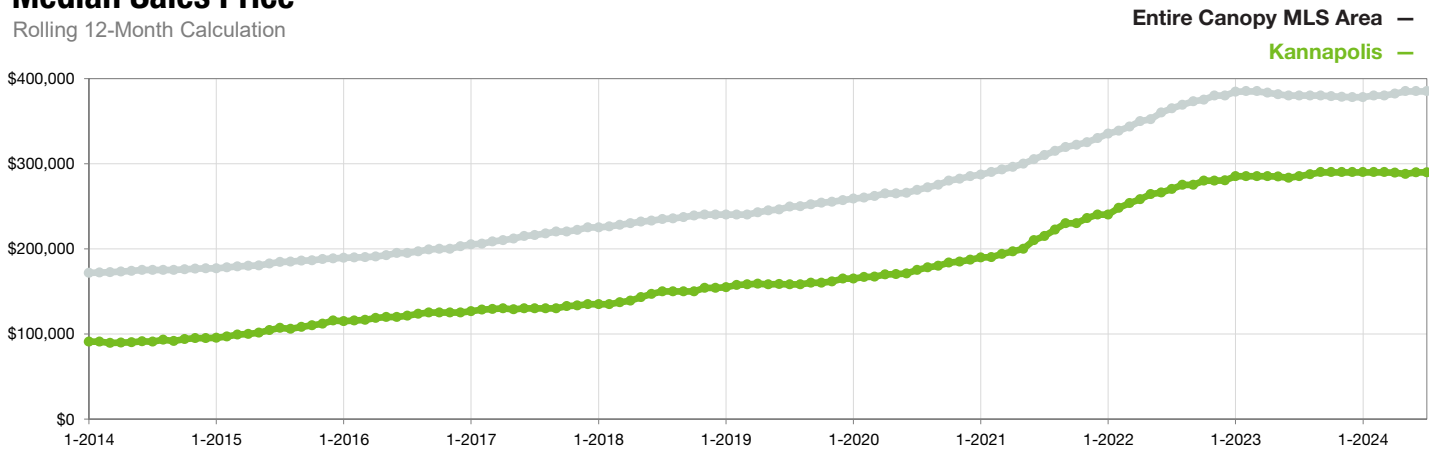
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	80	99	+ 23.8%	559	626	+ 12.0%
Pending Sales	69	88	+ 27.5%	511	473	- 7.4%
Closed Sales	79	53	- 32.9%	472	424	- 10.2%
Median Sales Price*	\$300,130	\$320,000	+ 6.6%	\$289,950	\$284,950	- 1.7%
Average Sales Price*	\$306,873	\$360,987	+ 17.6%	\$298,370	\$314,532	+ 5.4%
Percent of Original List Price Received*	97.7%	96.0%	- 1.7%	95.9%	96.1%	+ 0.2%
List to Close	68	74	+ 8.8%	80	78	- 2.5%
Days on Market Until Sale	27	32	+ 18.5%	38	35	- 7.9%
Cumulative Days on Market Until Sale	29	38	+ 31.0%	39	40	+ 2.6%
Average List Price	\$316,265	\$306,854	- 3.0%	\$314,527	\$317,398	+ 0.9%
Inventory of Homes for Sale	102	147	+ 44.1%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

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### Median Sales Price

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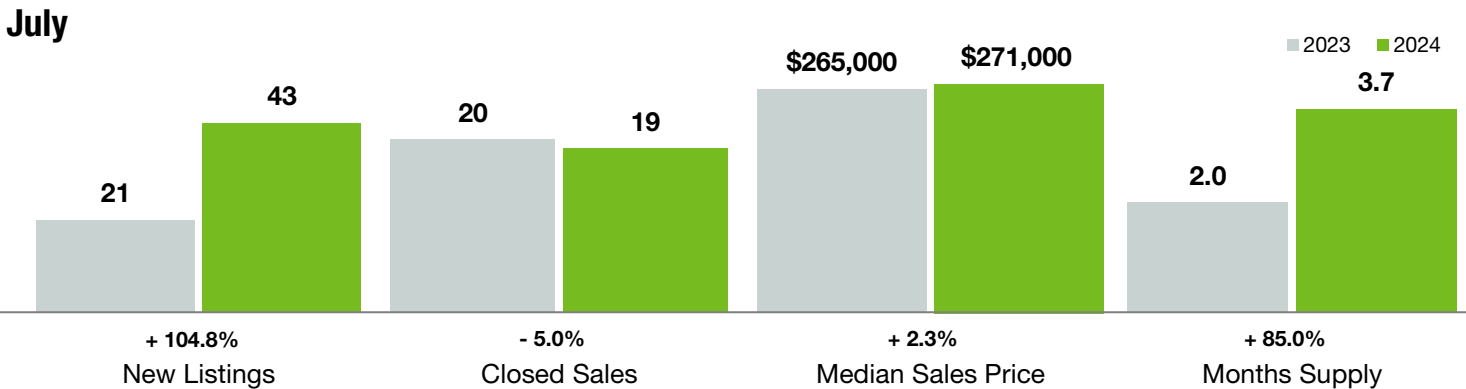


## Kings Mountain

North Carolina

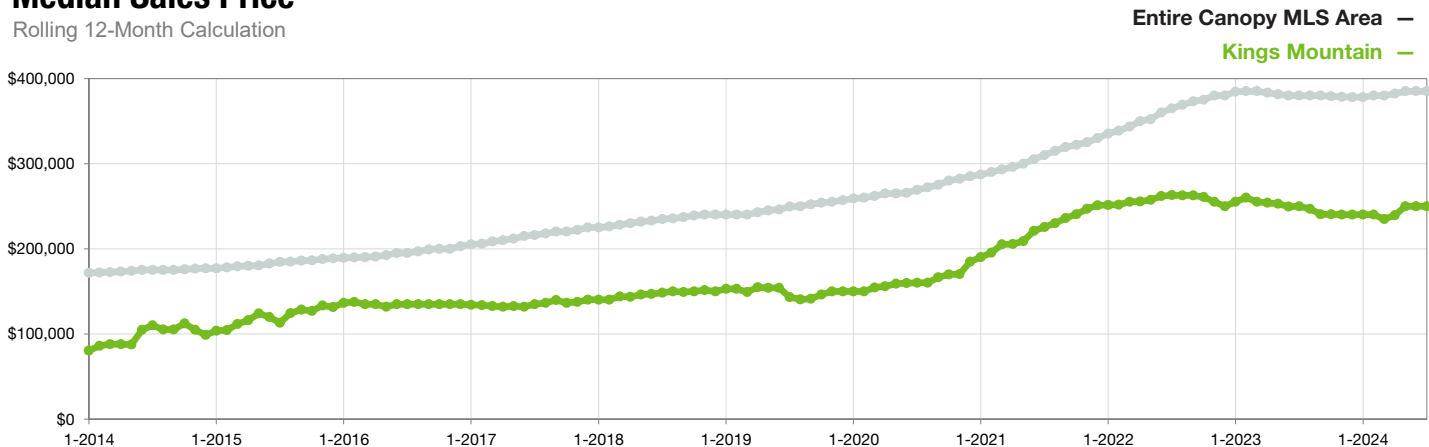
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	21	43	+ 104.8%	166	249	+ 50.0%
Pending Sales	21	28	+ 33.3%	148	176	+ 18.9%
Closed Sales	20	19	- 5.0%	137	152	+ 10.9%
Median Sales Price*	\$265,000	\$271,000	+ 2.3%	\$251,500	\$260,000	+ 3.4%
Average Sales Price*	\$304,995	\$301,416	- 1.2%	\$284,484	\$284,000	- 0.2%
Percent of Original List Price Received*	95.2%	92.2%	- 3.2%	95.6%	94.6%	- 1.0%
List to Close	67	86	+ 28.4%	89	83	- 6.7%
Days on Market Until Sale	27	52	+ 92.6%	49	45	- 8.2%
Cumulative Days on Market Until Sale	27	59	+ 118.5%	49	55	+ 12.2%
Average List Price	\$259,800	\$342,060	+ 31.7%	\$301,596	\$316,594	+ 5.0%
Inventory of Homes for Sale	43	84	+ 95.3%	--	--	--
Months Supply of Inventory	2.0	3.7	+ 85.0%	--	--	--

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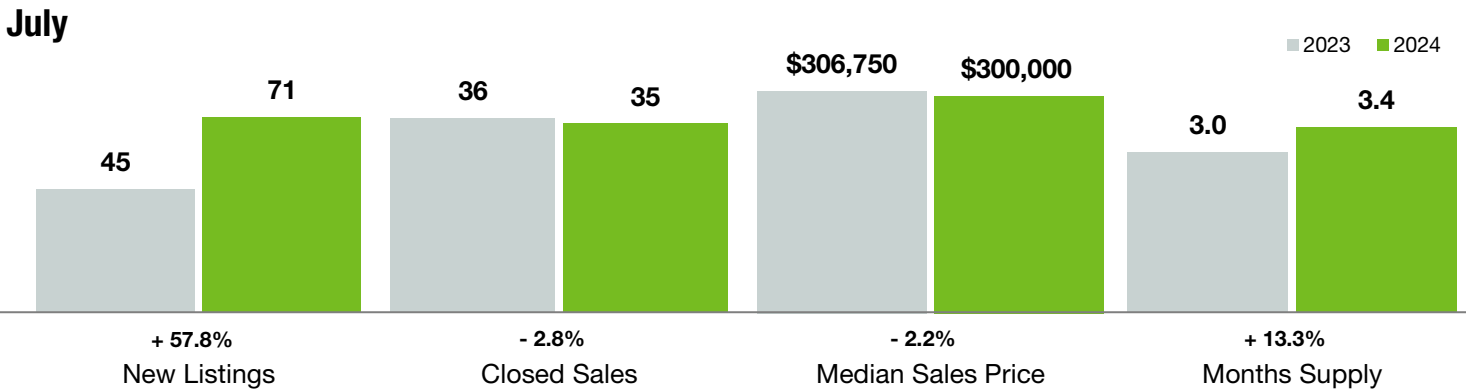


## Lincolnton

North Carolina

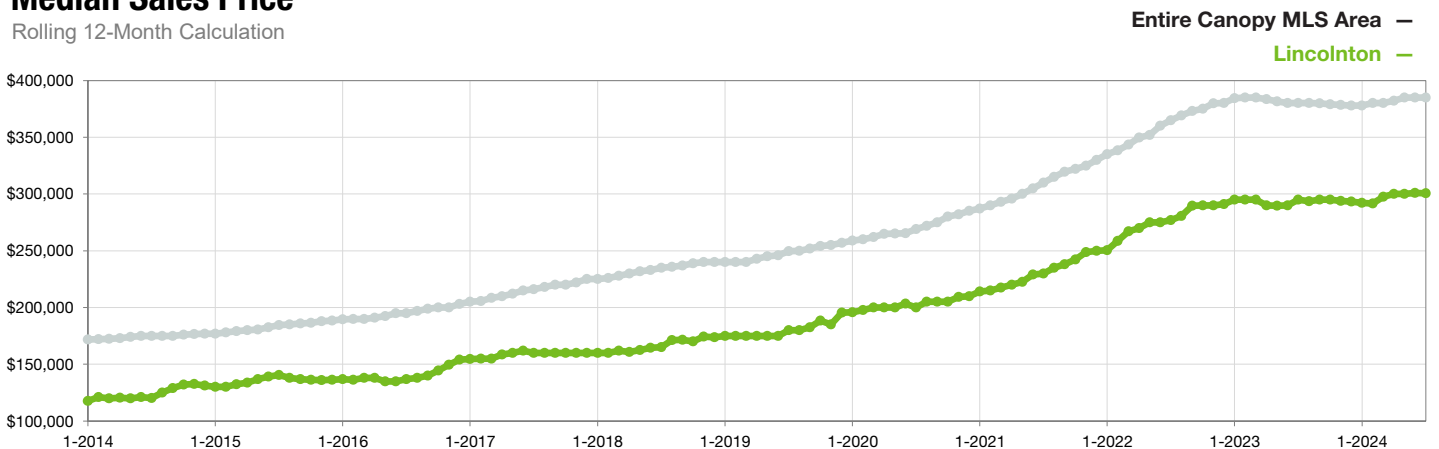
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	45	71	+ 57.8%	262	375	+ 43.1%
Pending Sales	27	50	+ 85.2%	239	262	+ 9.6%
Closed Sales	36	35	- 2.8%	235	221	- 6.0%
Median Sales Price*	\$306,750	\$300,000	- 2.2%	\$290,964	\$315,000	+ 8.3%
Average Sales Price*	\$322,790	\$323,831	+ 0.3%	\$314,701	\$344,175	+ 9.4%
Percent of Original List Price Received*	97.3%	94.5%	- 2.9%	95.4%	96.1%	+ 0.7%
List to Close	110	81	- 26.4%	107	88	- 17.8%
Days on Market Until Sale	42	34	- 19.0%	45	43	- 4.4%
Cumulative Days on Market Until Sale	44	35	- 20.5%	48	53	+ 10.4%
Average List Price	\$360,916	\$340,547	- 5.6%	\$333,257	\$359,424	+ 7.9%
Inventory of Homes for Sale	94	124	+ 31.9%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.3%	--	--	--

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### Median Sales Price

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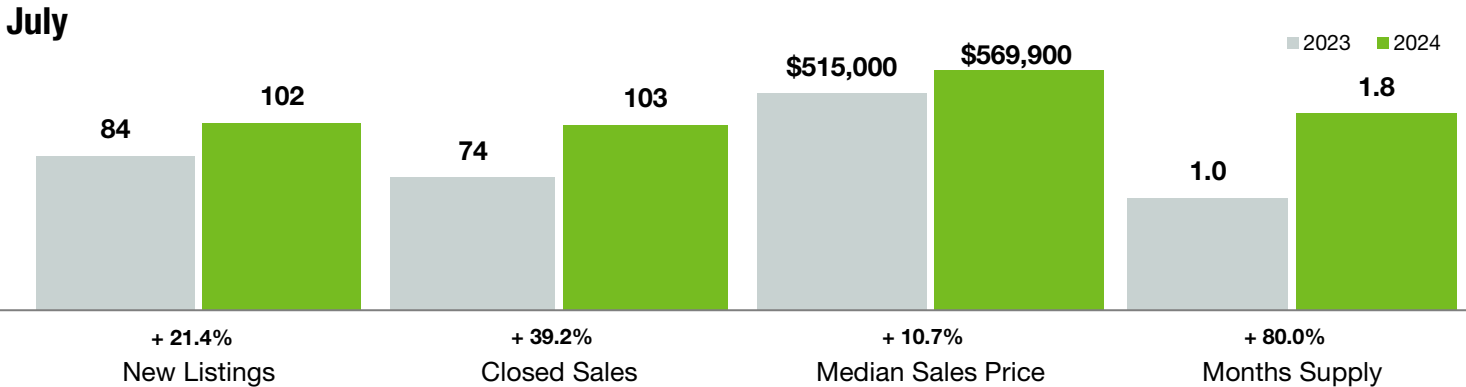


## Matthews

North Carolina

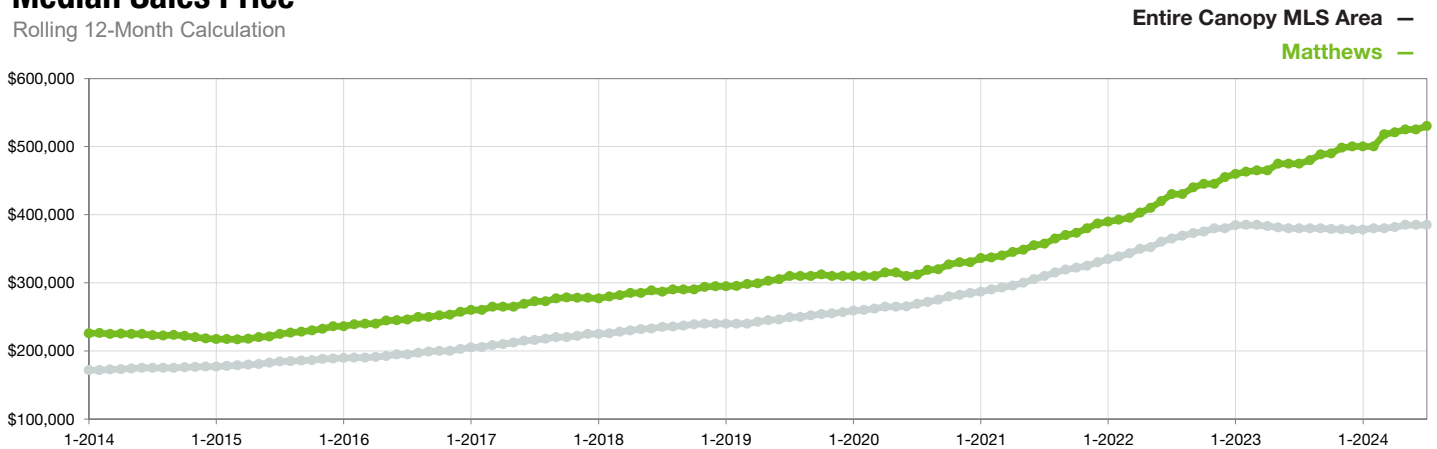
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	84	102	+ 21.4%	577	702	+ 21.7%
Pending Sales	71	71	0.0%	544	572	+ 5.1%
Closed Sales	74	103	+ 39.2%	518	519	+ 0.2%
Median Sales Price*	\$515,000	\$569,900	+ 10.7%	\$490,500	\$540,000	+ 10.1%
Average Sales Price*	\$569,533	\$679,930	+ 19.4%	\$541,005	\$642,890	+ 18.8%
Percent of Original List Price Received*	99.7%	99.3%	- 0.4%	98.4%	99.6%	+ 1.2%
List to Close	64	61	- 4.7%	77	61	- 20.8%
Days on Market Until Sale	25	18	- 28.0%	35	20	- 42.9%
Cumulative Days on Market Until Sale	28	16	- 42.9%	35	21	- 40.0%
Average List Price	\$596,231	\$606,379	+ 1.7%	\$580,545	\$641,827	+ 10.6%
Inventory of Homes for Sale	76	129	+ 69.7%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

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### Median Sales Price

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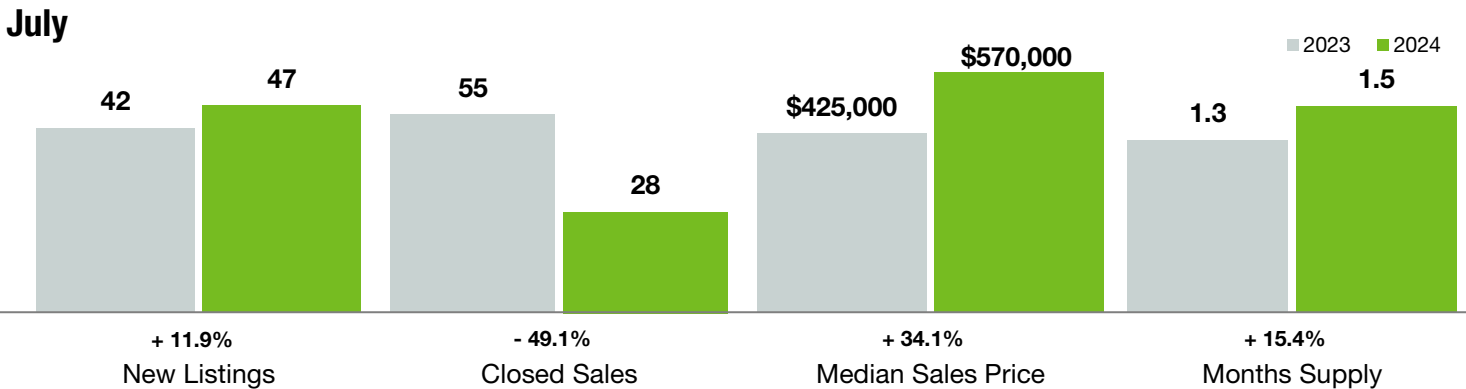


## Mint Hill

North Carolina

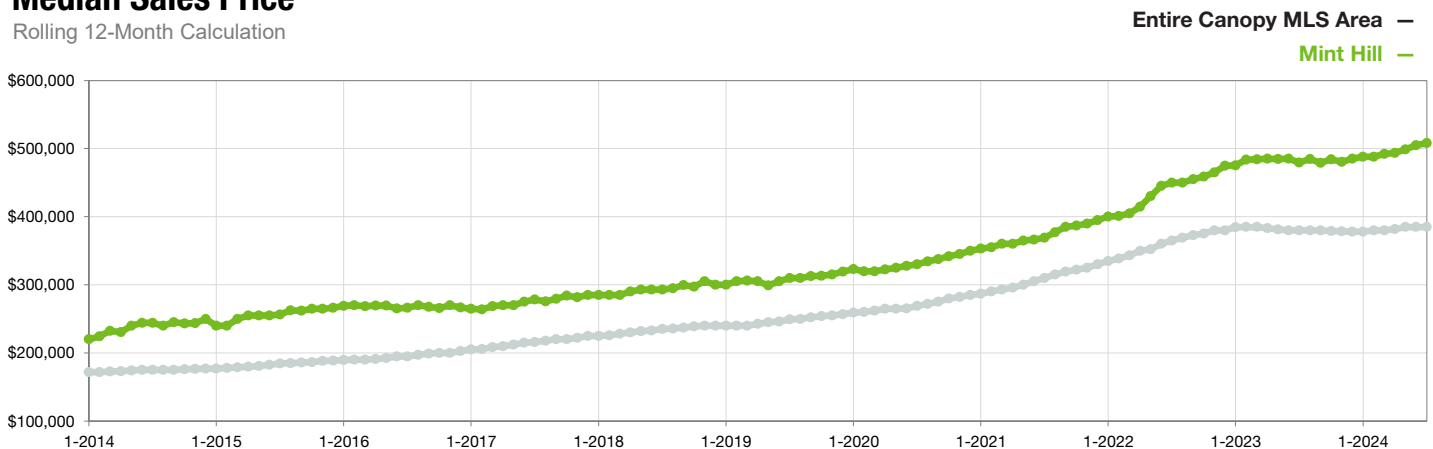
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	42	47	+ 11.9%	330	284	- 13.9%
Pending Sales	47	40	- 14.9%	336	249	- 25.9%
Closed Sales	55	28	- 49.1%	329	236	- 28.3%
Median Sales Price*	\$425,000	\$570,000	+ 34.1%	\$490,000	\$561,459	+ 14.6%
Average Sales Price*	\$487,061	\$578,611	+ 18.8%	\$498,587	\$571,352	+ 14.6%
Percent of Original List Price Received*	97.9%	99.3%	+ 1.4%	97.9%	98.3%	+ 0.4%
List to Close	110	74	- 32.7%	125	86	- 31.2%
Days on Market Until Sale	48	19	- 60.4%	52	31	- 40.4%
Cumulative Days on Market Until Sale	47	23	- 51.1%	51	34	- 33.3%
Average List Price	\$563,086	\$601,989	+ 6.9%	\$519,440	\$613,618	+ 18.1%
Inventory of Homes for Sale	52	55	+ 5.8%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

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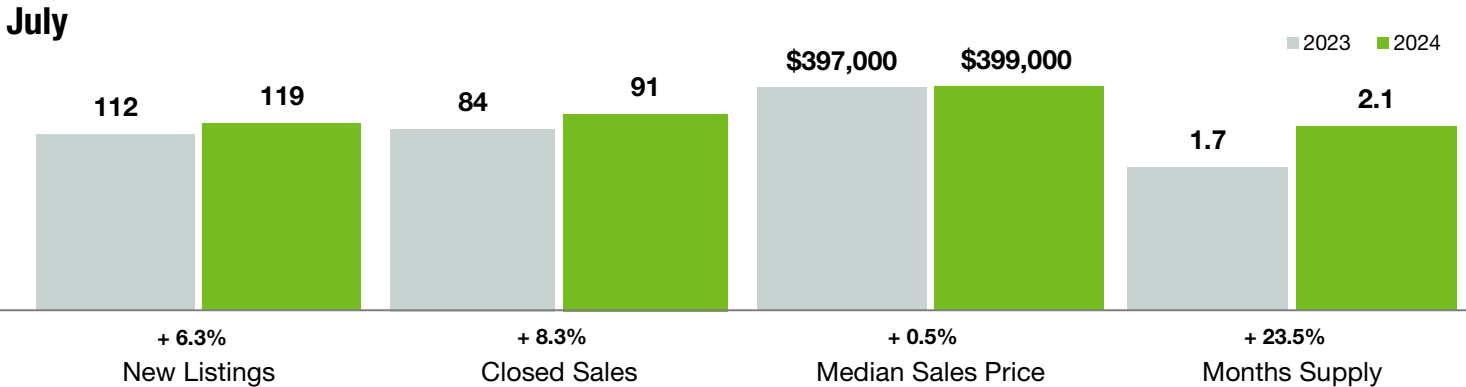


## Monroe

North Carolina

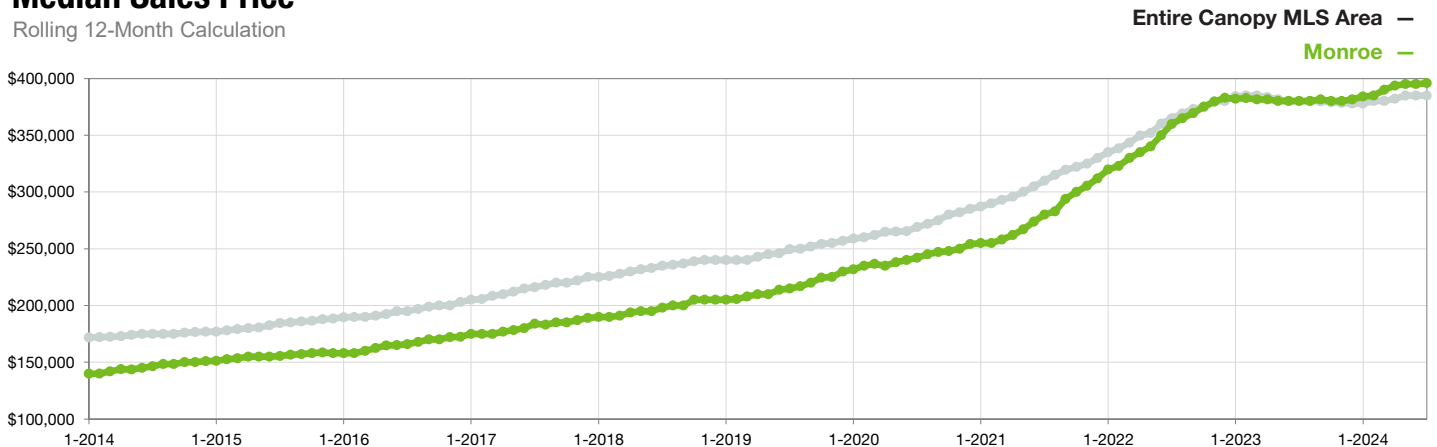
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	112	119	+ 6.3%	789	886	+ 12.3%
Pending Sales	106	108	+ 1.9%	709	731	+ 3.1%
Closed Sales	84	91	+ 8.3%	624	691	+ 10.7%
Median Sales Price*	\$397,000	\$399,000	+ 0.5%	\$377,035	\$400,000	+ 6.1%
Average Sales Price*	\$417,831	\$408,104	- 2.3%	\$390,834	\$419,904	+ 7.4%
Percent of Original List Price Received*	98.1%	97.0%	- 1.1%	96.2%	97.6%	+ 1.5%
List to Close	74	86	+ 16.2%	89	87	- 2.2%
Days on Market Until Sale	27	36	+ 33.3%	41	36	- 12.2%
Cumulative Days on Market Until Sale	31	38	+ 22.6%	46	40	- 13.0%
Average List Price	\$409,709	\$456,510	+ 11.4%	\$411,737	\$451,027	+ 9.5%
Inventory of Homes for Sale	155	201	+ 29.7%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

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### Median Sales Price

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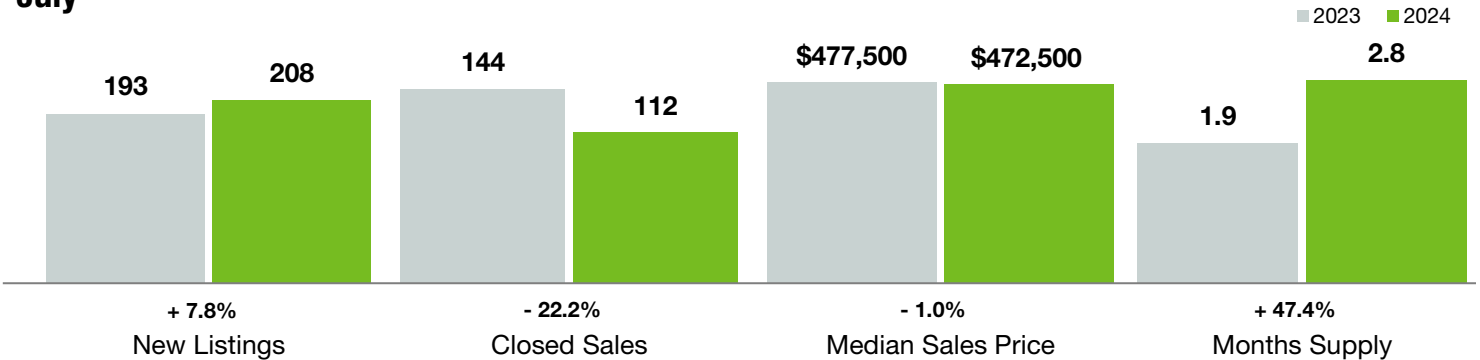
## Mooreville

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	193	208	+ 7.8%	1,093	1,214	+ 11.1%
Pending Sales	144	150	+ 4.2%	926	950	+ 2.6%
Closed Sales	144	112	- 22.2%	859	849	- 1.2%
Median Sales Price*	\$477,500	\$472,500	- 1.0%	\$468,000	\$485,000	+ 3.6%
Average Sales Price*	\$646,739	\$645,676	- 0.2%	\$644,884	\$683,578	+ 6.0%
Percent of Original List Price Received*	96.4%	96.5%	+ 0.1%	96.3%	96.0%	- 0.3%
List to Close	78	77	- 1.3%	94	88	- 6.4%
Days on Market Until Sale	34	34	0.0%	40	44	+ 10.0%
Cumulative Days on Market Until Sale	34	39	+ 14.7%	43	49	+ 14.0%
Average List Price	\$694,184	\$805,043	+ 16.0%	\$729,687	\$815,750	+ 11.8%
Inventory of Homes for Sale	246	340	+ 38.2%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--

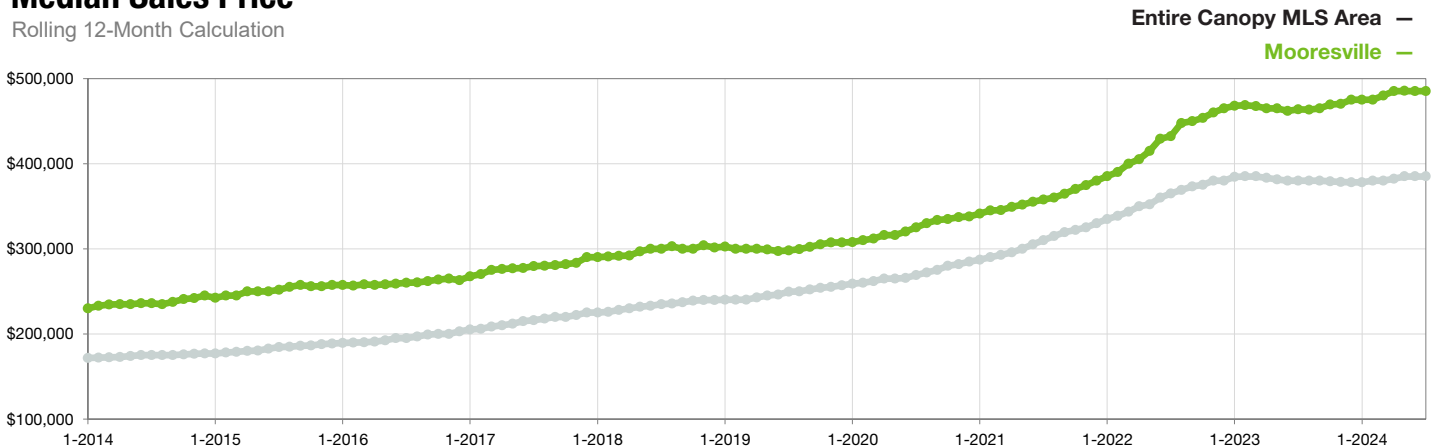
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### July



### Median Sales Price

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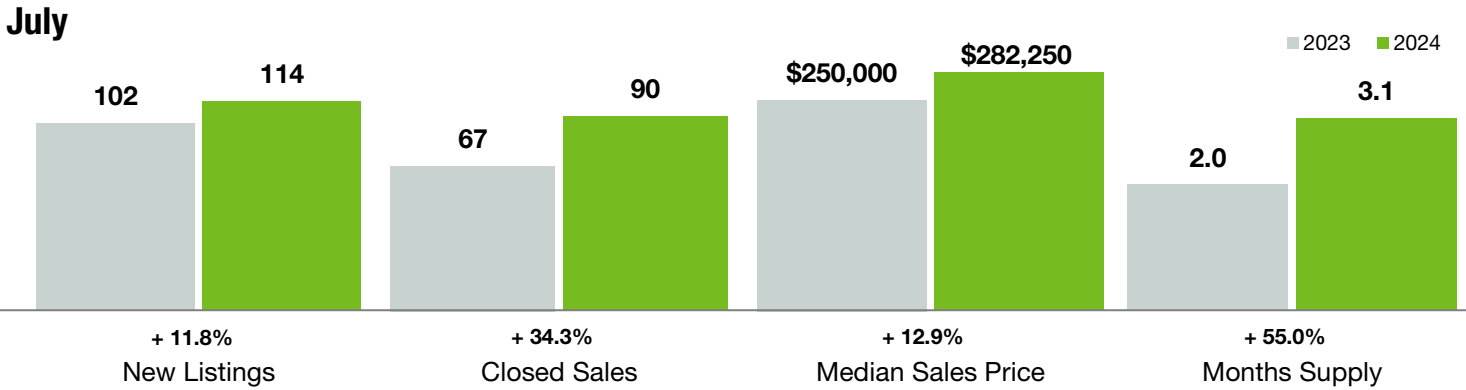


## Salisbury

North Carolina

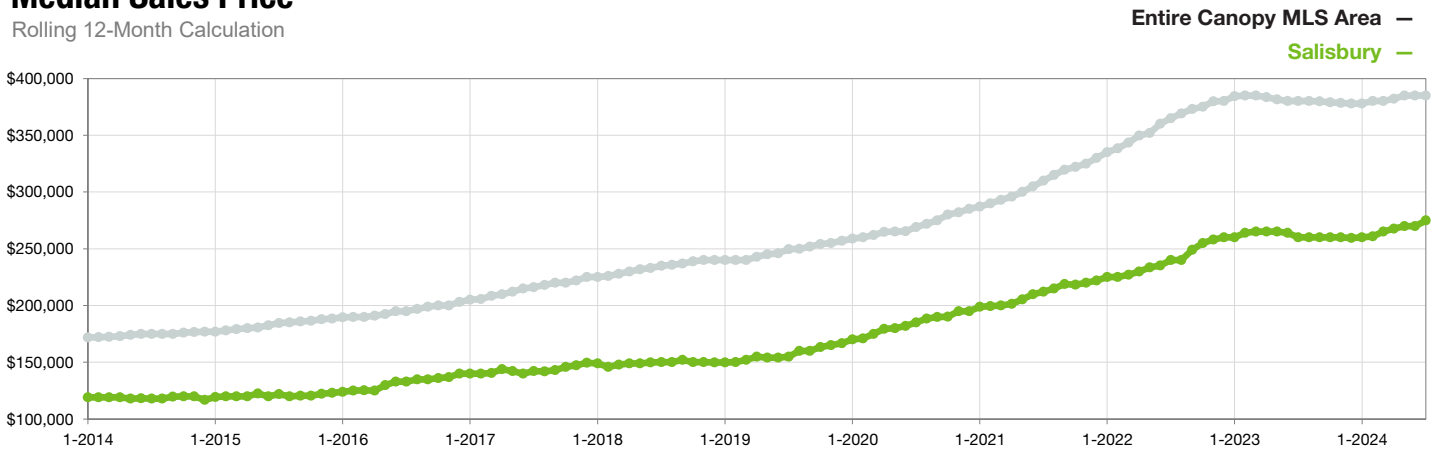
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	102	114	+ 11.8%	675	745	+ 10.4%
Pending Sales	75	98	+ 30.7%	587	558	- 4.9%
Closed Sales	67	90	+ 34.3%	550	495	- 10.0%
Median Sales Price*	\$250,000	\$282,250	+ 12.9%	\$255,000	\$279,920	+ 9.8%
Average Sales Price*	\$295,245	\$327,252	+ 10.8%	\$279,638	\$319,876	+ 14.4%
Percent of Original List Price Received*	96.9%	94.9%	- 2.1%	95.3%	95.2%	- 0.1%
List to Close	80	80	0.0%	85	89	+ 4.7%
Days on Market Until Sale	34	39	+ 14.7%	39	47	+ 20.5%
Cumulative Days on Market Until Sale	38	44	+ 15.8%	45	52	+ 15.6%
Average List Price	\$306,378	\$332,220	+ 8.4%	\$301,378	\$344,701	+ 14.4%
Inventory of Homes for Sale	158	232	+ 46.8%	--	--	--
Months Supply of Inventory	2.0	3.1	+ 55.0%	--	--	--

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### Median Sales Price

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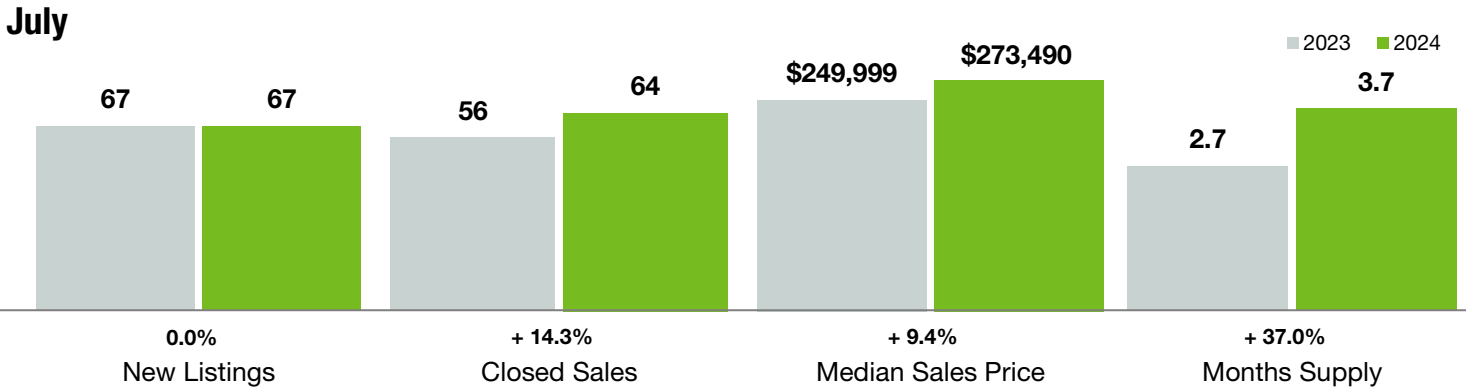


## Shelby

North Carolina

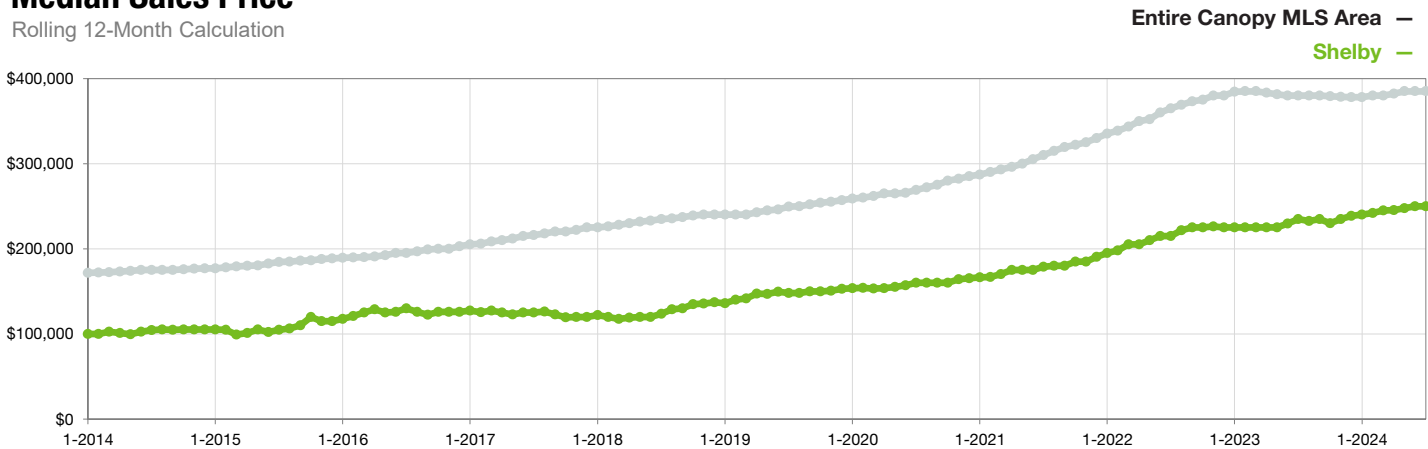
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	67	67	0.0%	506	524	+ 3.6%
Pending Sales	62	55	- 11.3%	428	376	- 12.1%
Closed Sales	56	64	+ 14.3%	382	346	- 9.4%
Median Sales Price*	\$249,999	\$273,490	+ 9.4%	\$235,000	\$256,490	+ 9.1%
Average Sales Price*	\$280,172	\$307,778	+ 9.9%	\$266,084	\$290,722	+ 9.3%
Percent of Original List Price Received*	97.5%	94.5%	- 3.1%	95.1%	95.3%	+ 0.2%
List to Close	67	112	+ 67.2%	86	98	+ 14.0%
Days on Market Until Sale	23	65	+ 182.6%	43	54	+ 25.6%
Cumulative Days on Market Until Sale	28	70	+ 150.0%	48	70	+ 45.8%
Average List Price	\$284,361	\$351,773	+ 23.7%	\$277,952	\$298,470	+ 7.4%
Inventory of Homes for Sale	138	186	+ 34.8%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

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### Median Sales Price

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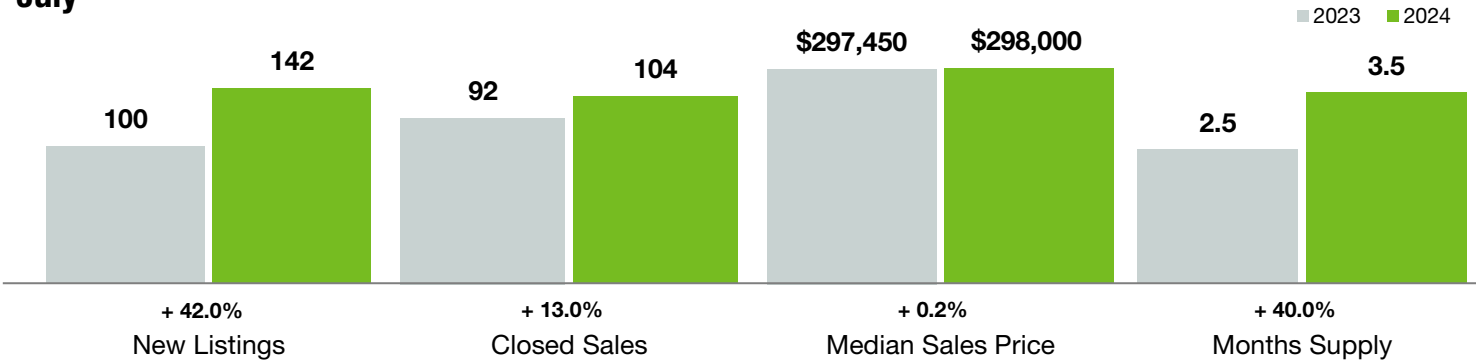
## Statesville

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	100	142	+ 42.0%	818	1,016	+ 24.2%
Pending Sales	124	108	- 12.9%	713	764	+ 7.2%
Closed Sales	92	104	+ 13.0%	594	719	+ 21.0%
Median Sales Price*	\$297,450	\$298,000	+ 0.2%	\$277,500	\$303,999	+ 9.5%
Average Sales Price*	\$320,805	\$327,857	+ 2.2%	\$295,186	\$322,897	+ 9.4%
Percent of Original List Price Received*	97.6%	95.7%	- 1.9%	95.7%	95.5%	- 0.2%
List to Close	75	86	+ 14.7%	86	90	+ 4.7%
Days on Market Until Sale	31	46	+ 48.4%	44	46	+ 4.5%
Cumulative Days on Market Until Sale	35	56	+ 60.0%	49	51	+ 4.1%
Average List Price	\$338,930	\$355,242	+ 4.8%	\$329,115	\$352,885	+ 7.2%
Inventory of Homes for Sale	210	347	+ 65.2%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--

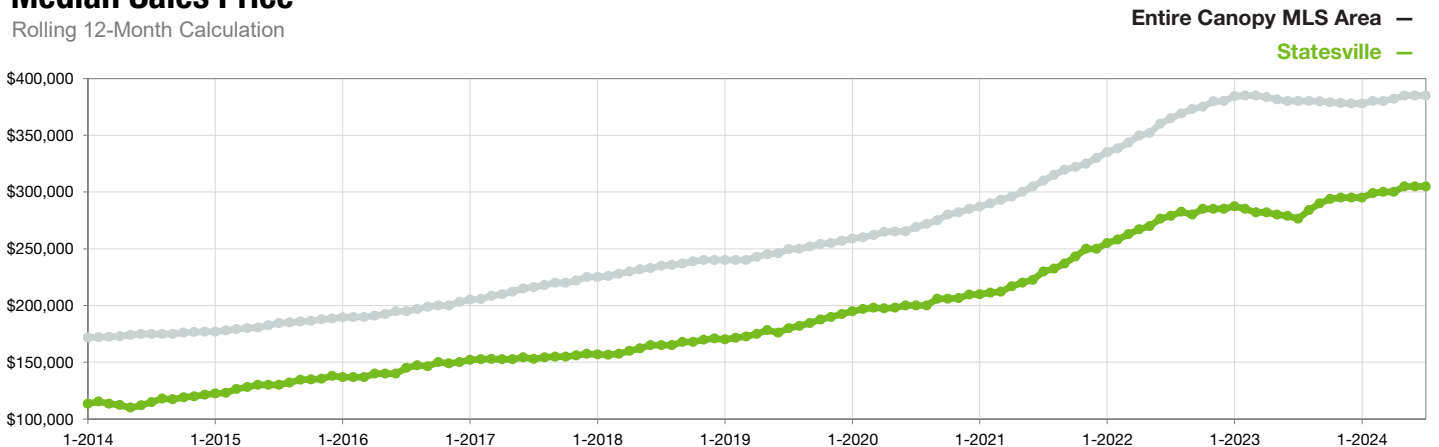
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### Median Sales Price

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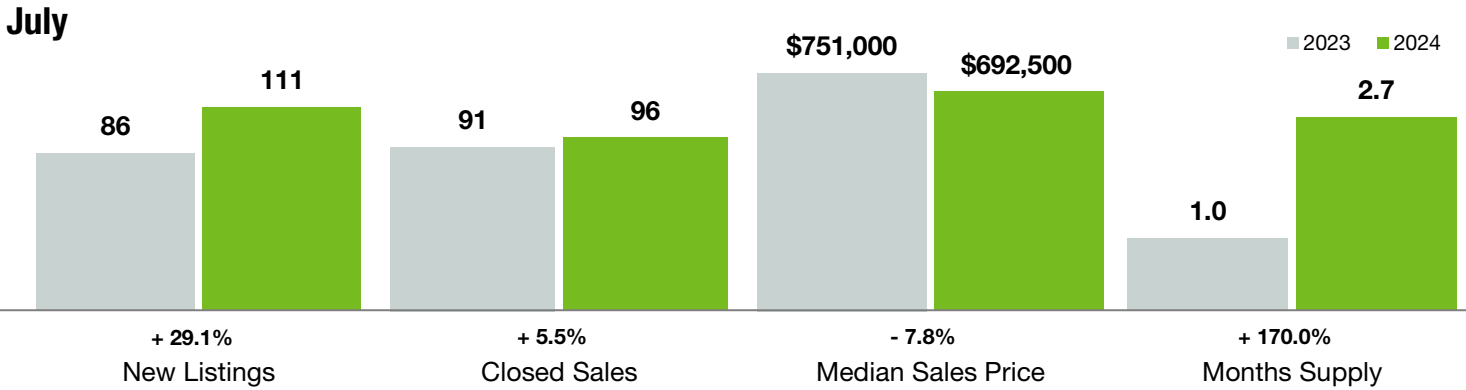


## Waxhaw

North Carolina

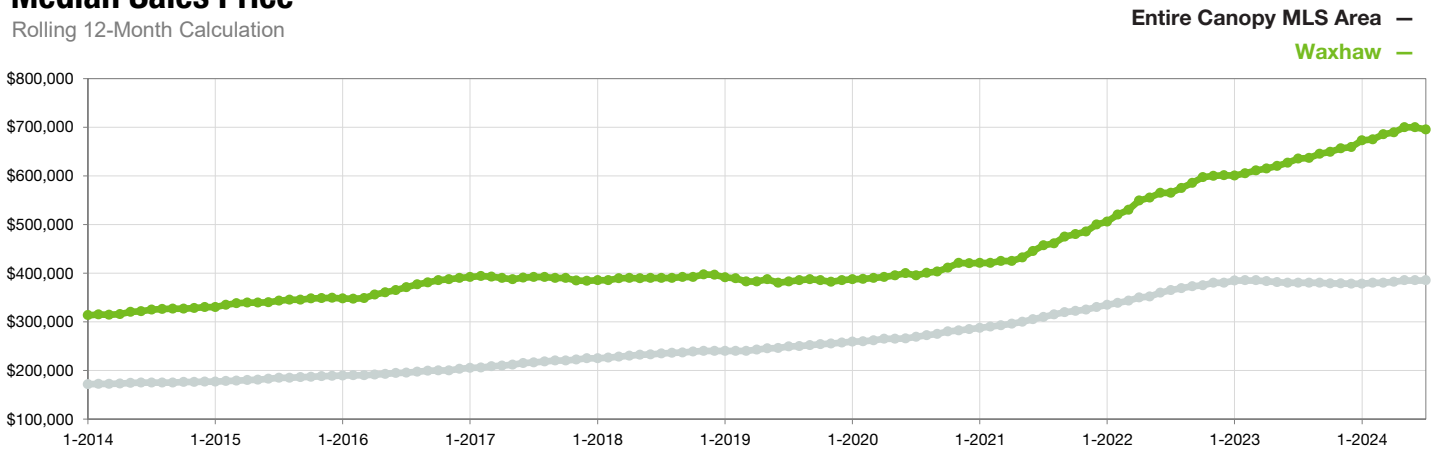
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	86	111	+ 29.1%	587	692	+ 17.9%
Pending Sales	71	74	+ 4.2%	560	510	- 8.9%
Closed Sales	91	96	+ 5.5%	545	487	- 10.6%
Median Sales Price*	\$751,000	\$692,500	- 7.8%	\$660,000	\$730,000	+ 10.6%
Average Sales Price*	\$831,052	\$748,583	- 9.9%	\$770,305	\$842,895	+ 9.4%
Percent of Original List Price Received*	98.8%	98.7%	- 0.1%	98.6%	99.2%	+ 0.6%
List to Close	78	68	- 12.8%	93	73	- 21.5%
Days on Market Until Sale	32	32	0.0%	29	29	0.0%
Cumulative Days on Market Until Sale	33	22	- 33.3%	30	26	- 13.3%
Average List Price	\$782,266	\$823,954	+ 5.3%	\$823,892	\$845,425	+ 2.6%
Inventory of Homes for Sale	74	168	+ 127.0%	--	--	--
Months Supply of Inventory	1.0	2.7	+ 170.0%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for July 2024

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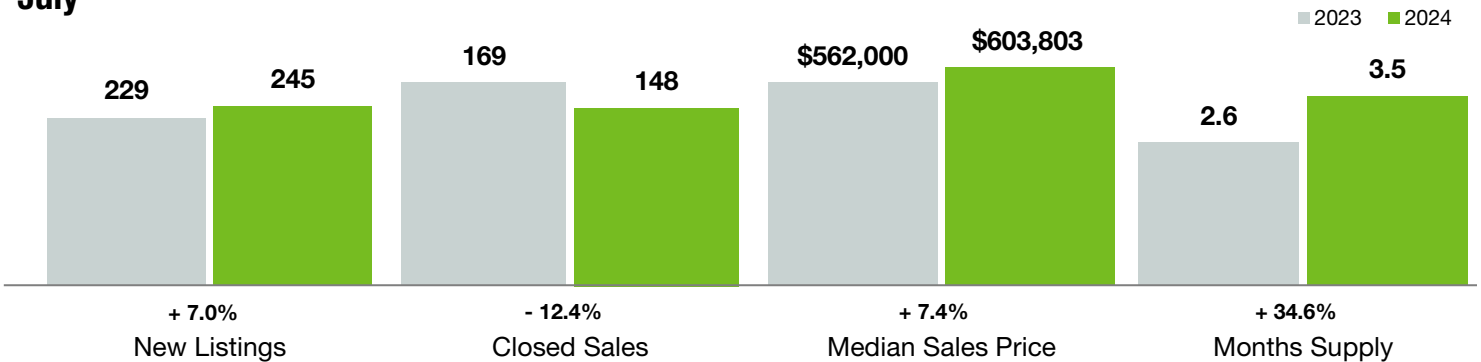
## Lake Norman

North Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	229	245	+ 7.0%	1,464	1,657	+ 13.2%
Pending Sales	173	180	+ 4.0%	1,178	1,193	+ 1.3%
Closed Sales	169	148	- 12.4%	1,050	1,049	- 0.1%
Median Sales Price*	\$562,000	\$603,803	+ 7.4%	\$550,000	\$560,000	+ 1.8%
Average Sales Price*	\$854,465	\$997,188	+ 16.7%	\$800,370	\$851,065	+ 6.3%
Percent of Original List Price Received*	96.9%	95.8%	- 1.1%	96.5%	95.8%	- 0.7%
List to Close	88	80	- 9.1%	103	95	- 7.8%
Days on Market Until Sale	33	35	+ 6.1%	43	47	+ 9.3%
Cumulative Days on Market Until Sale	37	38	+ 2.7%	50	51	+ 2.0%
Average List Price	\$859,810	\$1,022,043	+ 18.9%	\$902,900	\$1,006,152	+ 11.4%
Inventory of Homes for Sale	393	533	+ 35.6%	--	--	--
Months Supply of Inventory	2.6	3.5	+ 34.6%	--	--	--

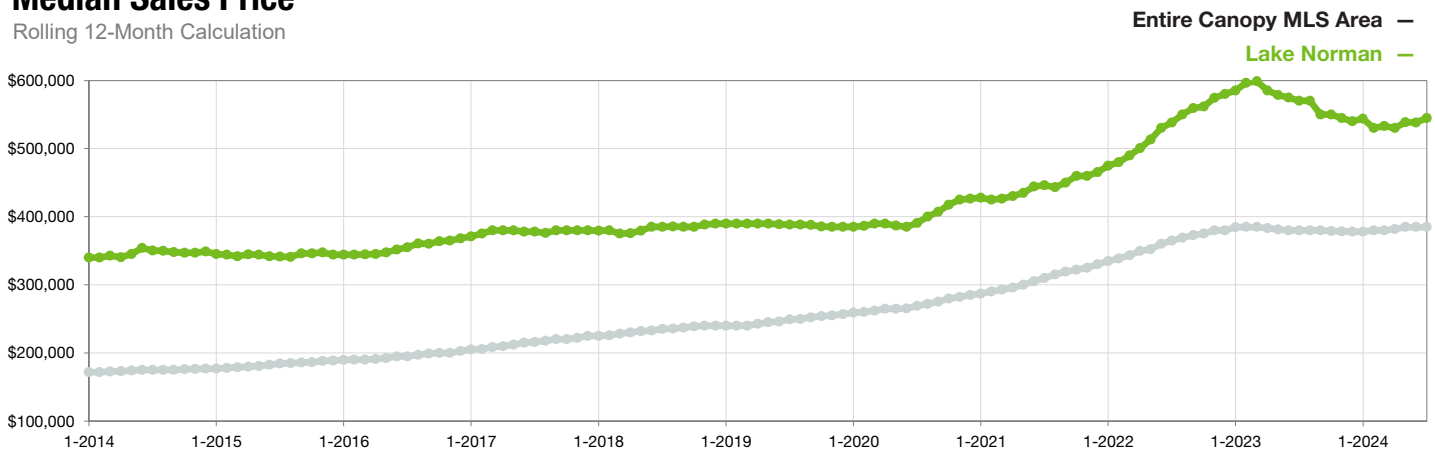
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### July



### Median Sales Price

Rolling 12-Month Calculation



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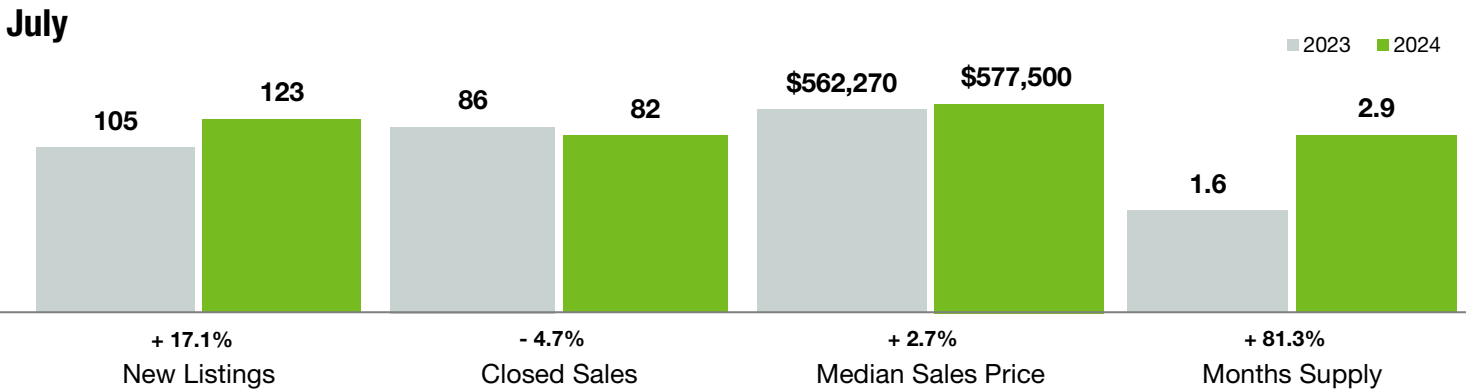


## Lake Wylie

North Carolina and South Carolina

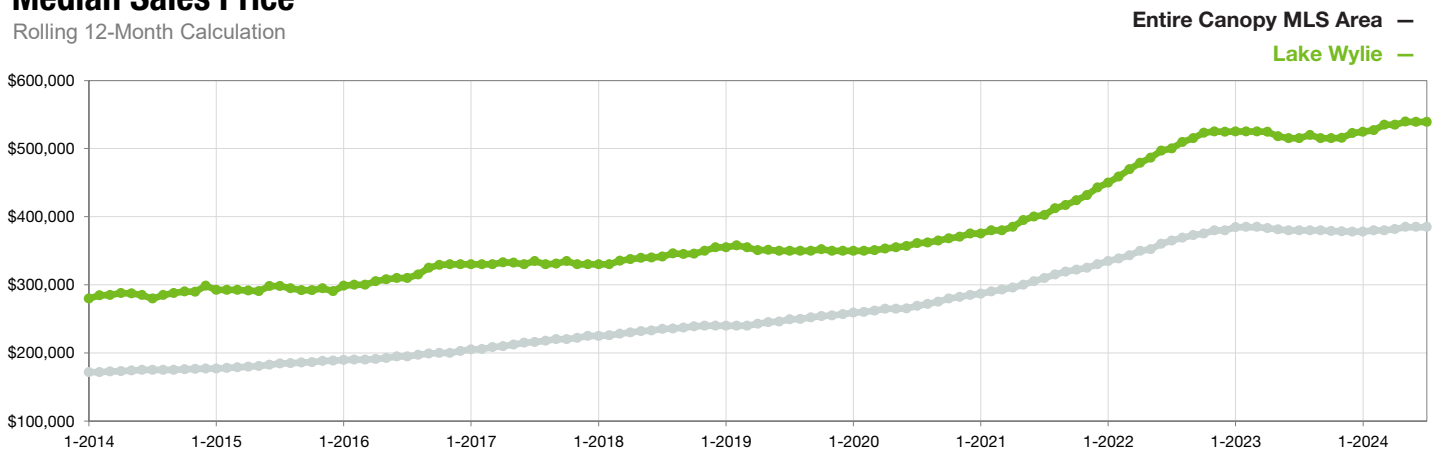
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	105	<b>123</b>	+ 17.1%	690	<b>838</b>	+ 21.4%
Pending Sales	93	<b>89</b>	- 4.3%	619	<b>630</b>	+ 1.8%
Closed Sales	86	<b>82</b>	- 4.7%	588	<b>593</b>	+ 0.9%
Median Sales Price*	\$562,270	<b>\$577,500</b>	+ 2.7%	\$515,000	<b>\$539,856</b>	+ 4.8%
Average Sales Price*	\$649,200	<b>\$617,792</b>	- 4.8%	\$612,032	<b>\$647,837</b>	+ 5.9%
Percent of Original List Price Received*	97.7%	<b>97.7%</b>	0.0%	97.5%	<b>97.1%</b>	- 0.4%
List to Close	72	<b>77</b>	+ 6.9%	94	<b>91</b>	- 3.2%
Days on Market Until Sale	27	<b>32</b>	+ 18.5%	36	<b>44</b>	+ 22.2%
Cumulative Days on Market Until Sale	25	<b>31</b>	+ 24.0%	38	<b>44</b>	+ 15.8%
Average List Price	\$703,695	<b>\$747,457</b>	+ 6.2%	\$672,810	<b>\$762,838</b>	+ 13.4%
Inventory of Homes for Sale	141	<b>227</b>	+ 61.0%	--	--	--
Months Supply of Inventory	1.6	<b>2.9</b>	+ 81.3%	--	--	--

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### Median Sales Price

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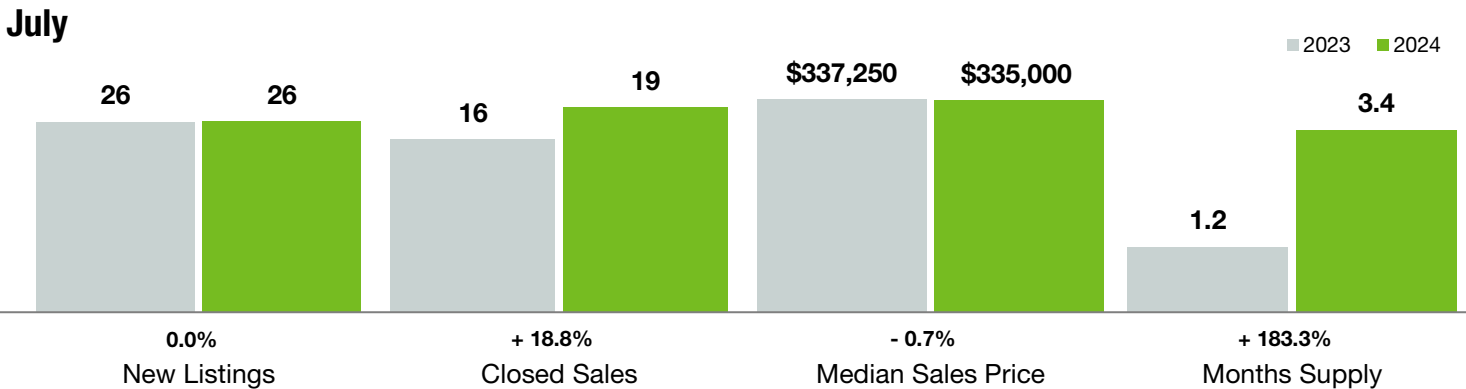


## Uptown Charlotte

North Carolina

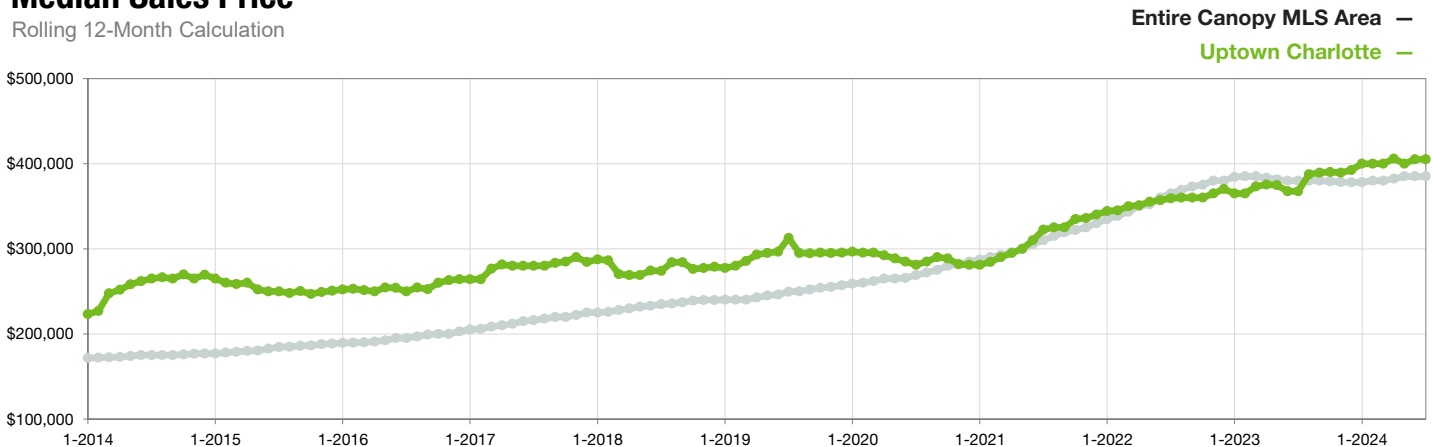
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	26	26	0.0%	158	237	+ 50.0%
Pending Sales	26	19	- 26.9%	139	161	+ 15.8%
Closed Sales	16	19	+ 18.8%	120	155	+ 29.2%
Median Sales Price*	\$337,250	\$335,000	- 0.7%	\$372,000	\$395,000	+ 6.2%
Average Sales Price*	\$444,213	\$382,042	- 14.0%	\$453,985	\$479,267	+ 5.6%
Percent of Original List Price Received*	99.8%	93.6%	- 6.2%	98.7%	96.9%	- 1.8%
List to Close	43	88	+ 104.7%	63	67	+ 6.3%
Days on Market Until Sale	14	51	+ 264.3%	29	33	+ 13.8%
Cumulative Days on Market Until Sale	15	57	+ 280.0%	31	42	+ 35.5%
Average List Price	\$451,319	\$405,604	- 10.1%	\$561,264	\$486,122	- 13.4%
Inventory of Homes for Sale	23	73	+ 217.4%	--	--	--
Months Supply of Inventory	1.2	3.4	+ 183.3%	--	--	--

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### Median Sales Price

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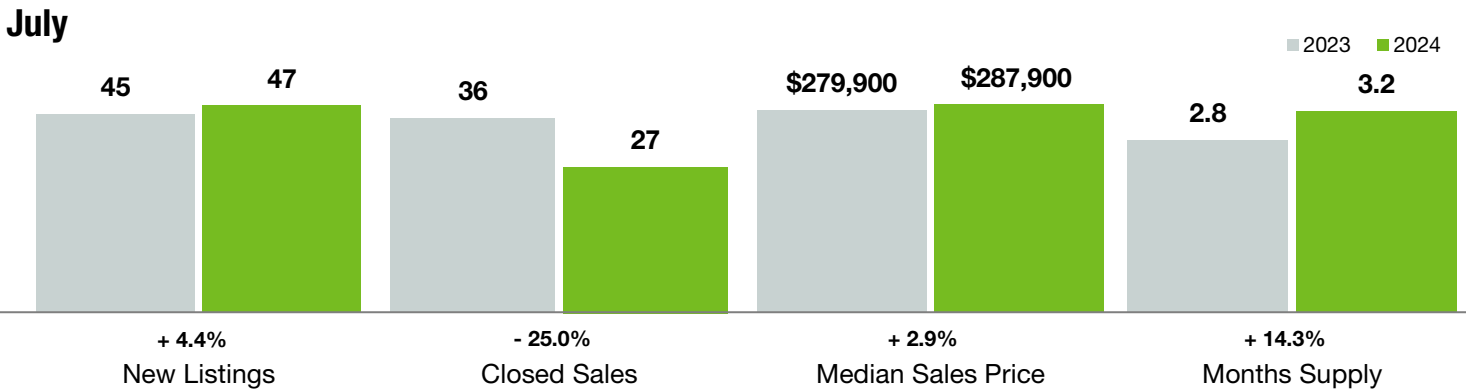


## Chester County

South Carolina

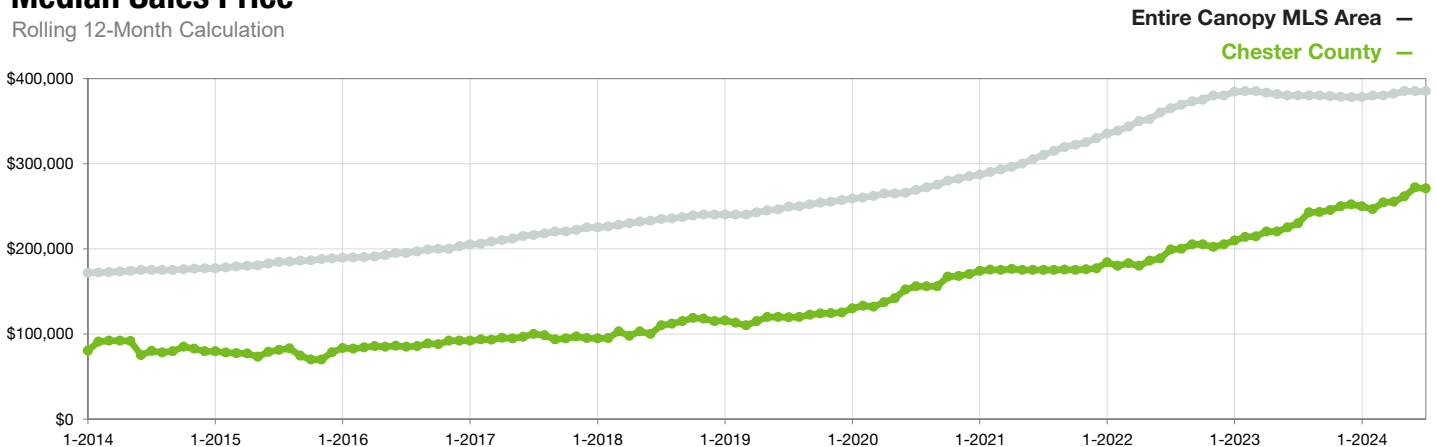
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	45	47	+ 4.4%	322	362	+ 12.4%
Pending Sales	31	41	+ 32.3%	238	231	- 2.9%
Closed Sales	36	27	- 25.0%	226	183	- 19.0%
Median Sales Price*	\$279,900	\$287,900	+ 2.9%	\$243,000	\$270,000	+ 11.1%
Average Sales Price*	\$256,128	\$264,642	+ 3.3%	\$235,449	\$259,320	+ 10.1%
Percent of Original List Price Received*	97.6%	93.5%	- 4.2%	95.4%	94.7%	- 0.7%
List to Close	85	116	+ 36.5%	92	99	+ 7.6%
Days on Market Until Sale	23	69	+ 200.0%	36	46	+ 27.8%
Cumulative Days on Market Until Sale	35	78	+ 122.9%	44	61	+ 38.6%
Average List Price	\$312,812	\$320,795	+ 2.6%	\$268,092	\$292,987	+ 9.3%
Inventory of Homes for Sale	79	95	+ 20.3%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

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### Median Sales Price

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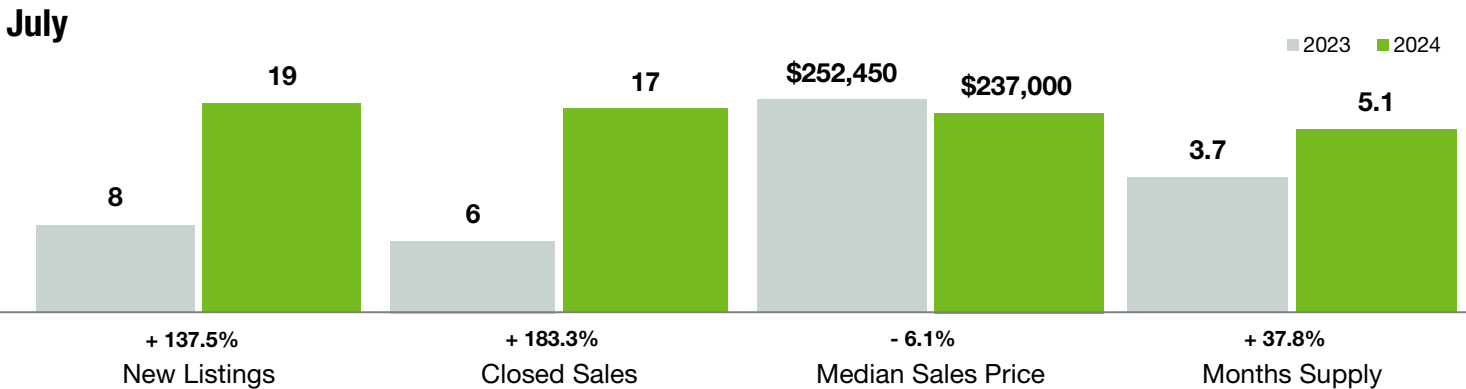


## Chesterfield County

North Carolina

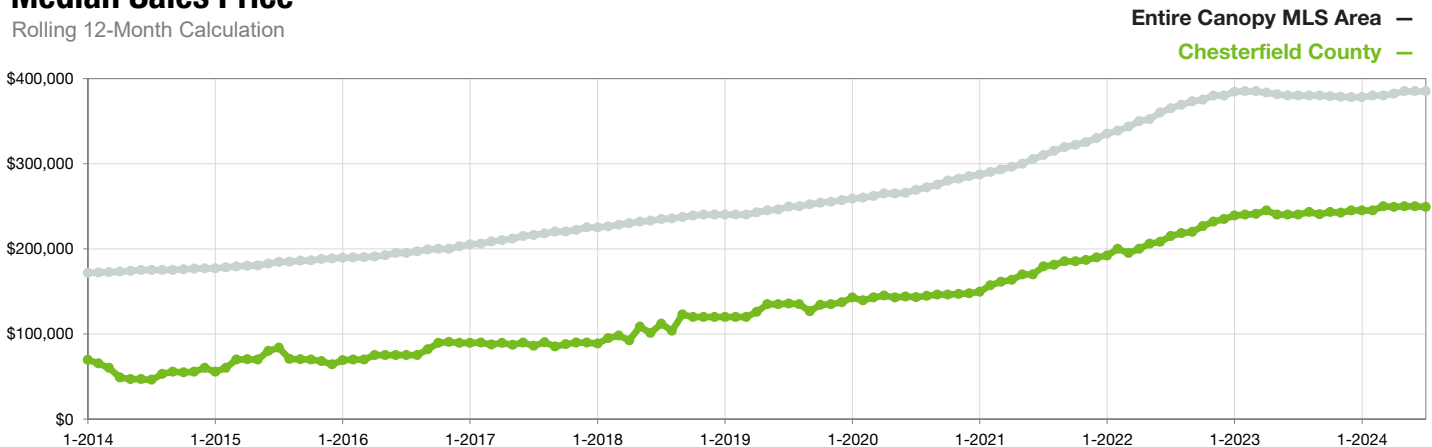
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	8	19	+ 137.5%	77	93	+ 20.8%
Pending Sales	4	18	+ 350.0%	67	72	+ 7.5%
Closed Sales	6	17	+ 183.3%	66	63	- 4.5%
Median Sales Price*	\$252,450	\$237,000	- 6.1%	\$242,450	\$249,900	+ 3.1%
Average Sales Price*	\$229,767	\$294,018	+ 28.0%	\$242,843	\$259,931	+ 7.0%
Percent of Original List Price Received*	96.0%	95.1%	- 0.9%	95.8%	94.2%	- 1.7%
List to Close	91	108	+ 18.7%	123	151	+ 22.8%
Days on Market Until Sale	36	66	+ 83.3%	71	105	+ 47.9%
Cumulative Days on Market Until Sale	38	68	+ 78.9%	76	111	+ 46.1%
Average List Price	\$342,750	\$302,116	- 11.9%	\$252,275	\$318,847	+ 26.4%
Inventory of Homes for Sale	28	46	+ 64.3%	--	--	--
Months Supply of Inventory	3.7	5.1	+ 37.8%	--	--	--

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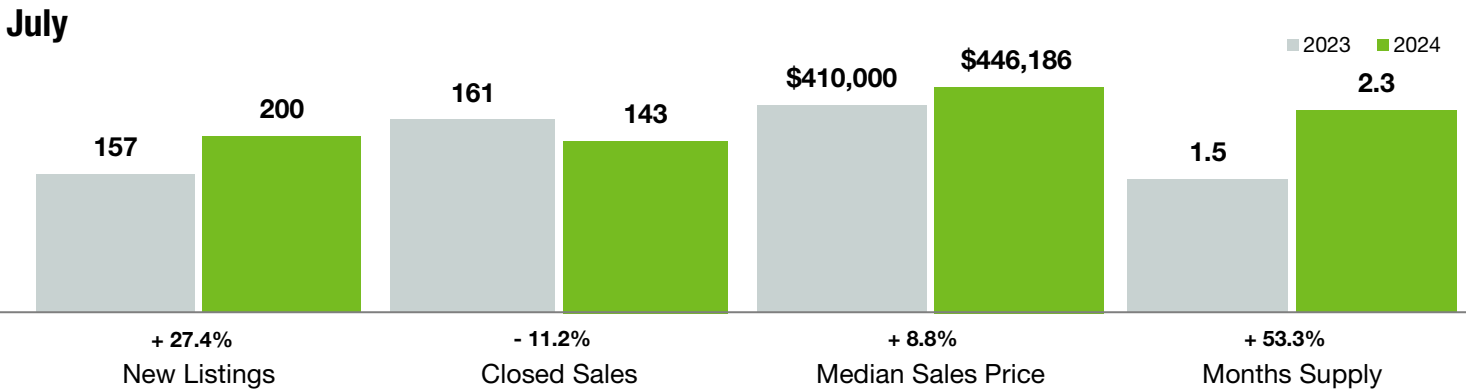


## Lancaster County

South Carolina

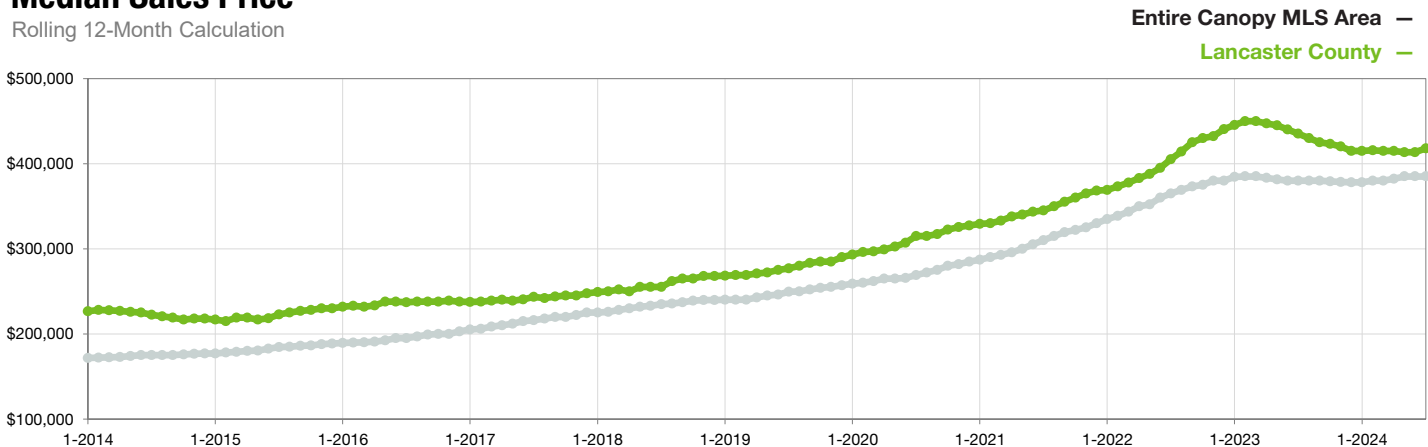
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	157	200	+ 27.4%	1,111	1,241	+ 11.7%
Pending Sales	131	170	+ 29.8%	1,028	1,030	+ 0.2%
Closed Sales	161	143	- 11.2%	985	925	- 6.1%
Median Sales Price*	\$410,000	\$446,186	+ 8.8%	\$414,910	\$415,837	+ 0.2%
Average Sales Price*	\$426,237	\$477,005	+ 11.9%	\$438,861	\$442,562	+ 0.8%
Percent of Original List Price Received*	98.4%	97.6%	- 0.8%	97.5%	97.3%	- 0.2%
List to Close	71	82	+ 15.5%	90	86	- 4.4%
Days on Market Until Sale	27	35	+ 29.6%	40	39	- 2.5%
Cumulative Days on Market Until Sale	29	37	+ 27.6%	43	43	0.0%
Average List Price	\$434,575	\$492,279	+ 13.3%	\$442,509	\$467,552	+ 5.7%
Inventory of Homes for Sale	213	302	+ 41.8%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

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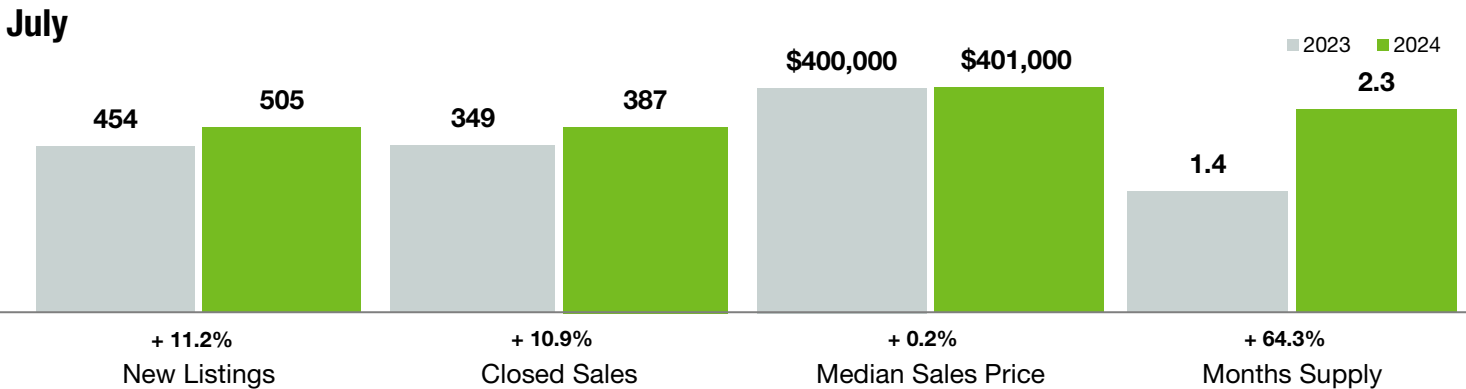


## York County

South Carolina

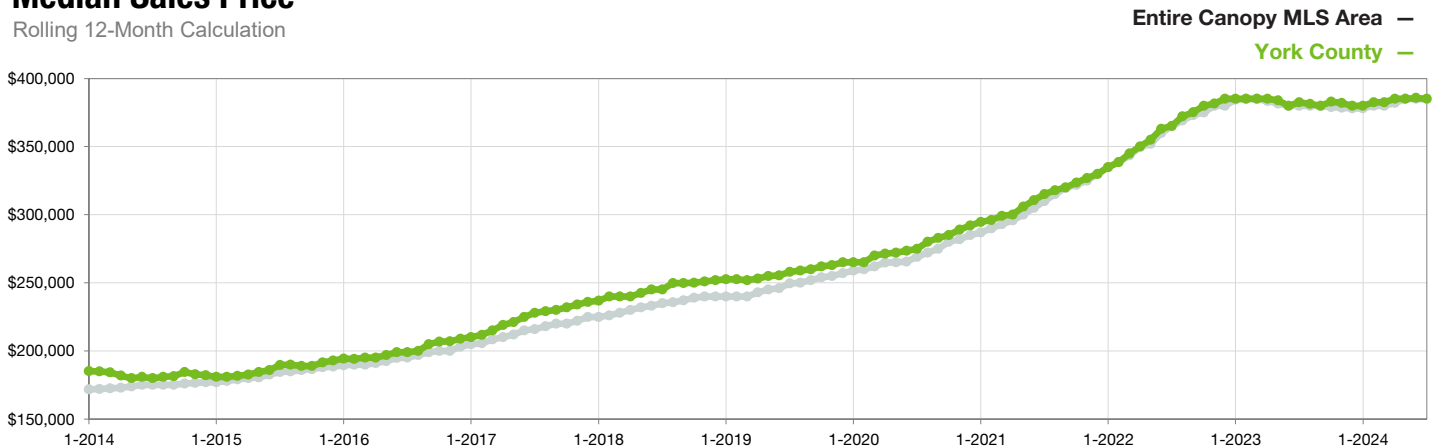
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	454	505	+ 11.2%	2,865	3,275	+ 14.3%
Pending Sales	401	387	- 3.5%	2,669	2,608	- 2.3%
Closed Sales	349	387	+ 10.9%	2,393	2,387	- 0.3%
Median Sales Price*	\$400,000	\$401,000	+ 0.2%	\$380,000	\$386,500	+ 1.7%
Average Sales Price*	\$464,070	\$465,319	+ 0.3%	\$428,351	\$456,685	+ 6.6%
Percent of Original List Price Received*	98.0%	97.1%	- 0.9%	97.3%	97.2%	- 0.1%
List to Close	69	80	+ 15.9%	81	81	0.0%
Days on Market Until Sale	24	35	+ 45.8%	35	37	+ 5.7%
Cumulative Days on Market Until Sale	27	39	+ 44.4%	38	39	+ 2.6%
Average List Price	\$480,642	\$486,965	+ 1.3%	\$463,809	\$491,808	+ 6.0%
Inventory of Homes for Sale	492	787	+ 60.0%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

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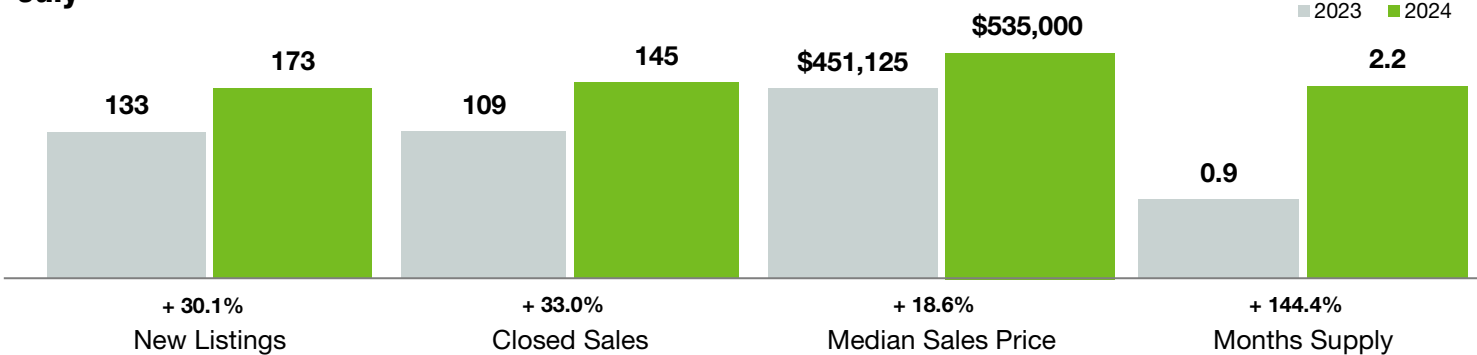
## Fort Mill

South Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	133	173	+ 30.1%	854	1,060	+ 24.1%
Pending Sales	121	125	+ 3.3%	820	833	+ 1.6%
Closed Sales	109	145	+ 33.0%	722	735	+ 1.8%
Median Sales Price*	\$451,125	\$535,000	+ 18.6%	\$440,463	\$490,000	+ 11.2%
Average Sales Price*	\$513,984	\$585,114	+ 13.8%	\$502,945	\$555,919	+ 10.5%
Percent of Original List Price Received*	98.9%	98.8%	- 0.1%	98.2%	98.2%	0.0%
List to Close	73	66	- 9.6%	82	73	- 11.0%
Days on Market Until Sale	24	23	- 4.2%	30	26	- 13.3%
Cumulative Days on Market Until Sale	29	28	- 3.4%	31	29	- 6.5%
Average List Price	\$560,389	\$610,816	+ 9.0%	\$558,450	\$589,177	+ 5.5%
Inventory of Homes for Sale	96	224	+ 133.3%	--	--	--
Months Supply of Inventory	0.9	2.2	+ 144.4%	--	--	--

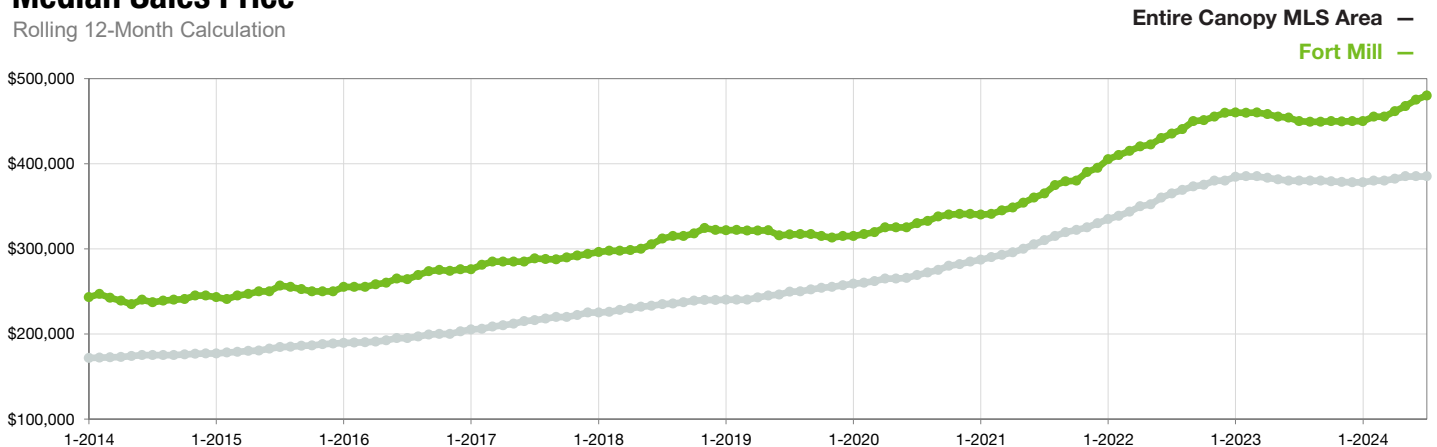
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### July



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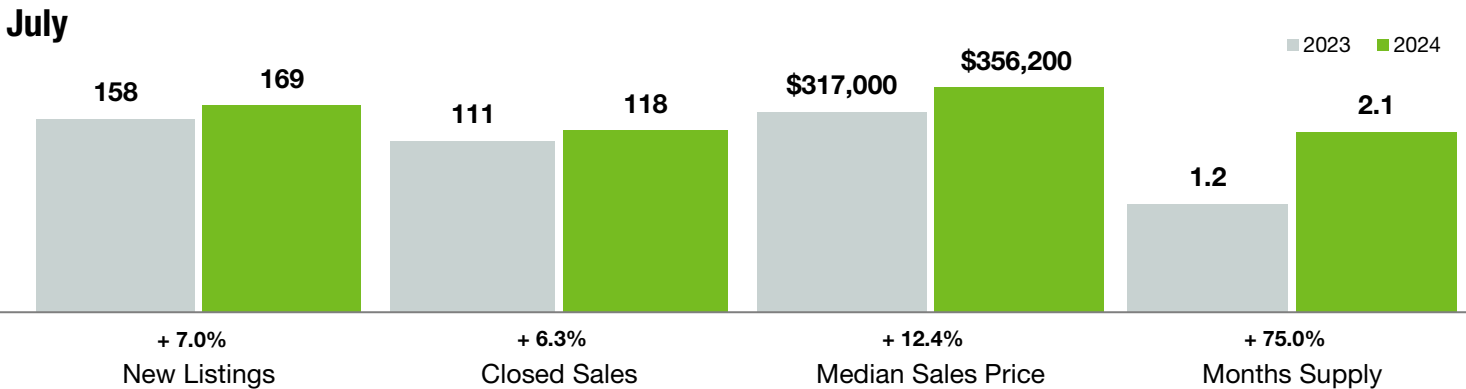


## Rock Hill

South Carolina

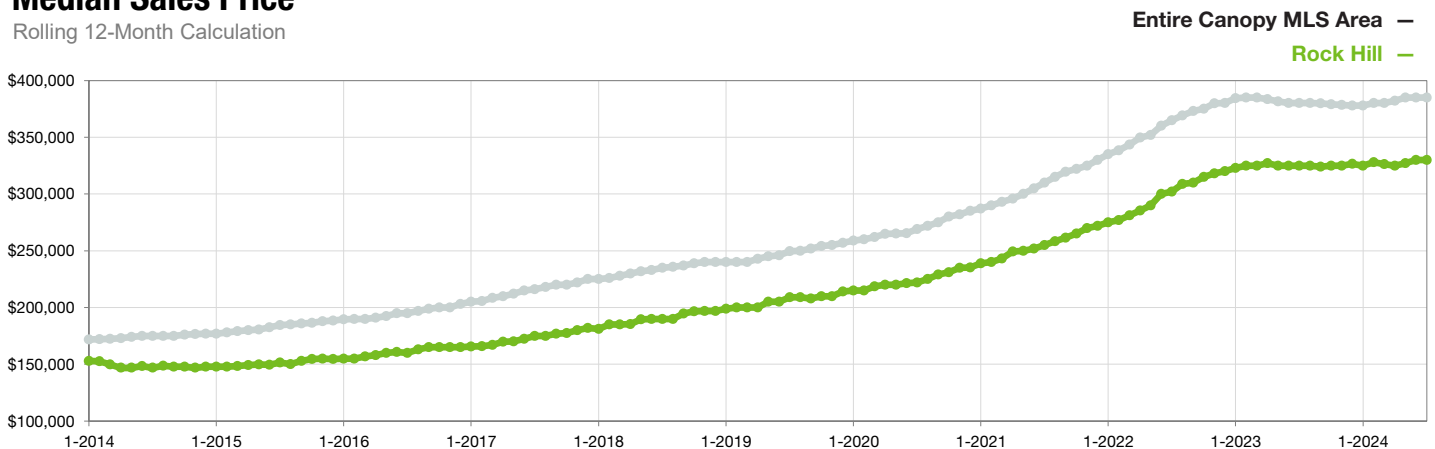
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	158	169	+ 7.0%	981	1,121	+ 14.3%
Pending Sales	139	147	+ 5.8%	931	906	- 2.7%
Closed Sales	111	118	+ 6.3%	842	824	- 2.1%
Median Sales Price*	\$317,000	\$356,200	+ 12.4%	\$322,750	\$335,000	+ 3.8%
Average Sales Price*	\$351,953	\$382,368	+ 8.6%	\$340,907	\$370,670	+ 8.7%
Percent of Original List Price Received*	98.4%	97.0%	- 1.4%	97.3%	97.2%	- 0.1%
List to Close	57	76	+ 33.3%	74	76	+ 2.7%
Days on Market Until Sale	18	30	+ 66.7%	31	34	+ 9.7%
Cumulative Days on Market Until Sale	18	35	+ 94.4%	35	34	- 2.9%
Average List Price	\$383,969	\$397,216	+ 3.5%	\$360,324	\$393,527	+ 9.2%
Inventory of Homes for Sale	158	248	+ 57.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

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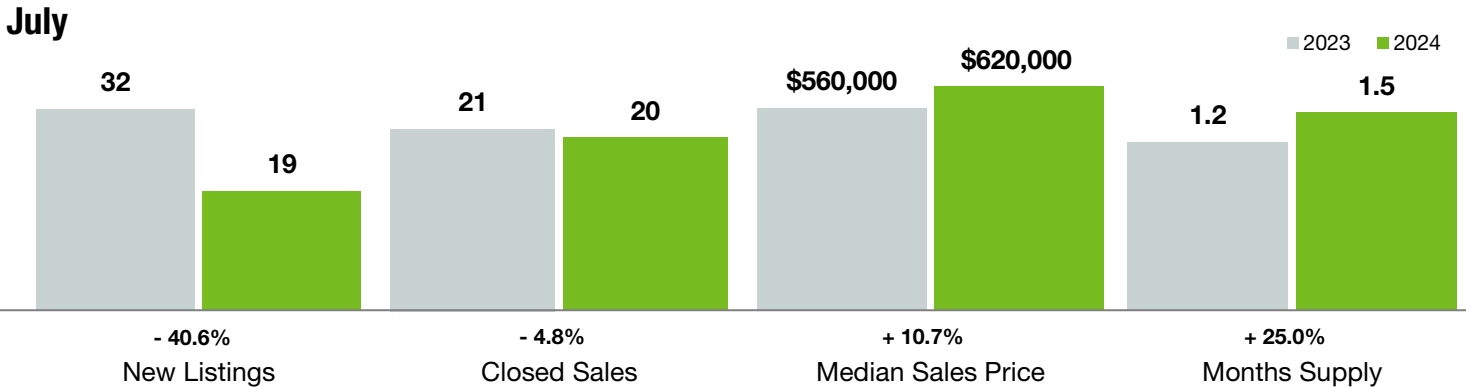


## Tega Cay

South Carolina

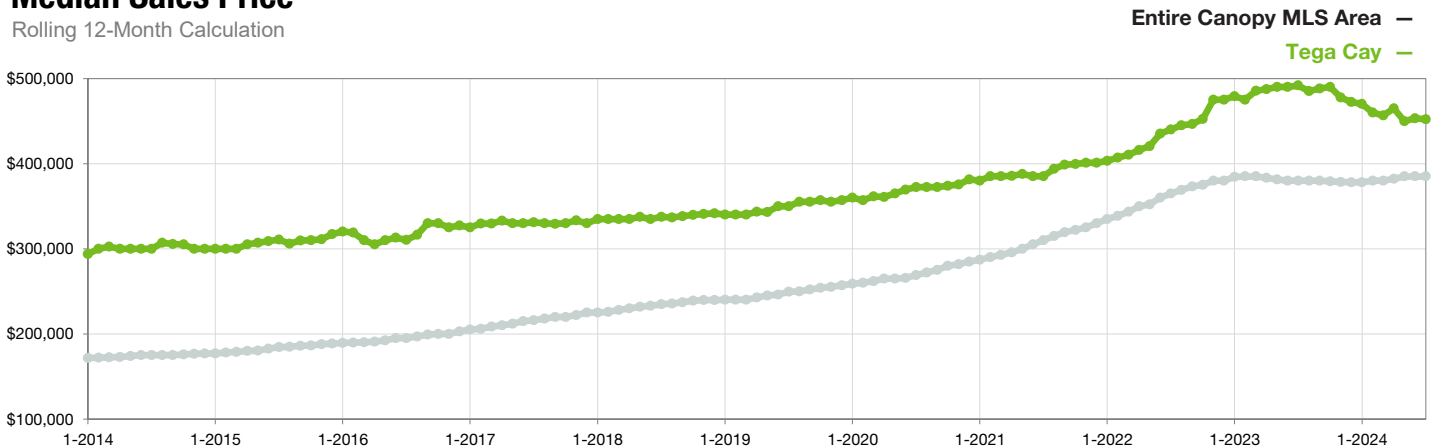
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	32	19	- 40.6%	187	177	- 5.3%
Pending Sales	31	19	- 38.7%	169	151	- 10.7%
Closed Sales	21	20	- 4.8%	143	152	+ 6.3%
Median Sales Price*	\$560,000	\$620,000	+ 10.7%	\$495,000	\$468,500	- 5.4%
Average Sales Price*	\$552,310	\$647,133	+ 17.2%	\$545,734	\$555,071	+ 1.7%
Percent of Original List Price Received*	97.3%	97.6%	+ 0.3%	97.5%	97.2%	- 0.3%
List to Close	56	84	+ 50.0%	86	74	- 14.0%
Days on Market Until Sale	18	47	+ 161.1%	29	35	+ 20.7%
Cumulative Days on Market Until Sale	20	37	+ 85.0%	37	36	- 2.7%
Average List Price	\$532,734	\$579,573	+ 8.8%	\$537,522	\$642,405	+ 19.5%
Inventory of Homes for Sale	29	29	0.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

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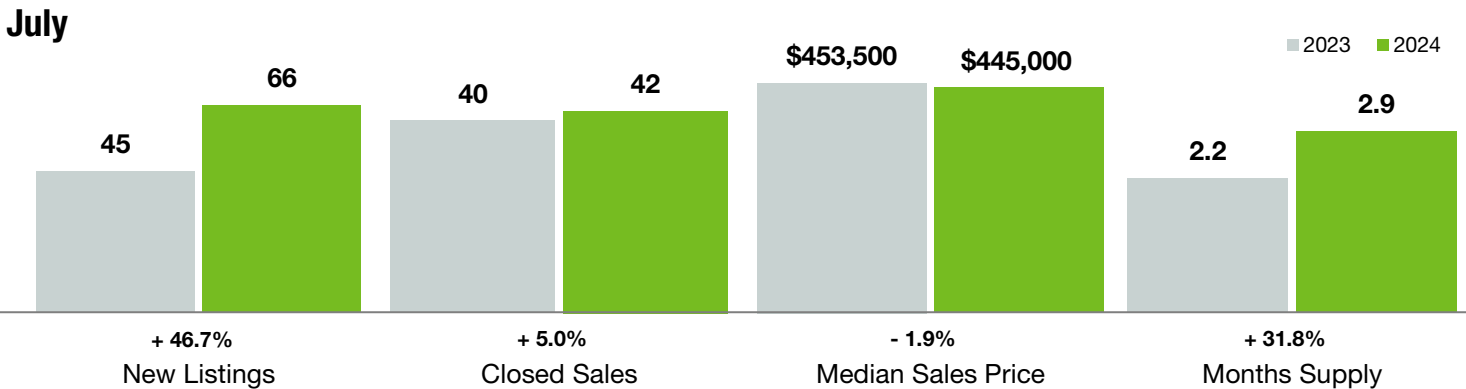


## Town of Clover

South Carolina

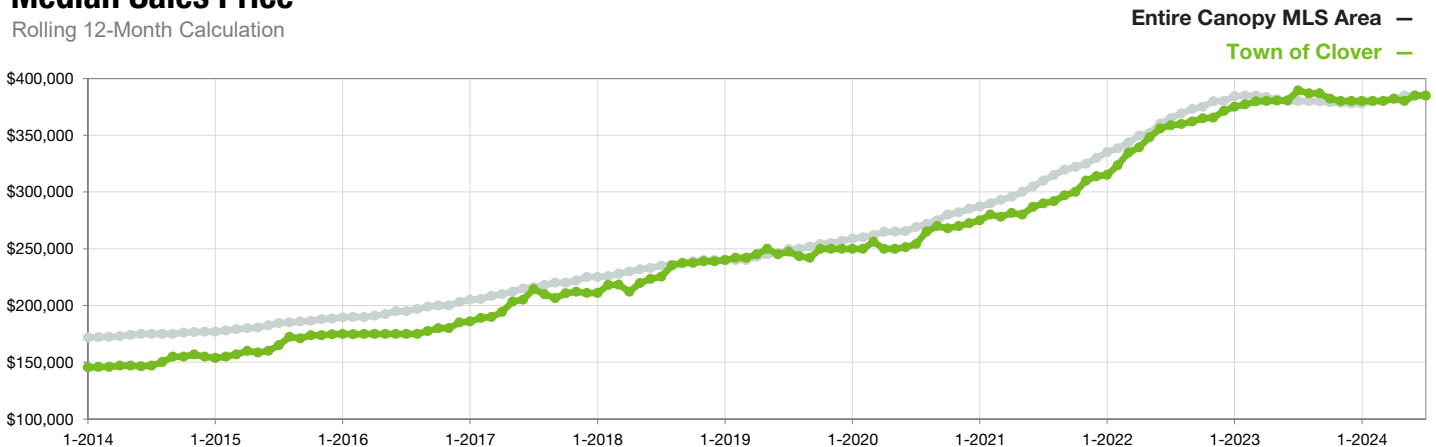
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	45	66	+ 46.7%	286	375	+ 31.1%
Pending Sales	34	49	+ 44.1%	241	276	+ 14.5%
Closed Sales	40	42	+ 5.0%	231	245	+ 6.1%
Median Sales Price*	\$453,500	\$445,000	- 1.9%	\$390,000	\$417,125	+ 7.0%
Average Sales Price*	\$557,795	\$471,301	- 15.5%	\$450,502	\$475,661	+ 5.6%
Percent of Original List Price Received*	97.1%	96.7%	- 0.4%	96.8%	96.9%	+ 0.1%
List to Close	62	84	+ 35.5%	86	86	0.0%
Days on Market Until Sale	20	41	+ 105.0%	40	42	+ 5.0%
Cumulative Days on Market Until Sale	25	47	+ 88.0%	47	50	+ 6.4%
Average List Price	\$458,039	\$526,263	+ 14.9%	\$485,491	\$520,583	+ 7.2%
Inventory of Homes for Sale	73	104	+ 42.5%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for July 2024

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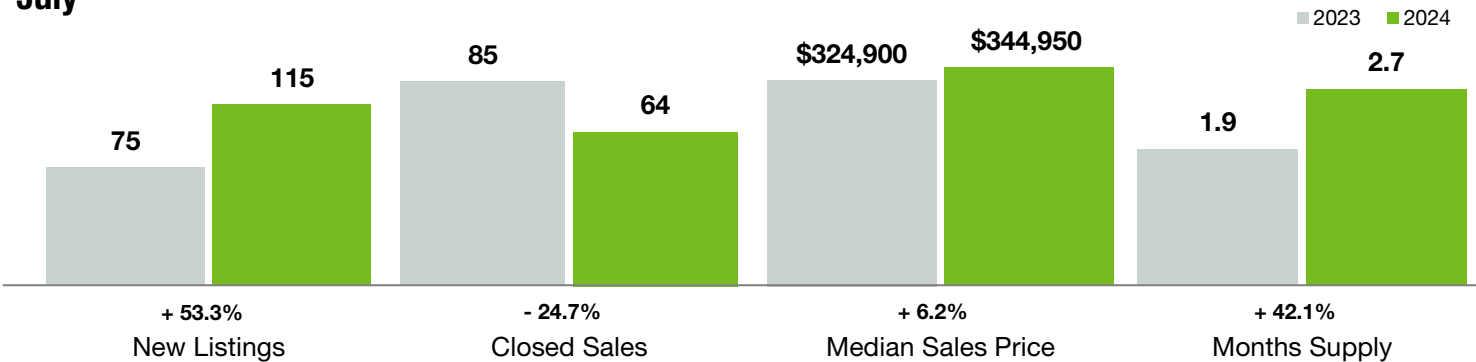
## Town of Lancaster

South Carolina

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	75	115	+ 53.3%	558	595	+ 6.6%
Pending Sales	64	85	+ 32.8%	508	488	- 3.9%
Closed Sales	85	64	- 24.7%	468	438	- 6.4%
Median Sales Price*	\$324,900	\$344,950	+ 6.2%	\$303,500	\$311,250	+ 2.6%
Average Sales Price*	\$344,594	\$390,647	+ 13.4%	\$357,029	\$350,358	- 1.9%
Percent of Original List Price Received*	97.1%	96.0%	- 1.1%	96.9%	96.6%	- 0.3%
List to Close	81	81	0.0%	88	92	+ 4.5%
Days on Market Until Sale	36	35	- 2.8%	43	45	+ 4.7%
Cumulative Days on Market Until Sale	39	34	- 12.8%	49	52	+ 6.1%
Average List Price	\$350,563	\$420,928	+ 20.1%	\$370,154	\$376,693	+ 1.8%
Inventory of Homes for Sale	126	168	+ 33.3%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

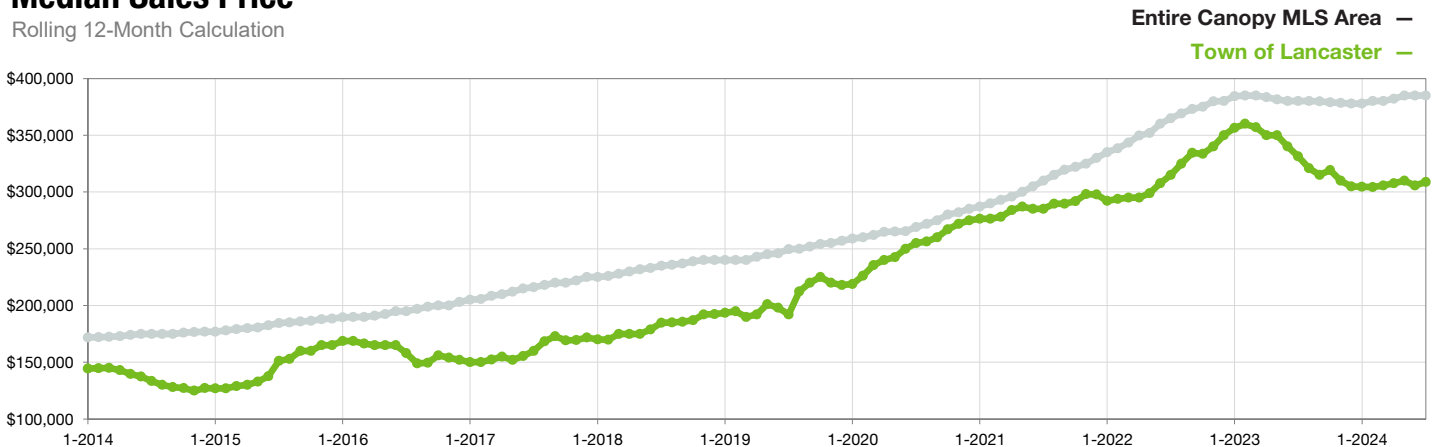
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### July



### Median Sales Price

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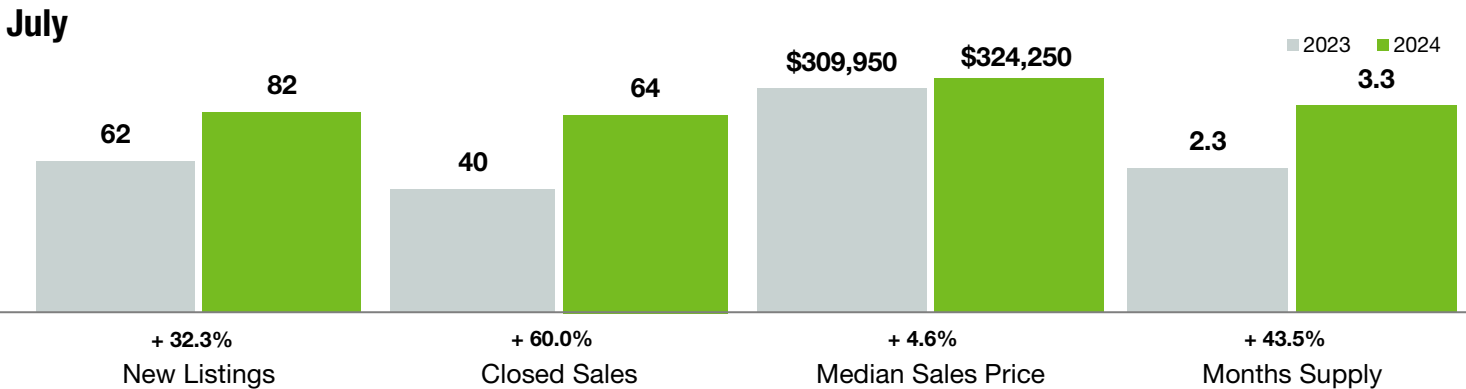


## Town of York

South Carolina

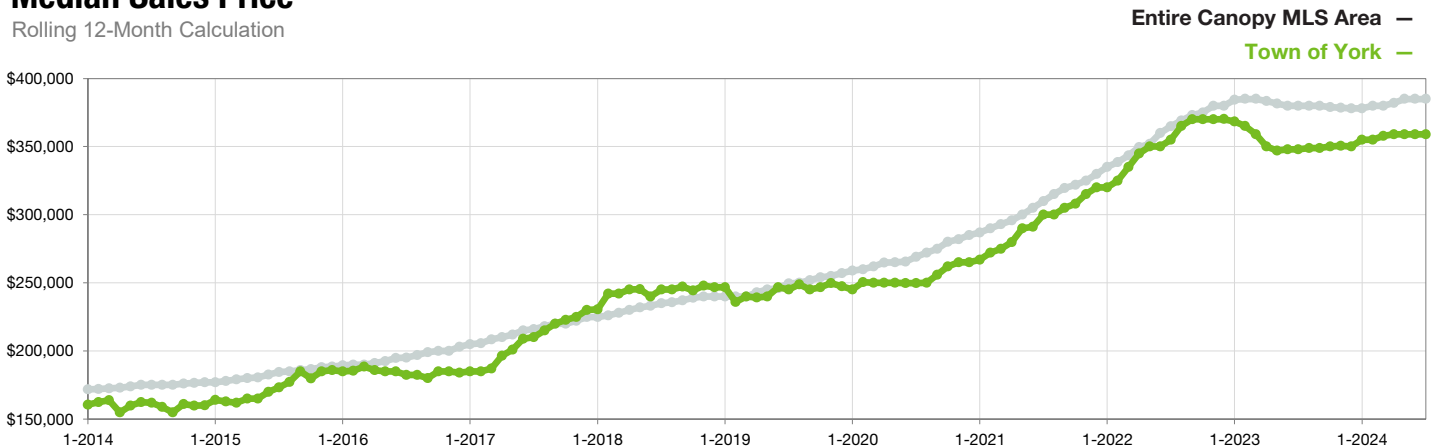
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	62	82	+ 32.3%	402	530	+ 31.8%
Pending Sales	52	59	+ 13.5%	351	410	+ 16.8%
Closed Sales	40	64	+ 60.0%	313	364	+ 16.3%
Median Sales Price*	\$309,950	\$324,250	+ 4.6%	\$343,000	\$356,500	+ 3.9%
Average Sales Price*	\$404,032	\$356,733	- 11.7%	\$383,373	\$396,240	+ 3.4%
Percent of Original List Price Received*	96.3%	94.4%	- 2.0%	96.5%	96.1%	- 0.4%
List to Close	100	99	- 1.0%	97	97	0.0%
Days on Market Until Sale	49	50	+ 2.0%	51	53	+ 3.9%
Cumulative Days on Market Until Sale	49	54	+ 10.2%	54	54	0.0%
Average List Price	\$448,055	\$420,555	- 6.1%	\$416,415	\$455,196	+ 9.3%
Inventory of Homes for Sale	104	173	+ 66.3%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

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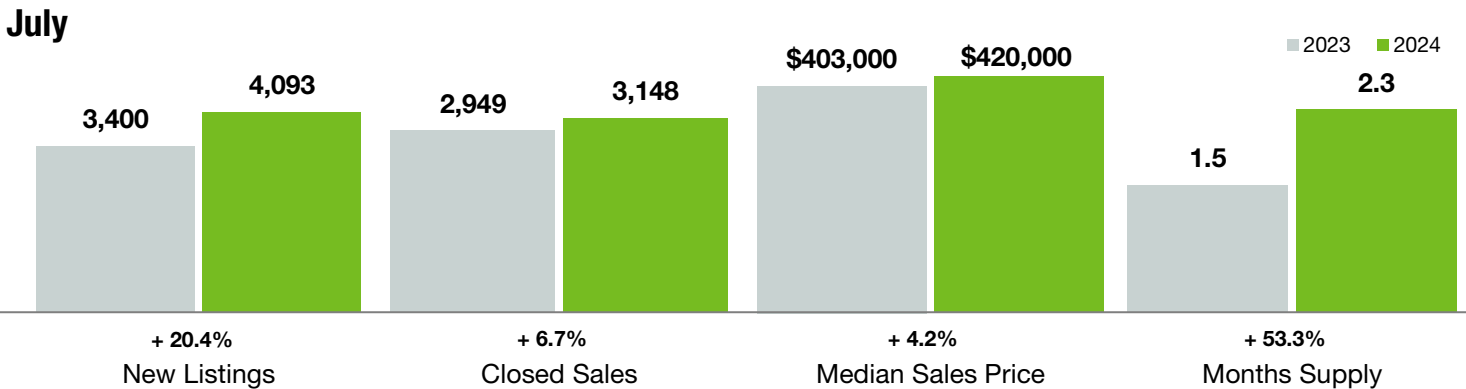


## Charlotte MSA

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

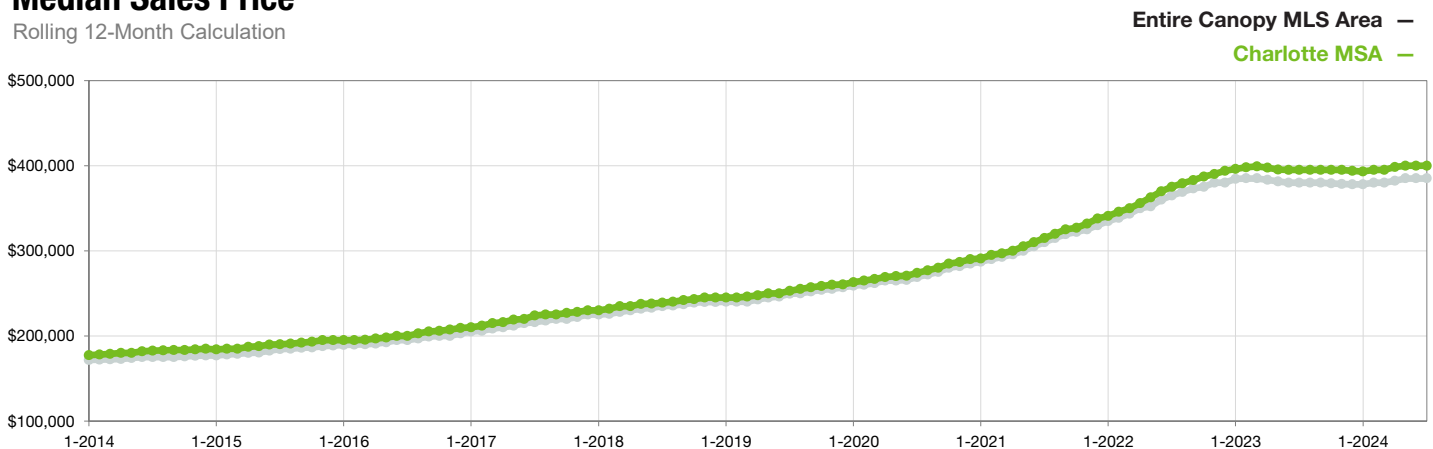
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	3,400	<b>4,093</b>	+ 20.4%	23,886	<b>27,269</b>	+ 14.2%
Pending Sales	2,929	<b>3,190</b>	+ 8.9%	22,068	<b>21,488</b>	- 2.6%
Closed Sales	2,949	<b>3,148</b>	+ 6.7%	20,583	<b>19,854</b>	- 3.5%
Median Sales Price*	\$403,000	<b>\$420,000</b>	+ 4.2%	\$393,000	<b>\$407,870</b>	+ 3.8%
Average Sales Price*	\$488,971	<b>\$535,456</b>	+ 9.5%	\$476,525	<b>\$515,916</b>	+ 8.3%
Percent of Original List Price Received*	98.7%	<b>97.3%</b>	- 1.4%	97.4%	<b>97.7%</b>	+ 0.3%
List to Close	76	<b>78</b>	+ 2.6%	89	<b>82</b>	- 7.9%
Days on Market Until Sale	28	<b>32</b>	+ 14.3%	38	<b>35</b>	- 7.9%
Cumulative Days on Market Until Sale	29	<b>34</b>	+ 17.2%	40	<b>38</b>	- 5.0%
Average List Price	\$500,153	<b>\$519,044</b>	+ 3.8%	\$509,997	<b>\$539,157</b>	+ 5.7%
Inventory of Homes for Sale	4,261	<b>6,481</b>	+ 52.1%	--	--	--
Months Supply of Inventory	1.5	<b>2.3</b>	+ 53.3%	--	--	--

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