

Local Market Update for December 2024



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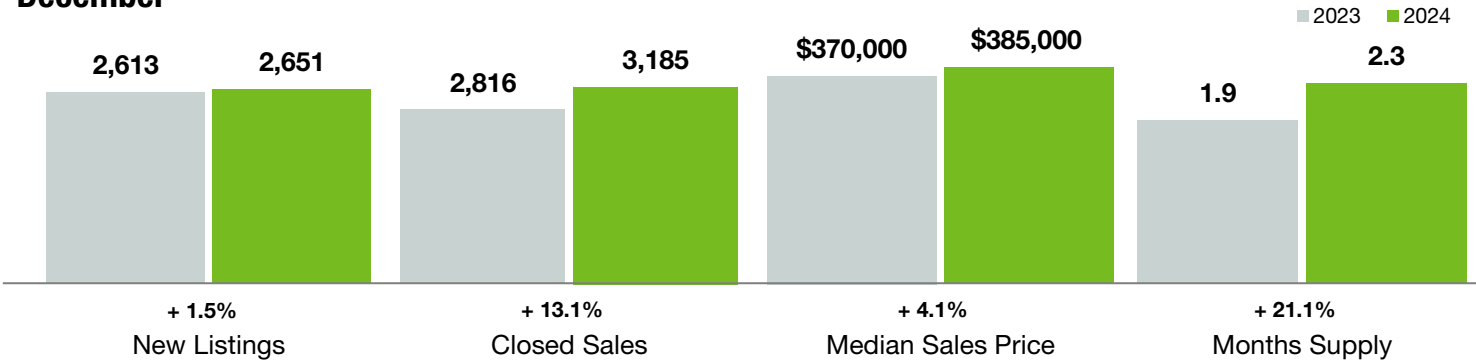
Charlotte Region

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	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	2,613	2,651	+ 1.5%	48,968	54,833	+ 12.0%
Pending Sales	2,354	2,631	+ 11.8%	41,602	42,235	+ 1.5%
Closed Sales	2,816	3,185	+ 13.1%	41,602	41,886	+ 0.7%
Median Sales Price*	\$370,000	\$385,000	+ 4.1%	\$378,825	\$392,007	+ 3.5%
Average Sales Price*	\$457,528	\$476,952	+ 4.2%	\$461,862	\$493,487	+ 6.8%
Percent of Original List Price Received*	96.3%	95.1%	- 1.2%	97.2%	96.7%	- 0.5%
List to Close	86	95	+ 10.5%	87	86	- 1.1%
Days on Market Until Sale	35	50	+ 42.9%	36	39	+ 8.3%
Cumulative Days on Market Until Sale	37	55	+ 48.6%	38	43	+ 13.2%
Average List Price	\$452,043	\$471,179	+ 4.2%	\$487,149	\$513,320	+ 5.4%
Inventory of Homes for Sale	6,503	8,111	+ 24.7%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

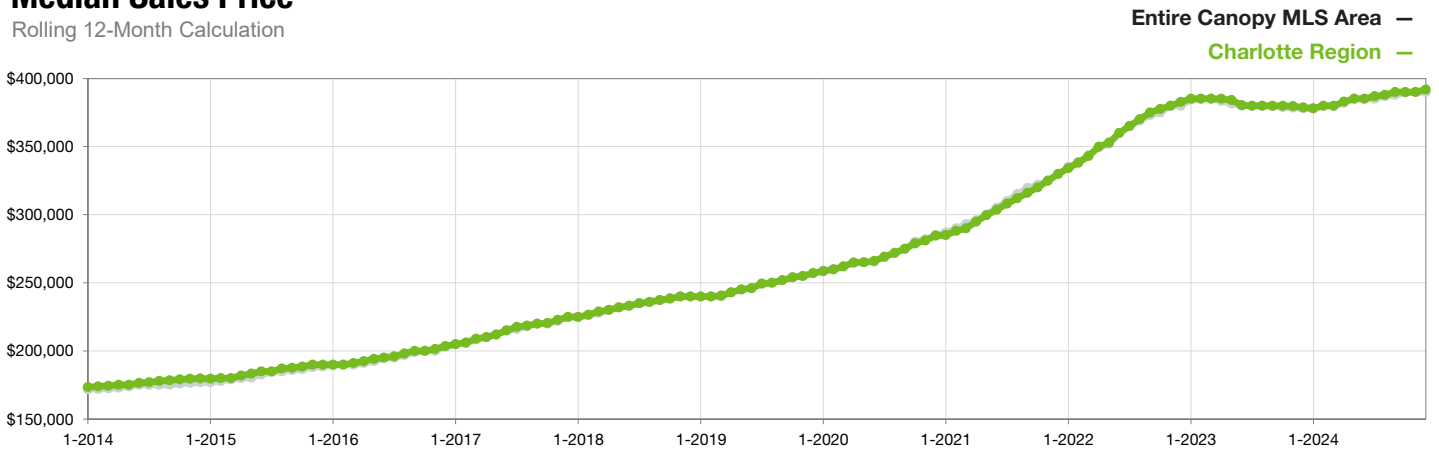
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December



Median Sales Price

Rolling 12-Month Calculation



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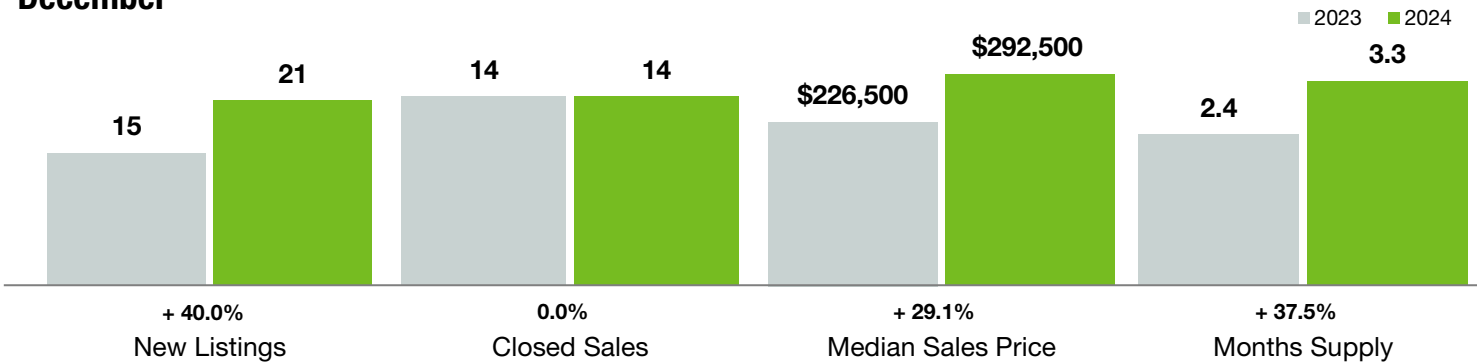
Alexander County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	15	21	+ 40.0%	322	341	+ 5.9%
Pending Sales	16	17	+ 6.3%	257	256	- 0.4%
Closed Sales	14	14	0.0%	252	249	- 1.2%
Median Sales Price*	\$226,500	\$292,500	+ 29.1%	\$268,000	\$293,900	+ 9.7%
Average Sales Price*	\$276,386	\$327,409	+ 18.5%	\$315,056	\$363,356	+ 15.3%
Percent of Original List Price Received*	94.8%	97.6%	+ 3.0%	95.8%	95.4%	- 0.4%
List to Close	74	111	+ 50.0%	80	91	+ 13.8%
Days on Market Until Sale	33	66	+ 100.0%	36	47	+ 30.6%
Cumulative Days on Market Until Sale	33	67	+ 103.0%	42	51	+ 21.4%
Average List Price	\$471,333	\$344,129	- 27.0%	\$344,001	\$388,319	+ 12.9%
Inventory of Homes for Sale	52	70	+ 34.6%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--

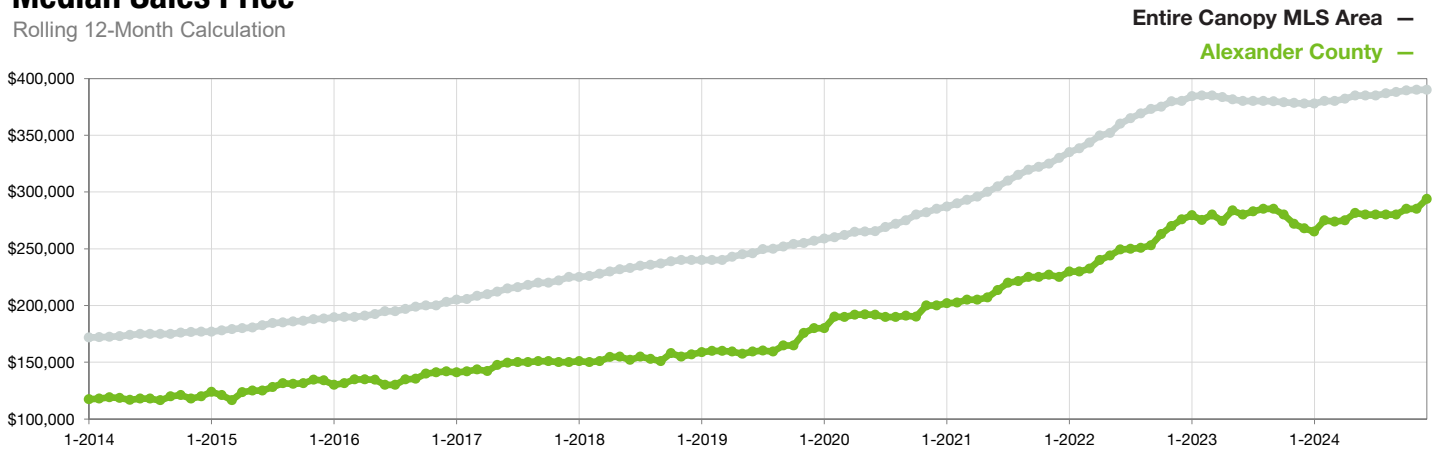
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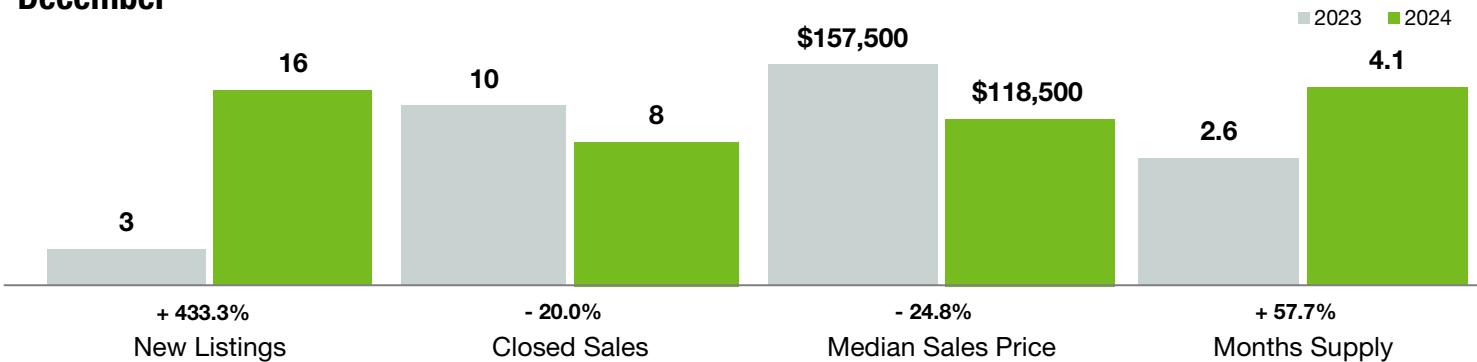
Anson County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	3	16	+ 433.3%	181	223	+ 23.2%
Pending Sales	4	14	+ 250.0%	159	152	- 4.4%
Closed Sales	10	8	- 20.0%	154	142	- 7.8%
Median Sales Price*	\$157,500	\$118,500	- 24.8%	\$177,500	\$188,930	+ 6.4%
Average Sales Price*	\$145,630	\$160,188	+ 10.0%	\$195,382	\$229,538	+ 17.5%
Percent of Original List Price Received*	85.6%	91.1%	+ 6.4%	92.3%	91.9%	- 0.4%
List to Close	78	86	+ 10.3%	108	105	- 2.8%
Days on Market Until Sale	46	48	+ 4.3%	59	55	- 6.8%
Cumulative Days on Market Until Sale	46	49	+ 6.5%	61	63	+ 3.3%
Average List Price	\$146,167	\$292,218	+ 99.9%	\$220,638	\$257,095	+ 16.5%
Inventory of Homes for Sale	35	52	+ 48.6%	--	--	--
Months Supply of Inventory	2.6	4.1	+ 57.7%	--	--	--

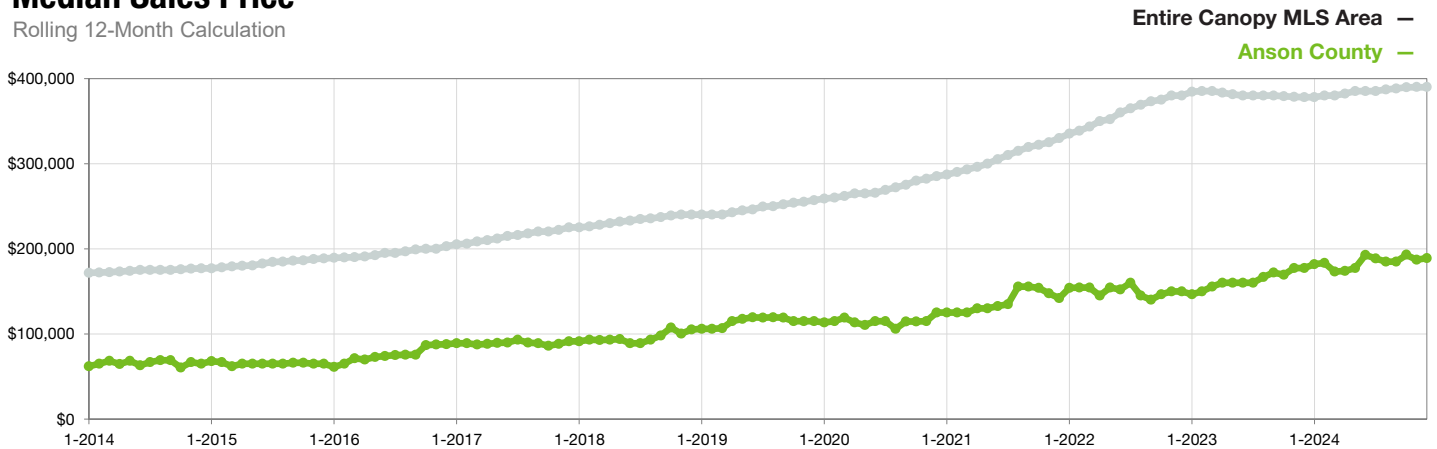
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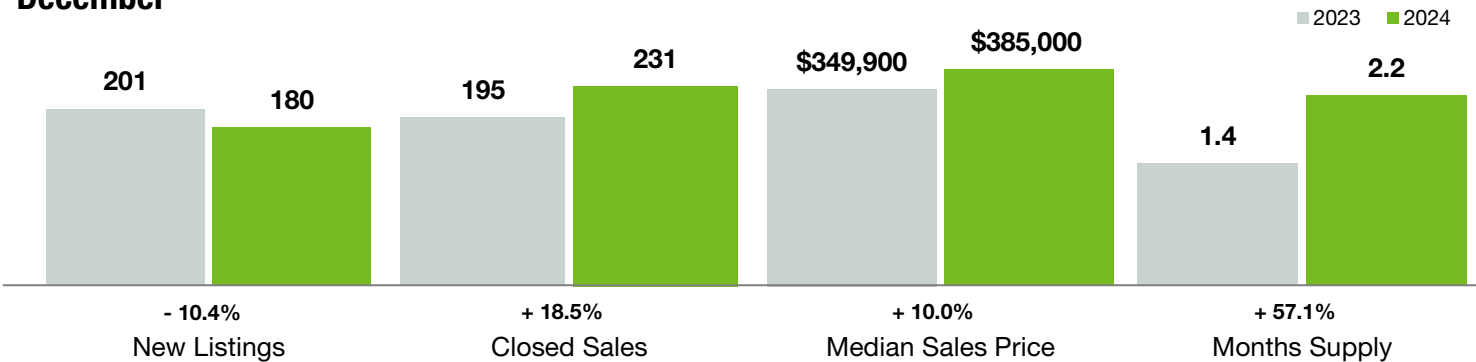
Cabarrus County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	201	180	- 10.4%	3,295	3,757	+ 14.0%
Pending Sales	203	176	- 13.3%	2,984	2,880	- 3.5%
Closed Sales	195	231	+ 18.5%	2,886	2,932	+ 1.6%
Median Sales Price*	\$349,900	\$385,000	+ 10.0%	\$369,000	\$395,000	+ 7.0%
Average Sales Price*	\$374,945	\$420,025	+ 12.0%	\$395,763	\$431,765	+ 9.1%
Percent of Original List Price Received*	96.6%	94.7%	- 2.0%	97.1%	97.1%	0.0%
List to Close	87	92	+ 5.7%	87	89	+ 2.3%
Days on Market Until Sale	37	51	+ 37.8%	36	37	+ 2.8%
Cumulative Days on Market Until Sale	37	57	+ 54.1%	38	40	+ 5.3%
Average List Price	\$392,557	\$452,843	+ 15.4%	\$420,342	\$445,820	+ 6.1%
Inventory of Homes for Sale	349	525	+ 50.4%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

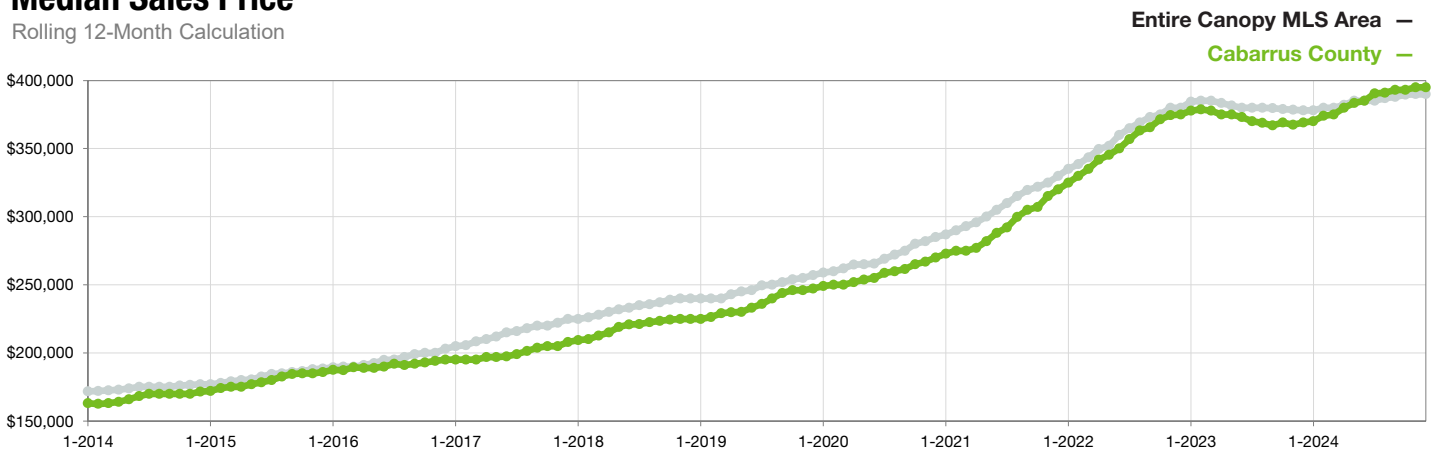
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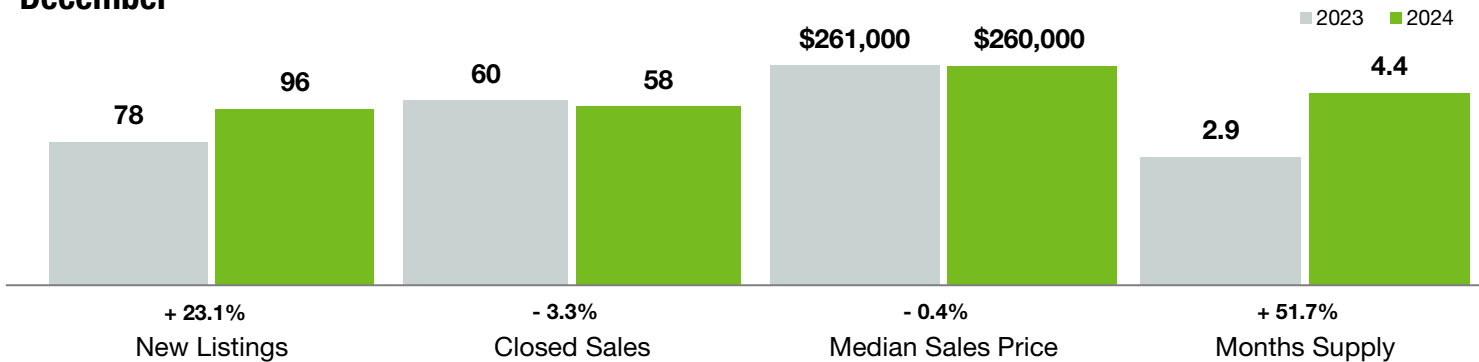
Cleveland County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	78	96	+ 23.1%	1,301	1,390	+ 6.8%
Pending Sales	52	66	+ 26.9%	1,007	925	- 8.1%
Closed Sales	60	58	- 3.3%	998	907	- 9.1%
Median Sales Price*	\$261,000	\$260,000	- 0.4%	\$235,000	\$258,997	+ 10.2%
Average Sales Price*	\$277,220	\$303,285	+ 9.4%	\$265,908	\$291,294	+ 9.5%
Percent of Original List Price Received*	94.9%	93.1%	- 1.9%	95.1%	94.8%	- 0.3%
List to Close	78	97	+ 24.4%	84	96	+ 14.3%
Days on Market Until Sale	35	56	+ 60.0%	41	52	+ 26.8%
Cumulative Days on Market Until Sale	38	62	+ 63.2%	46	64	+ 39.1%
Average List Price	\$298,159	\$301,100	+ 1.0%	\$285,670	\$306,084	+ 7.1%
Inventory of Homes for Sale	247	341	+ 38.1%	--	--	--
Months Supply of Inventory	2.9	4.4	+ 51.7%	--	--	--

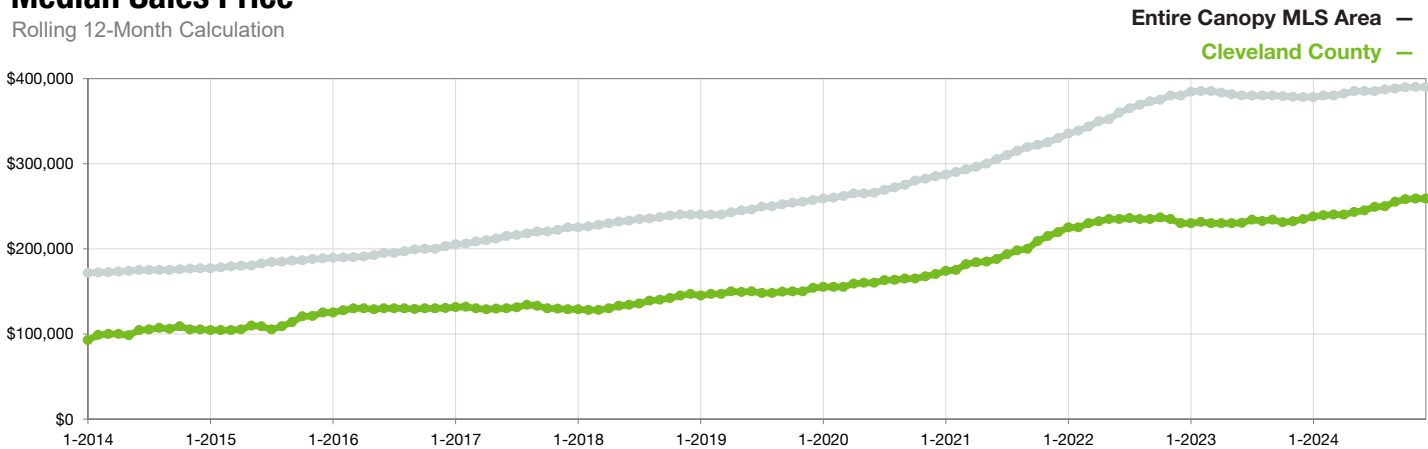
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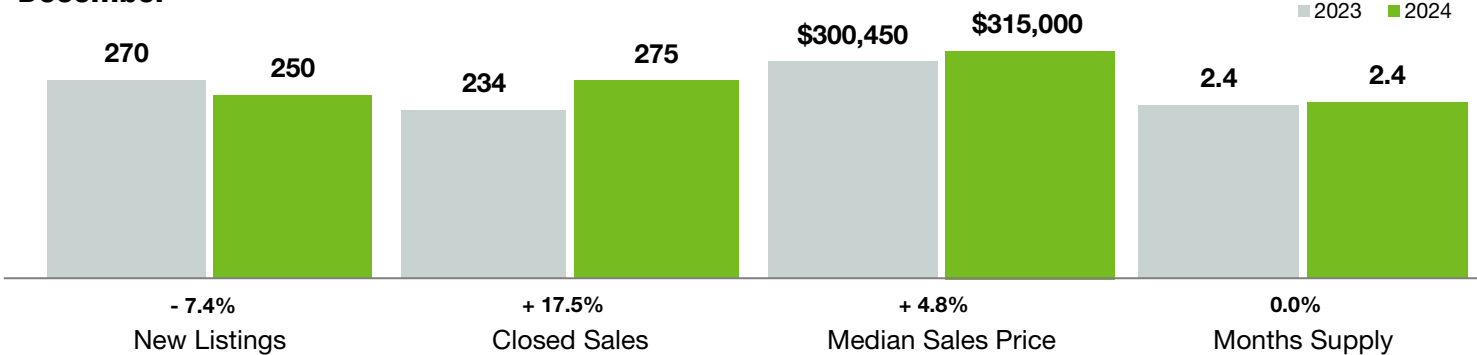
Gaston County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	270	250	- 7.4%	4,113	4,813	+ 17.0%
Pending Sales	207	248	+ 19.8%	3,316	3,582	+ 8.0%
Closed Sales	234	275	+ 17.5%	3,283	3,521	+ 7.2%
Median Sales Price*	\$300,450	\$315,000	+ 4.8%	\$300,000	\$315,900	+ 5.3%
Average Sales Price*	\$323,211	\$362,121	+ 12.0%	\$336,237	\$354,666	+ 5.5%
Percent of Original List Price Received*	96.5%	94.3%	- 2.3%	96.3%	95.9%	- 0.4%
List to Close	82	93	+ 13.4%	83	86	+ 3.6%
Days on Market Until Sale	31	50	+ 61.3%	35	41	+ 17.1%
Cumulative Days on Market Until Sale	32	61	+ 90.6%	38	48	+ 26.3%
Average List Price	\$335,663	\$361,257	+ 7.6%	\$353,610	\$369,510	+ 4.5%
Inventory of Homes for Sale	660	728	+ 10.3%	--	--	--
Months Supply of Inventory	2.4	2.4	0.0%	--	--	--

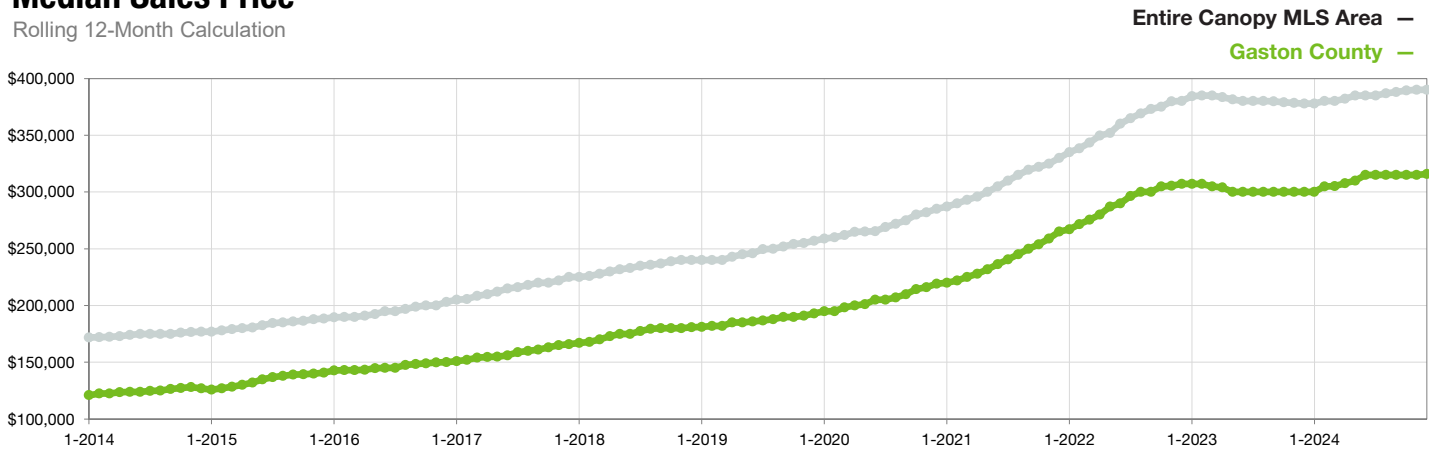
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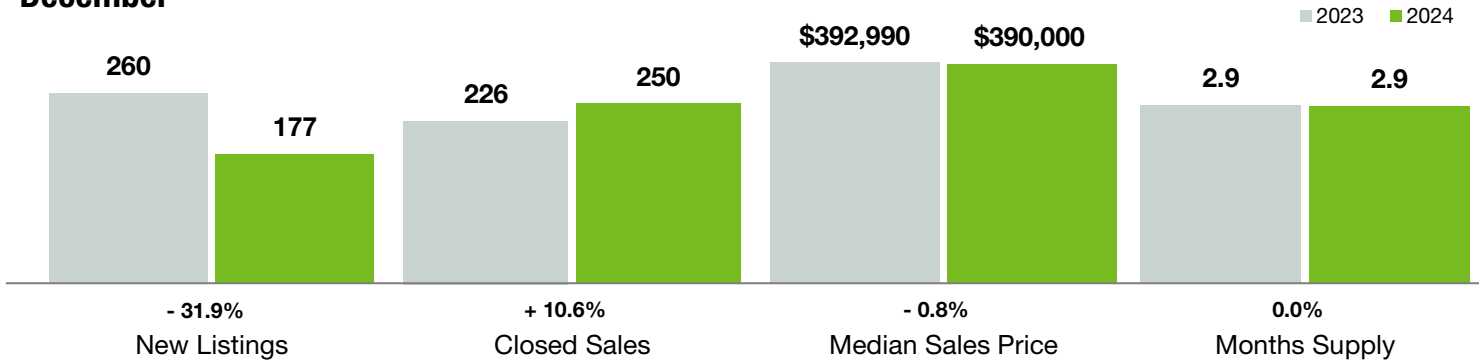
Iredell County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	260	177	- 31.9%	4,117	4,507	+ 9.5%
Pending Sales	180	187	+ 3.9%	3,141	3,385	+ 7.8%
Closed Sales	226	250	+ 10.6%	3,073	3,397	+ 10.5%
Median Sales Price*	\$392,990	\$390,000	- 0.8%	\$379,999	\$389,000	+ 2.4%
Average Sales Price*	\$561,569	\$510,175	- 9.2%	\$502,906	\$514,132	+ 2.2%
Percent of Original List Price Received*	95.6%	94.9%	- 0.7%	96.4%	95.7%	- 0.7%
List to Close	99	101	+ 2.0%	97	96	- 1.0%
Days on Market Until Sale	38	55	+ 44.7%	43	46	+ 7.0%
Cumulative Days on Market Until Sale	44	59	+ 34.1%	47	52	+ 10.6%
Average List Price	\$535,482	\$502,947	- 6.1%	\$534,231	\$579,985	+ 8.6%
Inventory of Homes for Sale	751	804	+ 7.1%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--

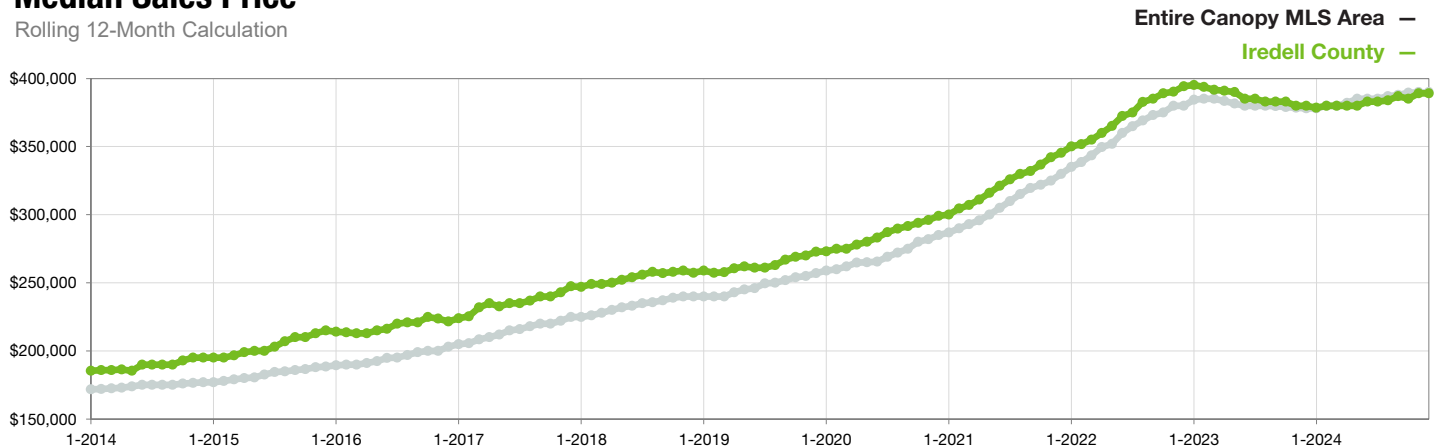
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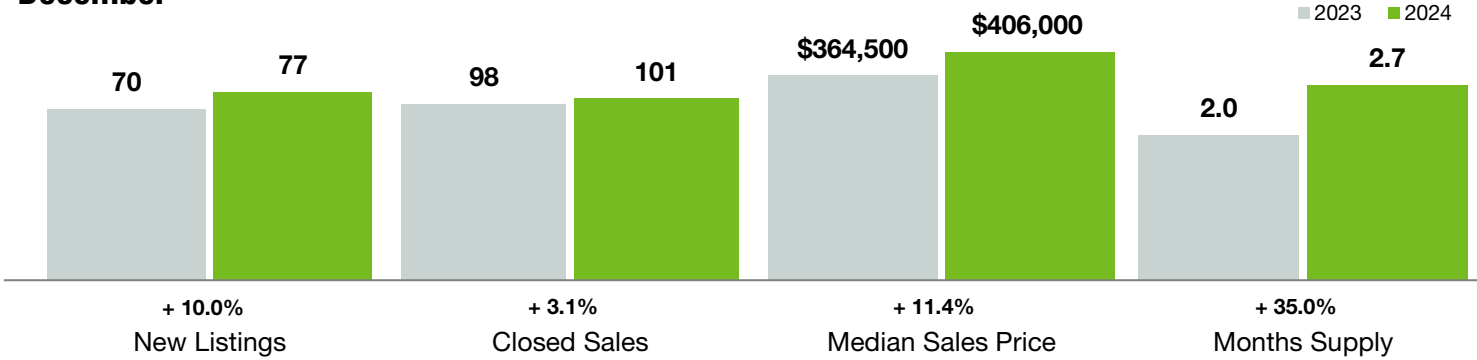
Lincoln County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	70	77	+ 10.0%	1,535	1,728	+ 12.6%
Pending Sales	62	86	+ 38.7%	1,315	1,283	- 2.4%
Closed Sales	98	101	+ 3.1%	1,324	1,282	- 3.2%
Median Sales Price*	\$364,500	\$406,000	+ 11.4%	\$400,000	\$425,000	+ 6.3%
Average Sales Price*	\$398,651	\$491,710	+ 23.3%	\$474,434	\$508,527	+ 7.2%
Percent of Original List Price Received*	95.1%	95.5%	+ 0.4%	96.4%	96.2%	- 0.2%
List to Close	93	94	+ 1.1%	104	95	- 8.7%
Days on Market Until Sale	41	45	+ 9.8%	48	43	- 10.4%
Cumulative Days on Market Until Sale	45	47	+ 4.4%	50	48	- 4.0%
Average List Price	\$474,058	\$556,128	+ 17.3%	\$502,940	\$569,127	+ 13.2%
Inventory of Homes for Sale	220	288	+ 30.9%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--

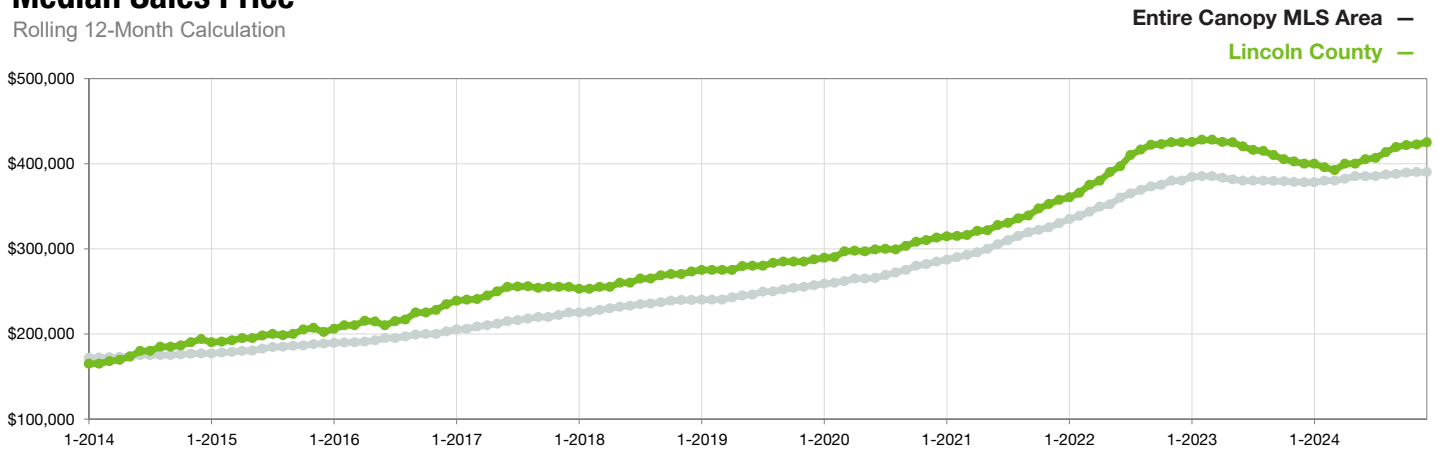
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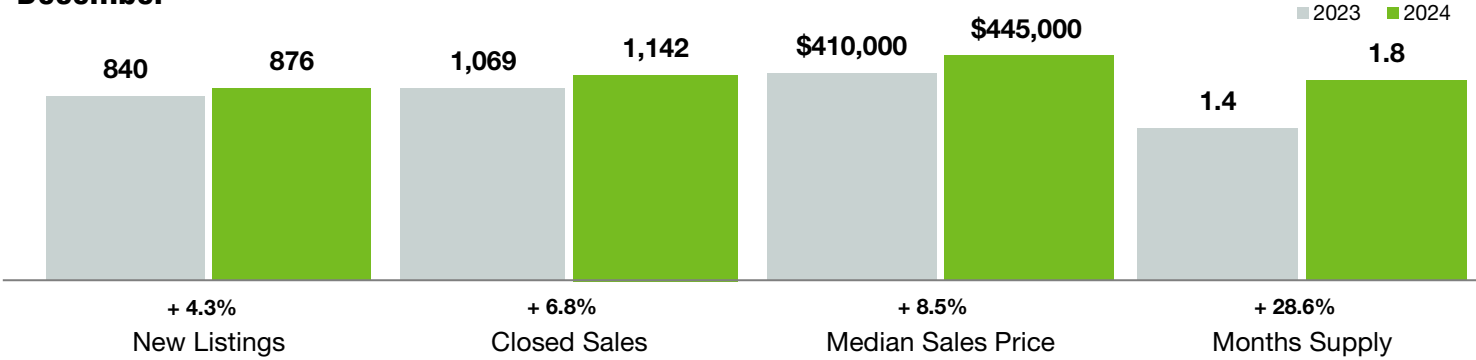
Mecklenburg County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	840	876	+ 4.3%	17,408	19,234	+ 10.5%
Pending Sales	860	914	+ 6.3%	15,386	15,258	- 0.8%
Closed Sales	1,069	1,142	+ 6.8%	15,391	15,235	- 1.0%
Median Sales Price*	\$410,000	\$445,000	+ 8.5%	\$425,000	\$445,000	+ 4.7%
Average Sales Price*	\$538,180	\$575,660	+ 7.0%	\$545,360	\$592,670	+ 8.7%
Percent of Original List Price Received*	97.6%	95.7%	- 1.9%	98.2%	97.8%	- 0.4%
List to Close	84	94	+ 11.9%	84	82	- 2.4%
Days on Market Until Sale	31	49	+ 58.1%	32	34	+ 6.3%
Cumulative Days on Market Until Sale	34	51	+ 50.0%	34	36	+ 5.9%
Average List Price	\$540,916	\$568,463	+ 5.1%	\$579,305	\$608,884	+ 5.1%
Inventory of Homes for Sale	1,800	2,345	+ 30.3%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

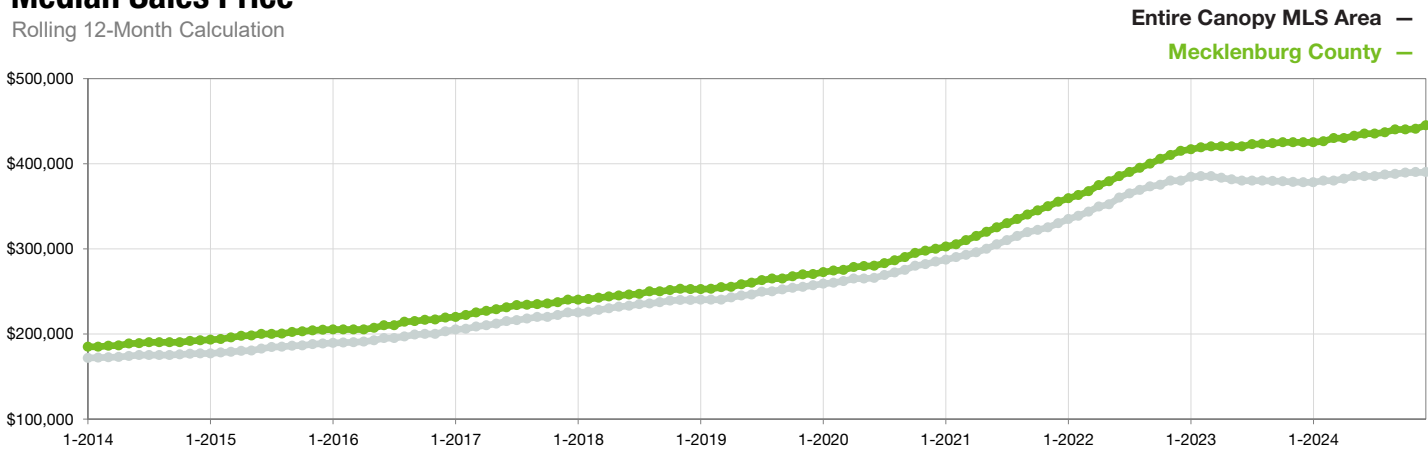
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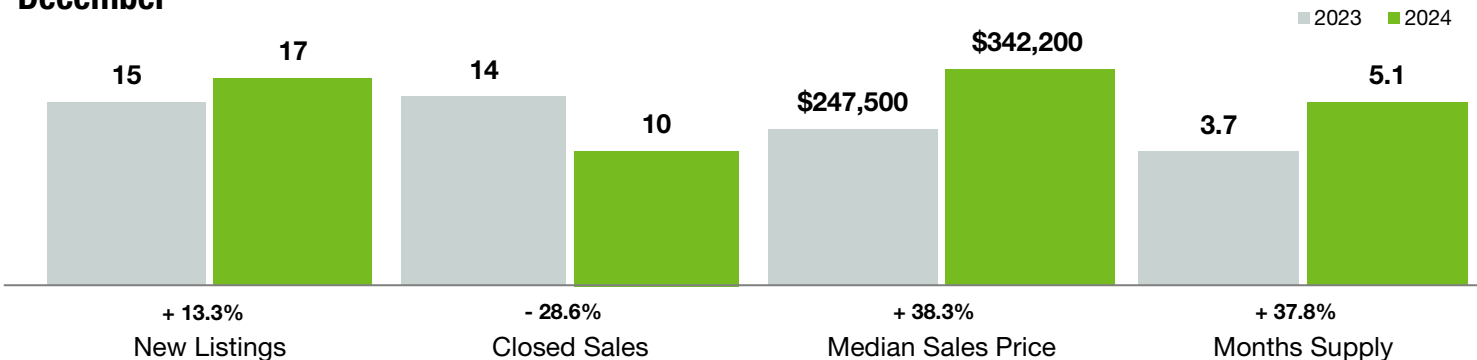
Montgomery County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	15	17	+ 13.3%	353	423	+ 19.8%
Pending Sales	15	12	- 20.0%	276	280	+ 1.4%
Closed Sales	14	10	- 28.6%	270	274	+ 1.5%
Median Sales Price*	\$247,500	\$342,200	+ 38.3%	\$189,950	\$233,000	+ 22.7%
Average Sales Price*	\$305,564	\$345,630	+ 13.1%	\$330,377	\$362,722	+ 9.8%
Percent of Original List Price Received*	88.5%	91.6%	+ 3.5%	92.3%	91.8%	- 0.5%
List to Close	81	122	+ 50.6%	94	113	+ 20.2%
Days on Market Until Sale	47	87	+ 85.1%	58	75	+ 29.3%
Cumulative Days on Market Until Sale	54	106	+ 96.3%	64	84	+ 31.3%
Average List Price	\$348,190	\$456,409	+ 31.1%	\$371,101	\$373,945	+ 0.8%
Inventory of Homes for Sale	85	118	+ 38.8%	--	--	--
Months Supply of Inventory	3.7	5.1	+ 37.8%	--	--	--

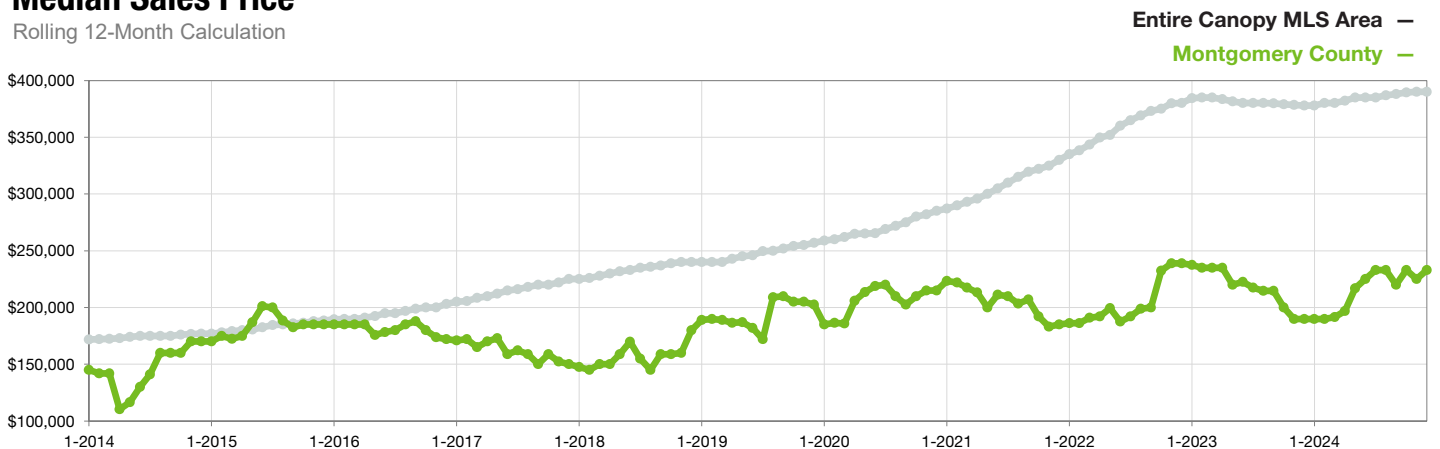
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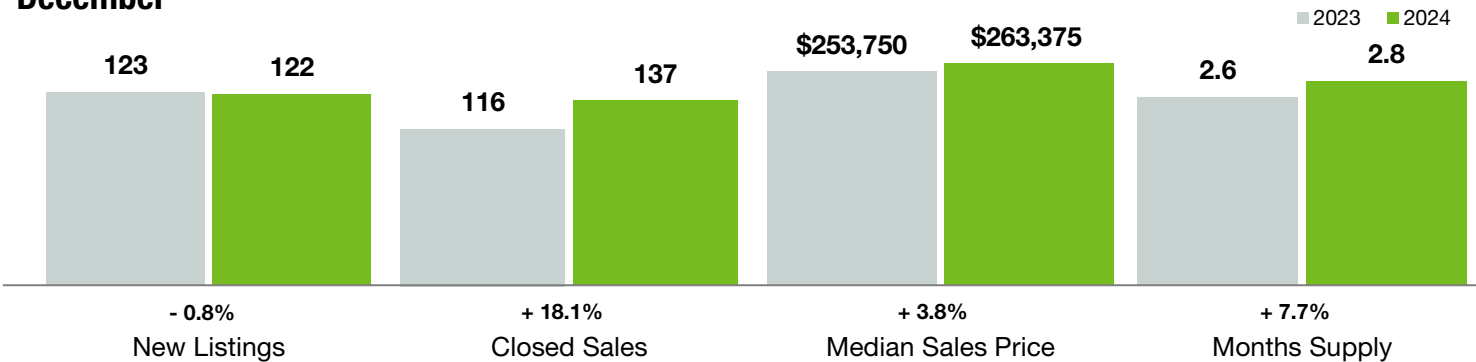
Rowan County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	123	122	- 0.8%	2,021	2,277	+ 12.7%
Pending Sales	92	113	+ 22.8%	1,638	1,726	+ 5.4%
Closed Sales	116	137	+ 18.1%	1,649	1,690	+ 2.5%
Median Sales Price*	\$253,750	\$263,375	+ 3.8%	\$269,450	\$279,900	+ 3.9%
Average Sales Price*	\$270,229	\$324,264	+ 20.0%	\$294,348	\$321,388	+ 9.2%
Percent of Original List Price Received*	93.2%	94.9%	+ 1.8%	95.6%	94.7%	- 0.9%
List to Close	81	89	+ 9.9%	82	89	+ 8.5%
Days on Market Until Sale	33	43	+ 30.3%	37	45	+ 21.6%
Cumulative Days on Market Until Sale	37	46	+ 24.3%	41	50	+ 22.0%
Average List Price	\$317,247	\$342,614	+ 8.0%	\$326,465	\$344,304	+ 5.5%
Inventory of Homes for Sale	354	405	+ 14.4%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

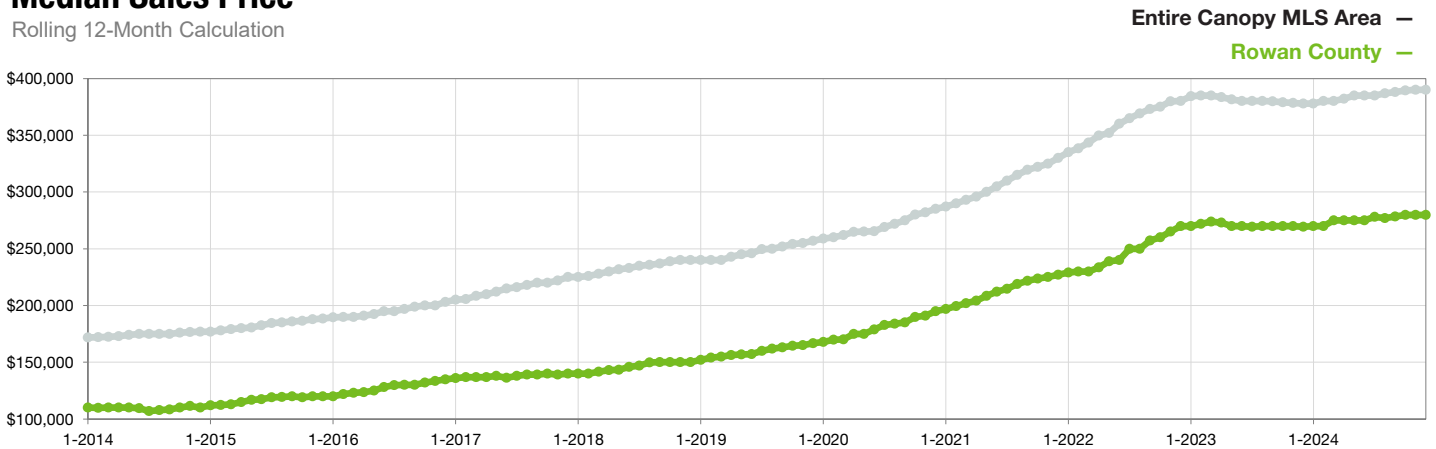
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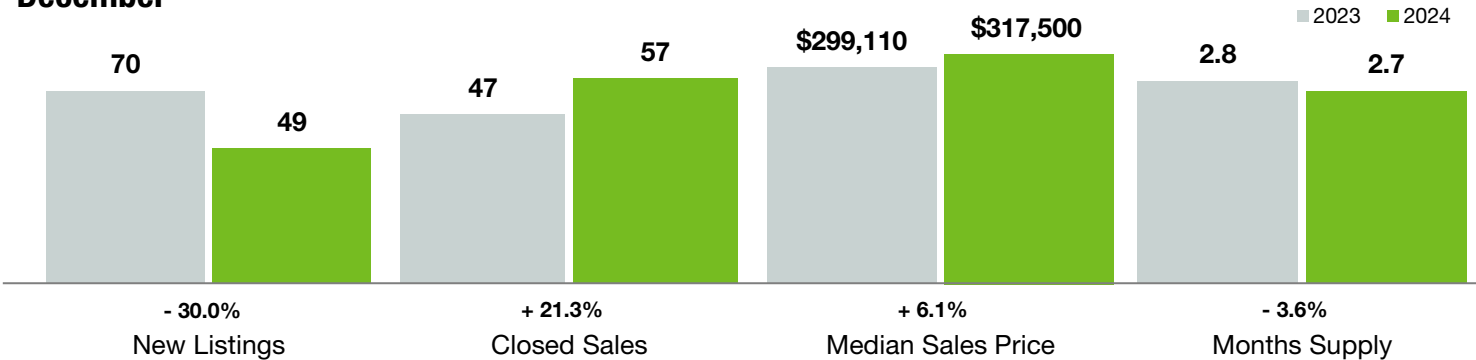
Stanly County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	70	49	- 30.0%	1,122	1,042	- 7.1%
Pending Sales	43	53	+ 23.3%	920	841	- 8.6%
Closed Sales	47	57	+ 21.3%	922	822	- 10.8%
Median Sales Price*	\$299,110	\$317,500	+ 6.1%	\$300,000	\$309,000	+ 3.0%
Average Sales Price*	\$317,743	\$331,256	+ 4.3%	\$326,256	\$337,864	+ 3.6%
Percent of Original List Price Received*	94.2%	93.8%	- 0.4%	95.3%	95.0%	- 0.3%
List to Close	89	92	+ 3.4%	97	97	0.0%
Days on Market Until Sale	45	46	+ 2.2%	48	53	+ 10.4%
Cumulative Days on Market Until Sale	45	51	+ 13.3%	53	57	+ 7.5%
Average List Price	\$340,015	\$388,485	+ 14.3%	\$356,144	\$352,825	- 0.9%
Inventory of Homes for Sale	214	186	- 13.1%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--

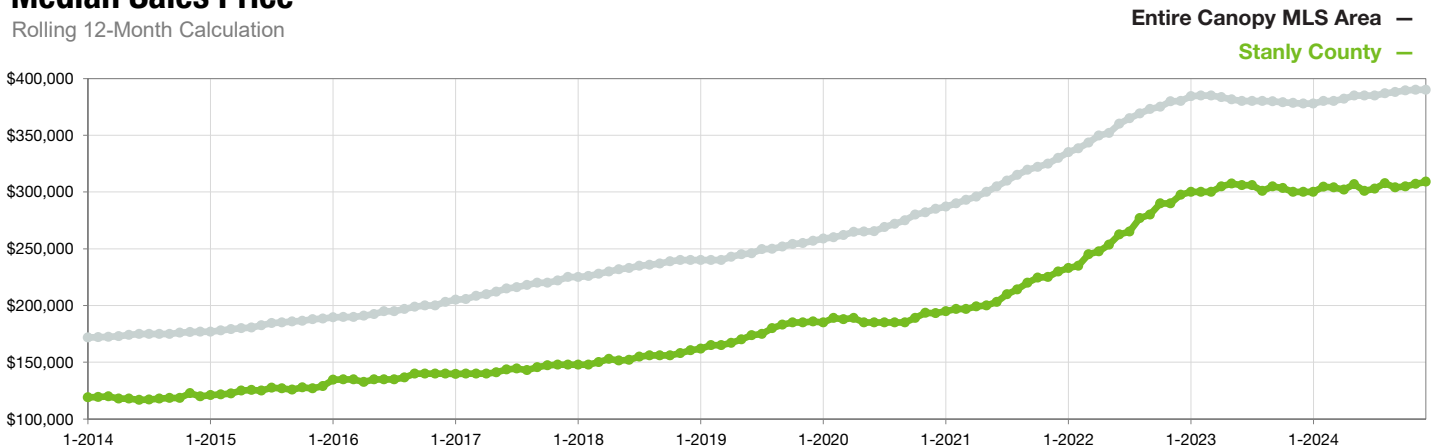
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December



Median Sales Price

Rolling 12-Month Calculation



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Local Market Update for December 2024

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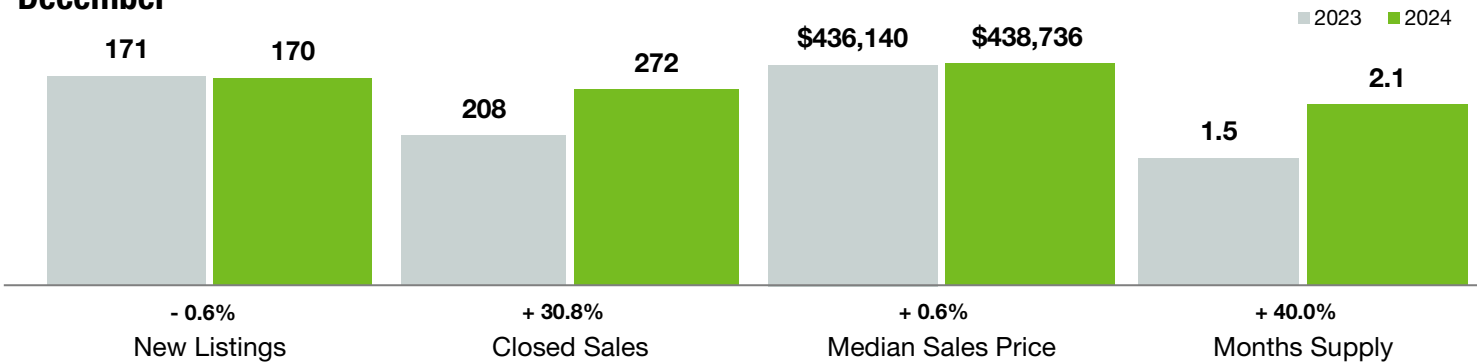
Union County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	171	170	- 0.6%	3,749	4,234	+ 12.9%
Pending Sales	191	195	+ 2.1%	3,285	3,364	+ 2.4%
Closed Sales	208	272	+ 30.8%	3,382	3,360	- 0.7%
Median Sales Price*	\$436,140	\$438,736	+ 0.6%	\$450,000	\$455,000	+ 1.1%
Average Sales Price*	\$551,430	\$536,591	- 2.7%	\$560,218	\$579,980	+ 3.5%
Percent of Original List Price Received*	96.8%	95.3%	- 1.5%	97.7%	97.5%	- 0.2%
List to Close	88	105	+ 19.3%	96	86	- 10.4%
Days on Market Until Sale	38	58	+ 52.6%	39	39	0.0%
Cumulative Days on Market Until Sale	41	56	+ 36.6%	38	38	0.0%
Average List Price	\$560,309	\$558,203	- 0.4%	\$600,480	\$612,864	+ 2.1%
Inventory of Homes for Sale	400	583	+ 45.8%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

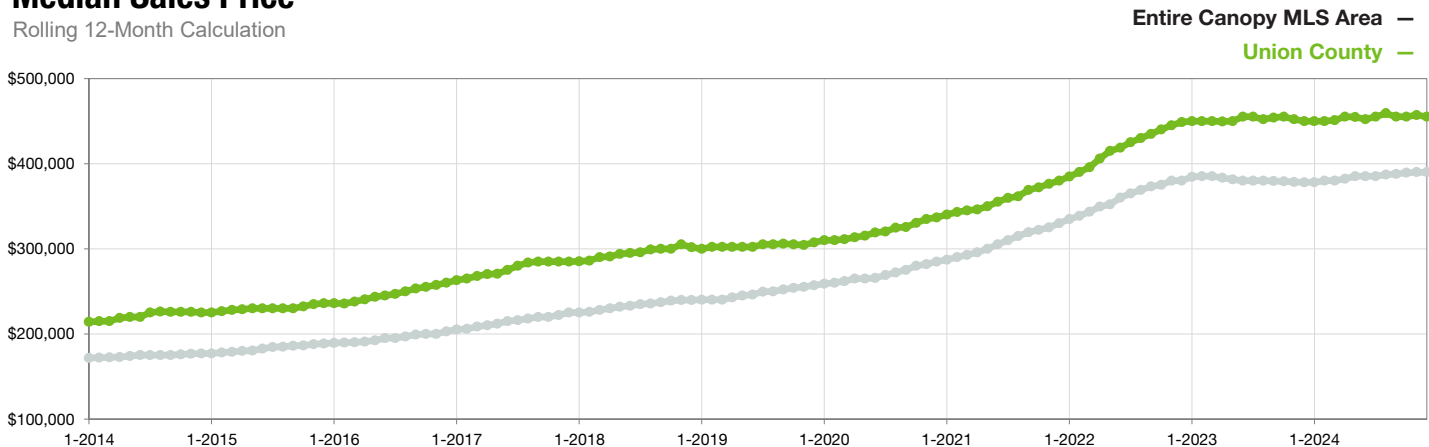
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December



Median Sales Price

Rolling 12-Month Calculation



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Local Market Update for December 2024

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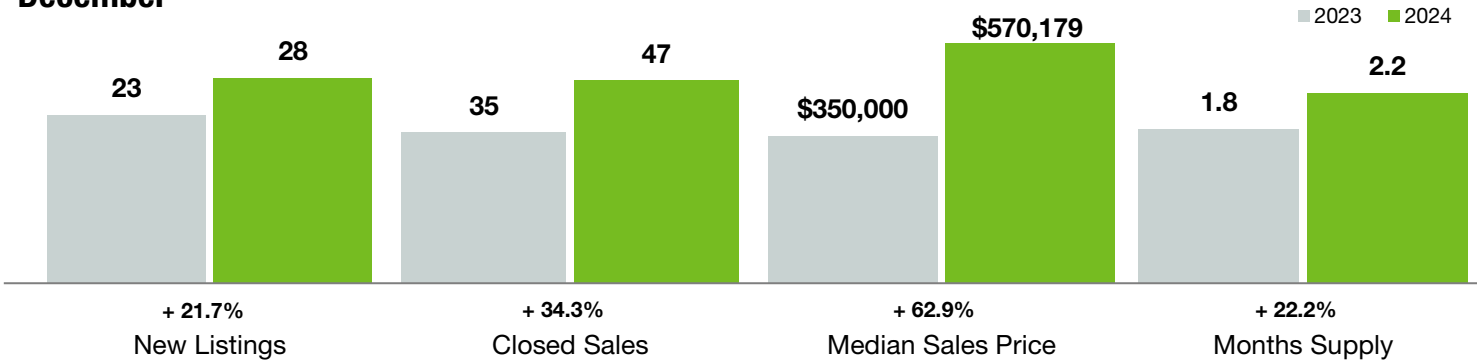
Belmont

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	23	28	+ 21.7%	565	649	+ 14.9%
Pending Sales	27	29	+ 7.4%	472	499	+ 5.7%
Closed Sales	35	47	+ 34.3%	463	490	+ 5.8%
Median Sales Price*	\$350,000	\$570,179	+ 62.9%	\$415,000	\$465,000	+ 12.0%
Average Sales Price*	\$439,517	\$621,990	+ 41.5%	\$498,686	\$561,569	+ 12.6%
Percent of Original List Price Received*	98.8%	94.8%	- 4.0%	97.7%	96.9%	- 0.8%
List to Close	66	119	+ 80.3%	66	78	+ 18.2%
Days on Market Until Sale	27	89	+ 229.6%	29	41	+ 41.4%
Cumulative Days on Market Until Sale	24	60	+ 150.0%	29	41	+ 41.4%
Average List Price	\$516,159	\$632,591	+ 22.6%	\$537,472	\$580,435	+ 8.0%
Inventory of Homes for Sale	70	91	+ 30.0%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

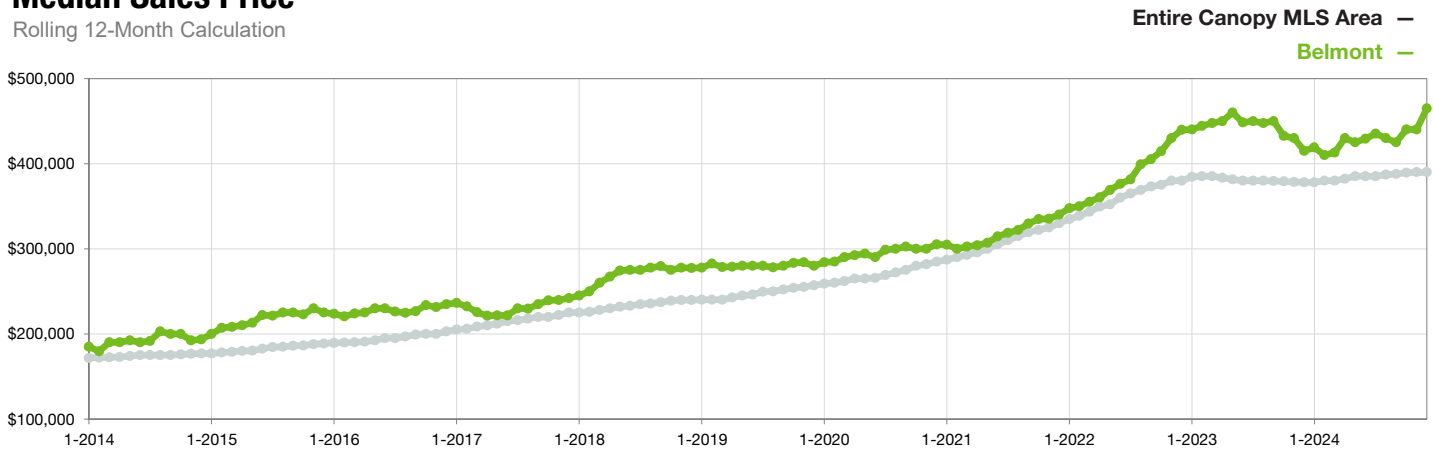
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December



Median Sales Price

Rolling 12-Month Calculation



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Local Market Update for December 2024

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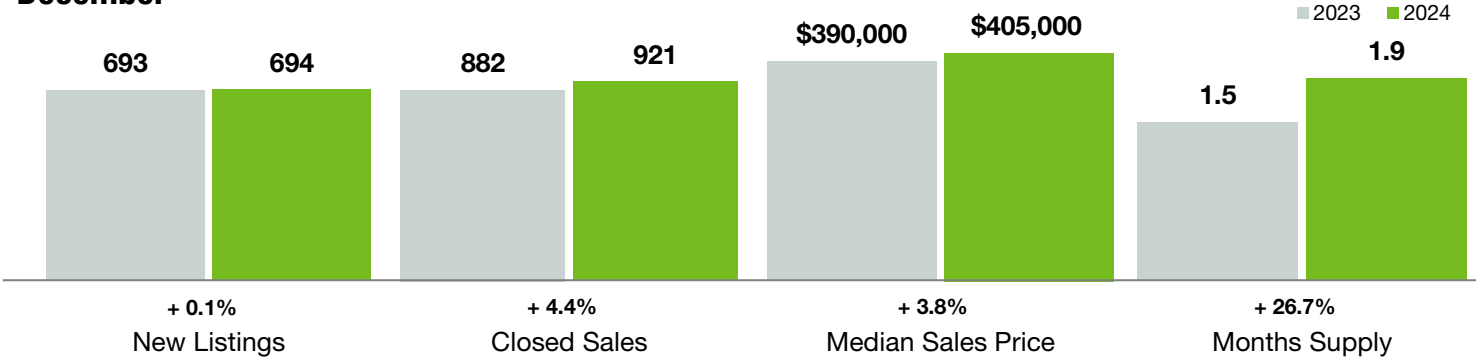
City of Charlotte

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	693	694	+ 0.1%	14,189	15,526	+ 9.4%
Pending Sales	702	722	+ 2.8%	12,457	12,251	- 1.7%
Closed Sales	882	921	+ 4.4%	12,432	12,269	- 1.3%
Median Sales Price*	\$390,000	\$405,000	+ 3.8%	\$405,000	\$417,893	+ 3.2%
Average Sales Price*	\$509,154	\$536,068	+ 5.3%	\$527,712	\$571,777	+ 8.4%
Percent of Original List Price Received*	97.6%	95.6%	- 2.0%	98.2%	97.8%	- 0.4%
List to Close	84	93	+ 10.7%	84	83	- 1.2%
Days on Market Until Sale	31	47	+ 51.6%	31	34	+ 9.7%
Cumulative Days on Market Until Sale	33	51	+ 54.5%	33	37	+ 12.1%
Average List Price	\$519,163	\$482,221	- 7.1%	\$558,442	\$577,969	+ 3.5%
Inventory of Homes for Sale	1,514	1,903	+ 25.7%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

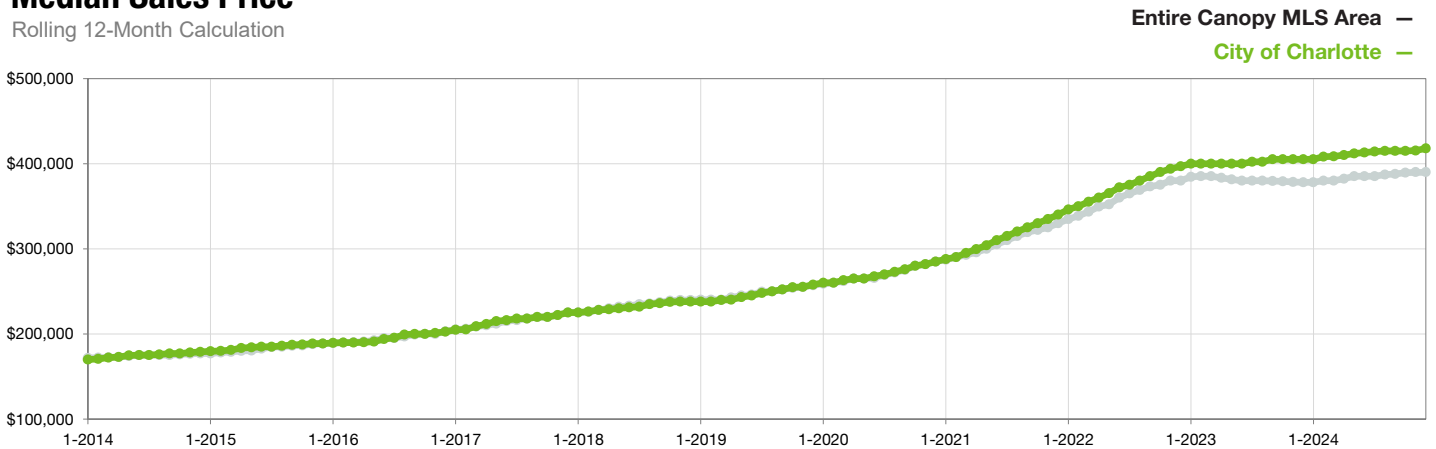
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December



Median Sales Price

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Local Market Update for December 2024

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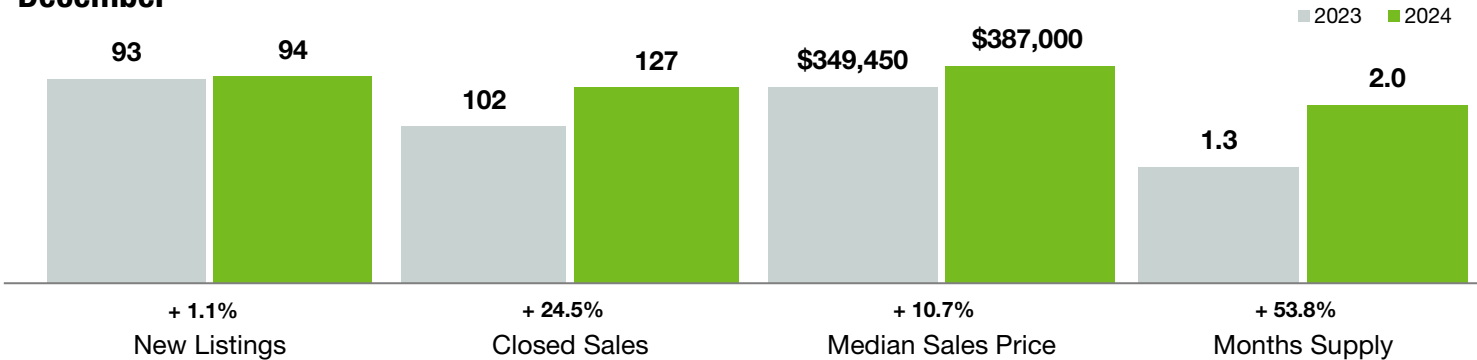
Concord

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	93	94	+ 1.1%	1,632	1,980	+ 21.3%
Pending Sales	101	94	- 6.9%	1,505	1,529	+ 1.6%
Closed Sales	102	127	+ 24.5%	1,507	1,507	0.0%
Median Sales Price*	\$349,450	\$387,000	+ 10.7%	\$363,000	\$389,185	+ 7.2%
Average Sales Price*	\$372,341	\$433,497	+ 16.4%	\$392,511	\$434,234	+ 10.6%
Percent of Original List Price Received*	95.9%	94.8%	- 1.1%	96.7%	96.4%	- 0.3%
List to Close	79	89	+ 12.7%	81	78	- 3.7%
Days on Market Until Sale	37	49	+ 32.4%	35	37	+ 5.7%
Cumulative Days on Market Until Sale	36	59	+ 63.9%	37	41	+ 10.8%
Average List Price	\$404,167	\$446,519	+ 10.5%	\$417,309	\$456,066	+ 9.3%
Inventory of Homes for Sale	167	261	+ 56.3%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

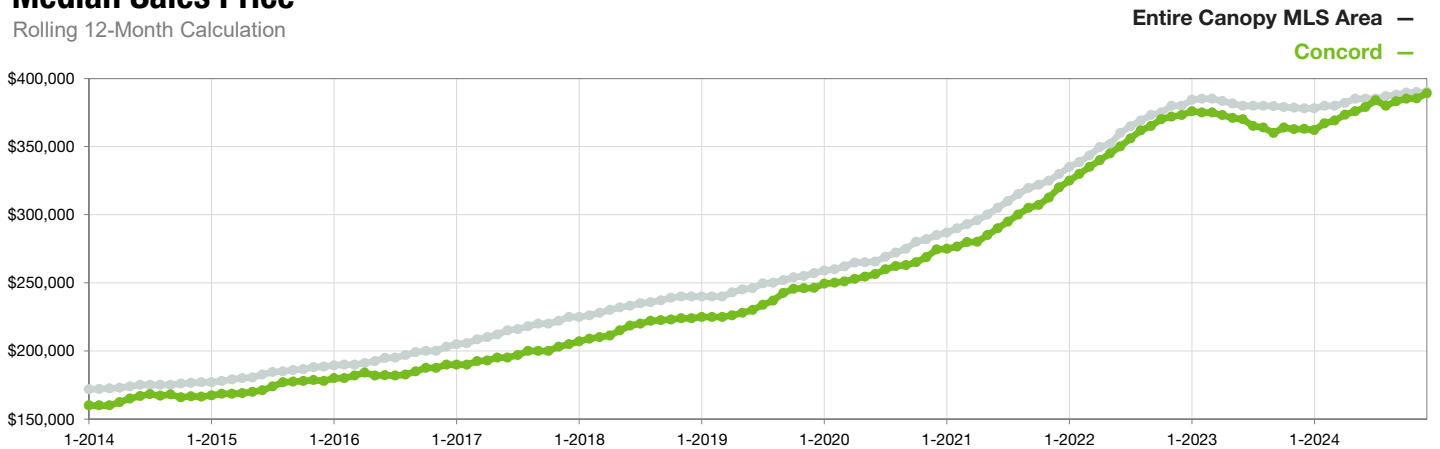
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December



Median Sales Price

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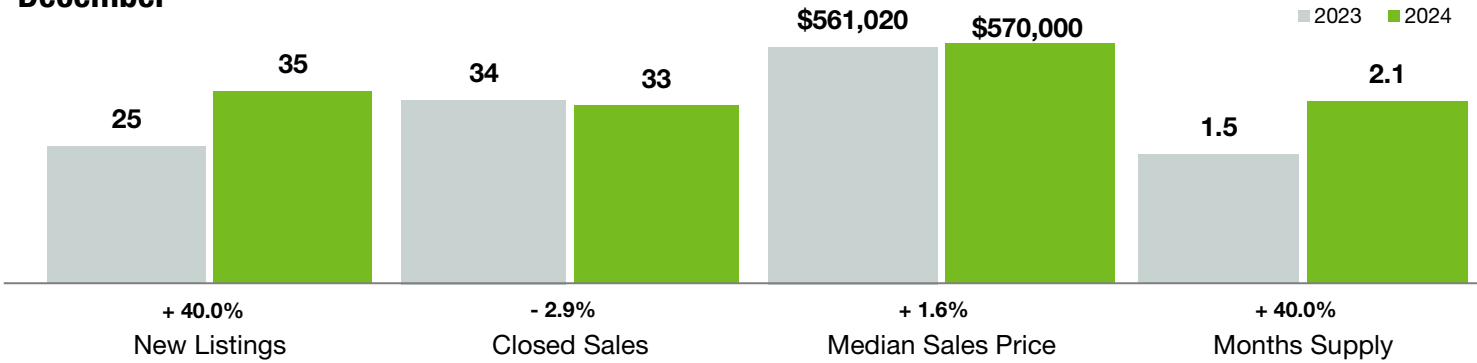
Cornelius

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	25	35	+ 40.0%	607	712	+ 17.3%
Pending Sales	32	35	+ 9.4%	523	567	+ 8.4%
Closed Sales	34	33	- 2.9%	517	570	+ 10.3%
Median Sales Price*	\$561,020	\$570,000	+ 1.6%	\$505,000	\$560,000	+ 10.9%
Average Sales Price*	\$994,407	\$1,063,163	+ 6.9%	\$803,161	\$849,551	+ 5.8%
Percent of Original List Price Received*	98.2%	95.5%	- 2.7%	96.7%	96.3%	- 0.4%
List to Close	99	93	- 6.1%	79	80	+ 1.3%
Days on Market Until Sale	37	56	+ 51.4%	34	41	+ 20.6%
Cumulative Days on Market Until Sale	44	48	+ 9.1%	36	38	+ 5.6%
Average List Price	\$857,642	\$1,464,700	+ 70.8%	\$926,505	\$1,016,156	+ 9.7%
Inventory of Homes for Sale	65	99	+ 52.3%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

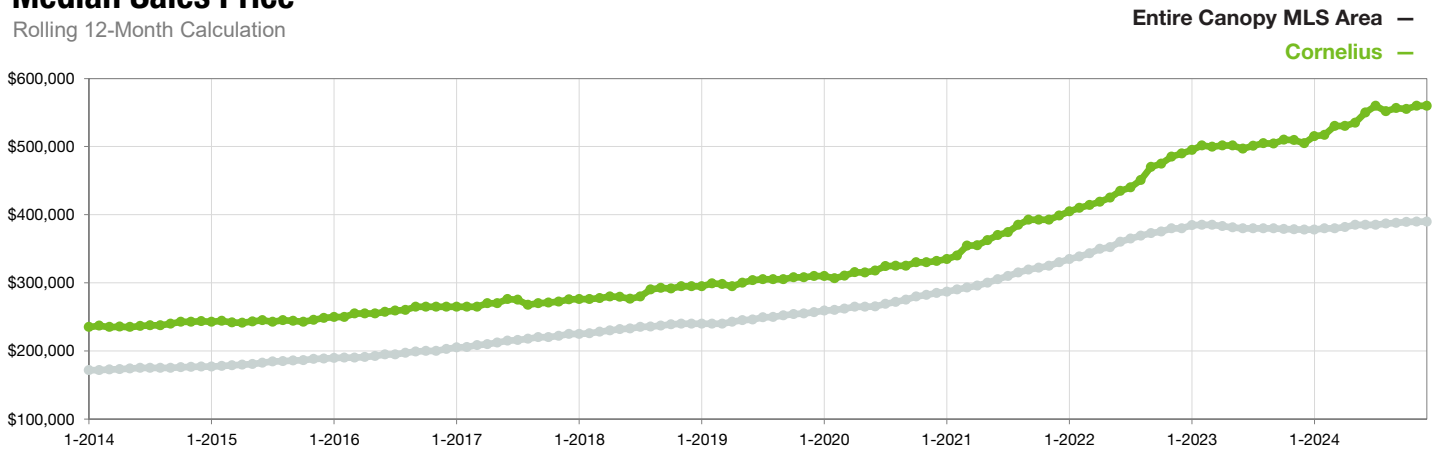
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December



Median Sales Price

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Local Market Update for December 2024

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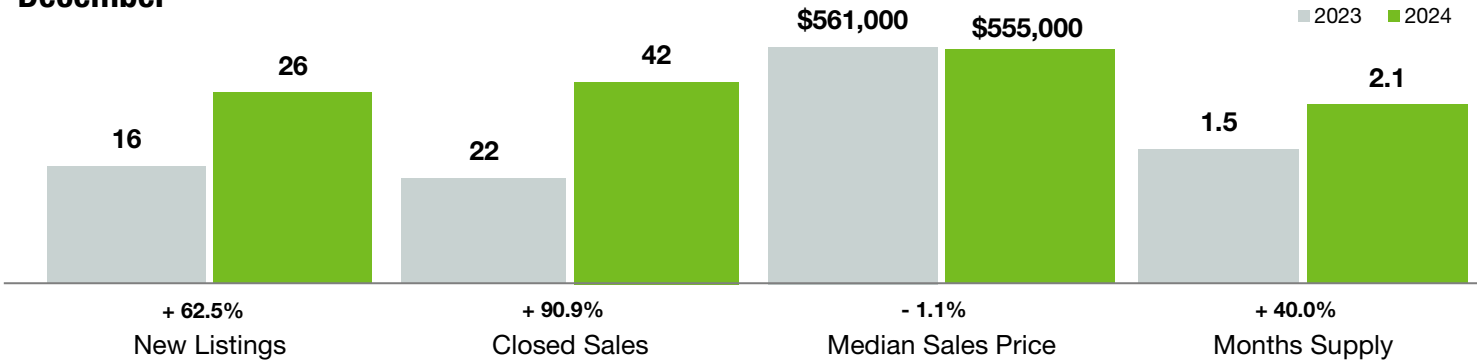
Davidson

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	16	26	+ 62.5%	480	584	+ 21.7%
Pending Sales	27	24	- 11.1%	419	461	+ 10.0%
Closed Sales	22	42	+ 90.9%	404	466	+ 15.3%
Median Sales Price*	\$561,000	\$555,000	- 1.1%	\$629,199	\$595,250	- 5.4%
Average Sales Price*	\$1,026,676	\$668,006	- 34.9%	\$793,019	\$790,262	- 0.3%
Percent of Original List Price Received*	98.7%	95.3%	- 3.4%	98.9%	97.2%	- 1.7%
List to Close	122	124	+ 1.6%	105	99	- 5.7%
Days on Market Until Sale	47	58	+ 23.4%	42	37	- 11.9%
Cumulative Days on Market Until Sale	54	62	+ 14.8%	45	43	- 4.4%
Average List Price	\$658,136	\$1,011,219	+ 53.6%	\$821,350	\$885,762	+ 7.8%
Inventory of Homes for Sale	54	79	+ 46.3%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

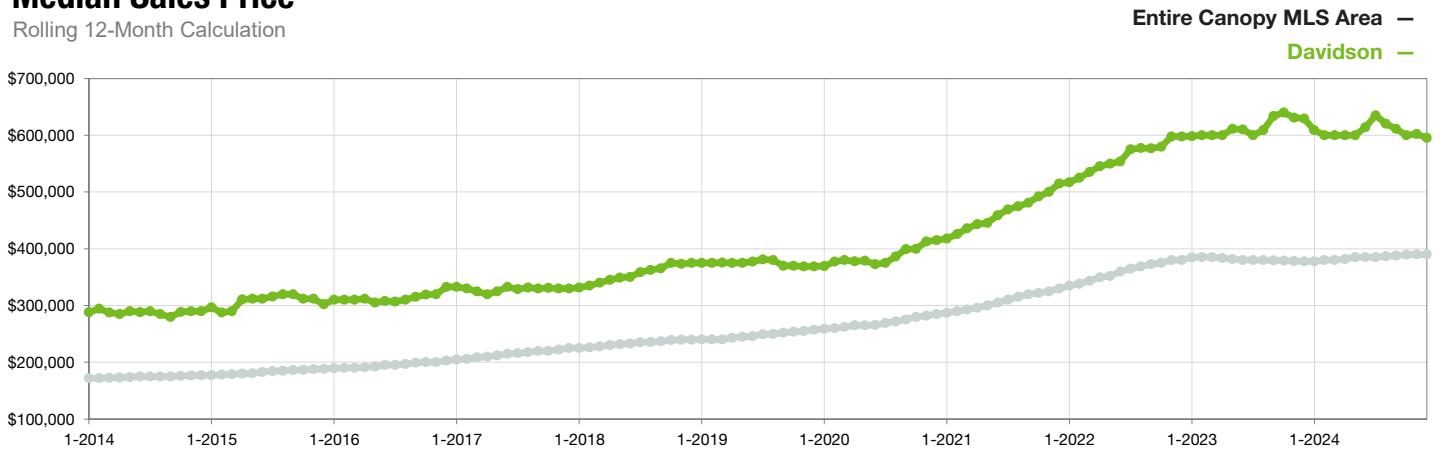
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December



Median Sales Price

Rolling 12-Month Calculation



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Local Market Update for December 2024



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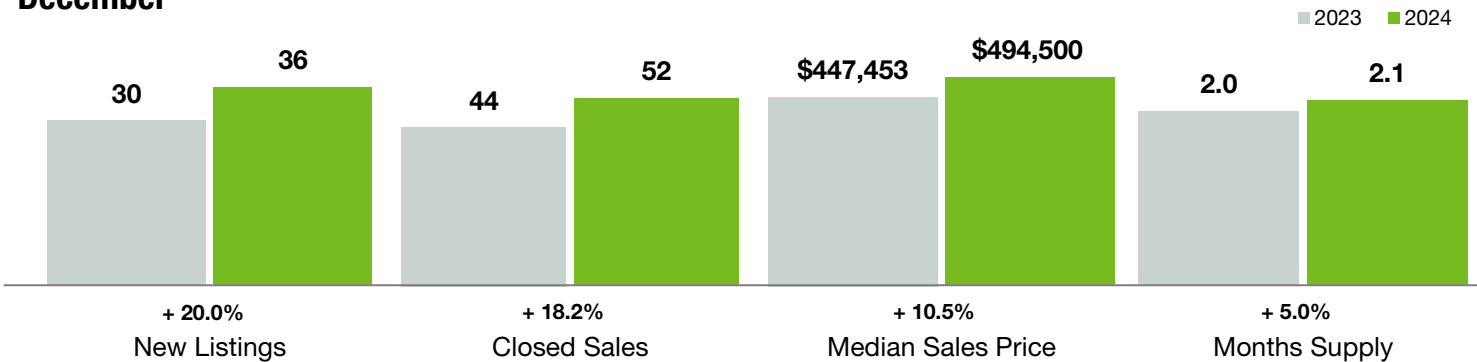
Denver

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	30	36	+ 20.0%	768	866	+ 12.8%
Pending Sales	33	42	+ 27.3%	635	664	+ 4.6%
Closed Sales	44	52	+ 18.2%	637	670	+ 5.2%
Median Sales Price*	\$447,453	\$494,500	+ 10.5%	\$486,190	\$522,000	+ 7.4%
Average Sales Price*	\$482,245	\$639,455	+ 32.6%	\$611,928	\$636,104	+ 4.0%
Percent of Original List Price Received*	97.1%	95.9%	- 1.2%	97.3%	96.9%	- 0.4%
List to Close	111	94	- 15.3%	111	102	- 8.1%
Days on Market Until Sale	46	43	- 6.5%	51	45	- 11.8%
Cumulative Days on Market Until Sale	52	42	- 19.2%	47	47	0.0%
Average List Price	\$592,174	\$782,015	+ 32.1%	\$650,015	\$758,680	+ 16.7%
Inventory of Homes for Sale	106	118	+ 11.3%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

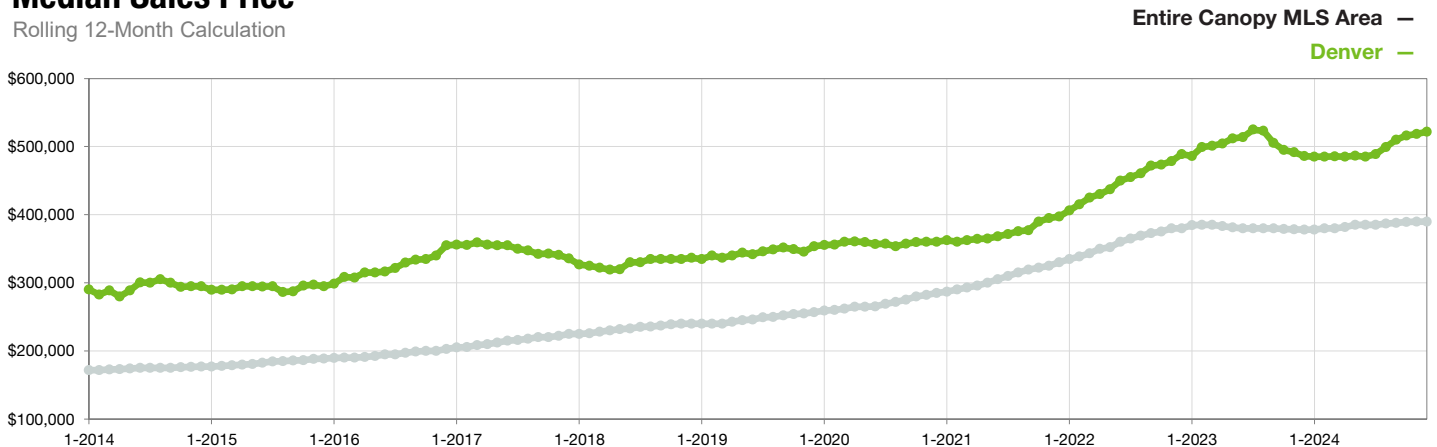
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December



Median Sales Price

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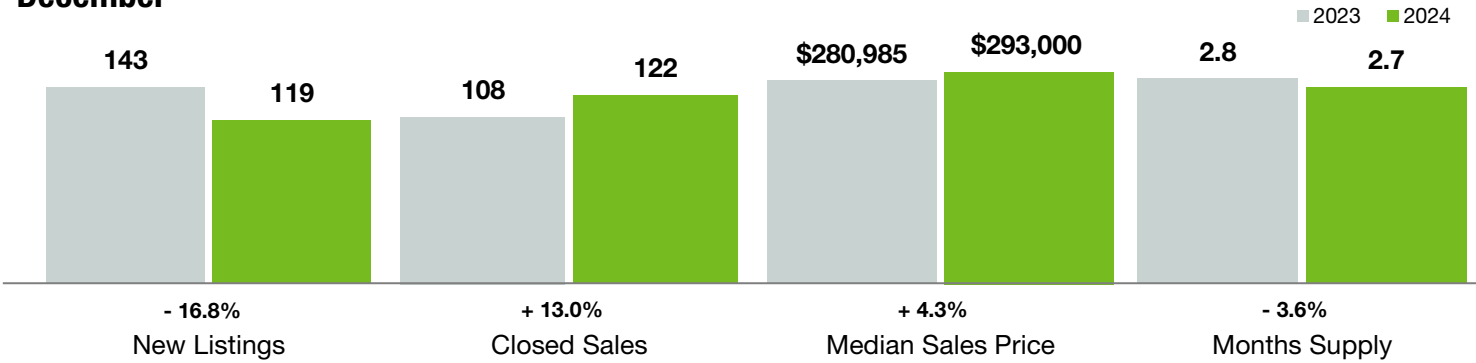
Gastonia

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	143	119	- 16.8%	1,912	2,360	+ 23.4%
Pending Sales	96	110	+ 14.6%	1,474	1,670	+ 13.3%
Closed Sales	108	122	+ 13.0%	1,441	1,650	+ 14.5%
Median Sales Price*	\$280,985	\$293,000	+ 4.3%	\$275,250	\$295,000	+ 7.2%
Average Sales Price*	\$275,071	\$303,058	+ 10.2%	\$294,761	\$310,106	+ 5.2%
Percent of Original List Price Received*	95.9%	93.8%	- 2.2%	96.1%	95.3%	- 0.8%
List to Close	85	89	+ 4.7%	83	90	+ 8.4%
Days on Market Until Sale	27	45	+ 66.7%	38	43	+ 13.2%
Cumulative Days on Market Until Sale	31	59	+ 90.3%	44	51	+ 15.9%
Average List Price	\$310,709	\$314,360	+ 1.2%	\$313,191	\$330,609	+ 5.6%
Inventory of Homes for Sale	347	377	+ 8.6%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--

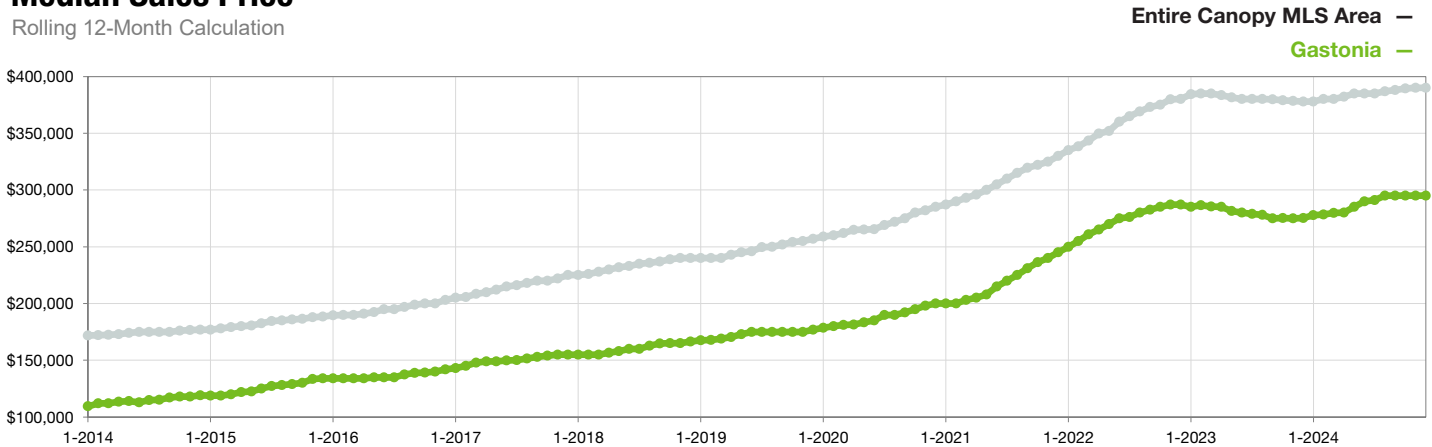
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December



Median Sales Price

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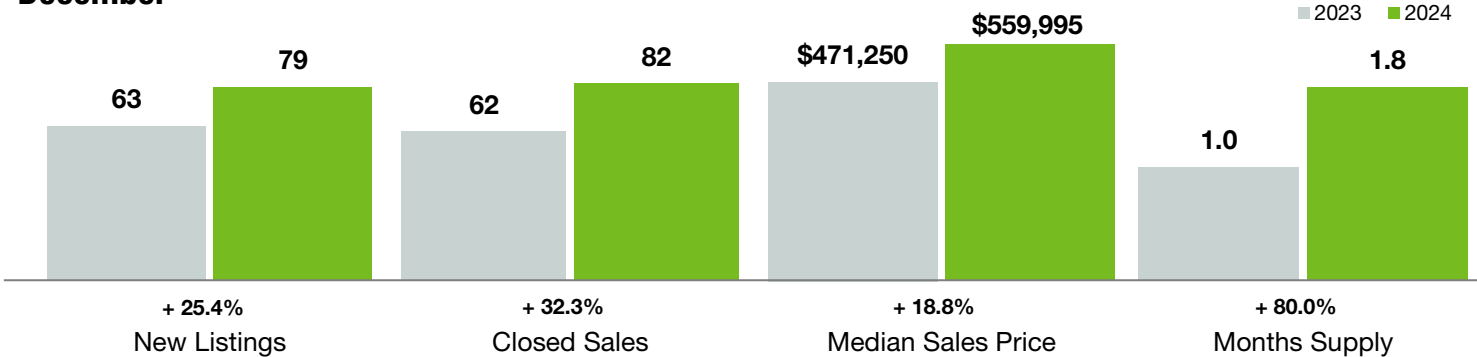
Huntersville

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	63	79	+ 25.4%	1,179	1,431	+ 21.4%
Pending Sales	63	84	+ 33.3%	1,056	1,147	+ 8.6%
Closed Sales	62	82	+ 32.3%	1,022	1,167	+ 14.2%
Median Sales Price*	\$471,250	\$559,995	+ 18.8%	\$535,000	\$545,000	+ 1.9%
Average Sales Price*	\$587,864	\$668,484	+ 13.7%	\$589,694	\$618,137	+ 4.8%
Percent of Original List Price Received*	98.0%	95.4%	- 2.7%	98.5%	98.3%	- 0.2%
List to Close	88	100	+ 13.6%	85	85	0.0%
Days on Market Until Sale	31	58	+ 87.1%	29	31	+ 6.9%
Cumulative Days on Market Until Sale	36	54	+ 50.0%	31	31	0.0%
Average List Price	\$603,139	\$790,026	+ 31.0%	\$610,888	\$647,732	+ 6.0%
Inventory of Homes for Sale	92	170	+ 84.8%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

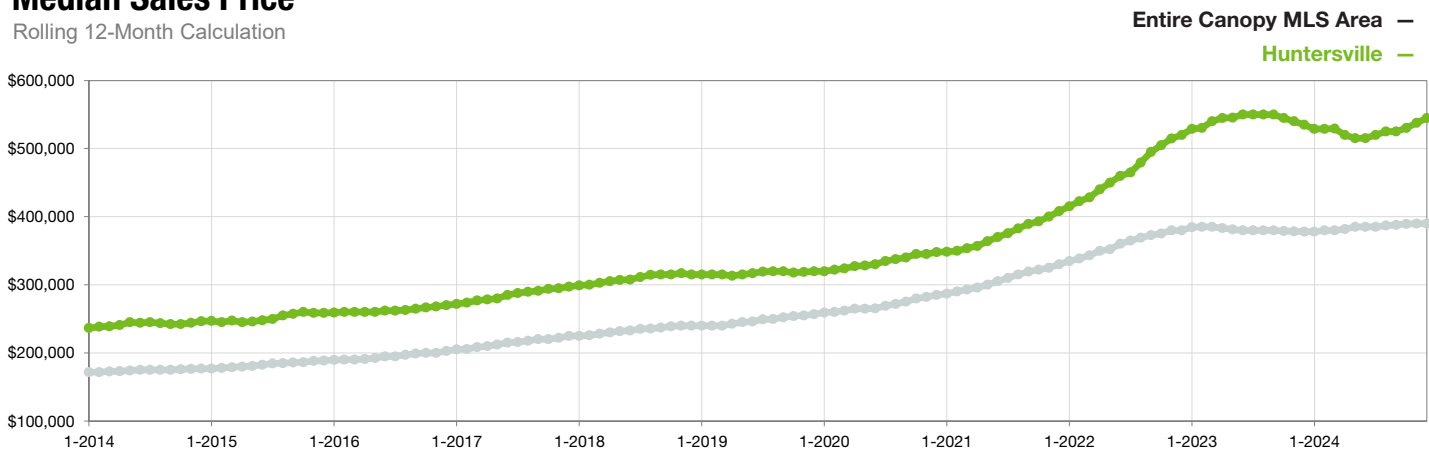
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December



Median Sales Price

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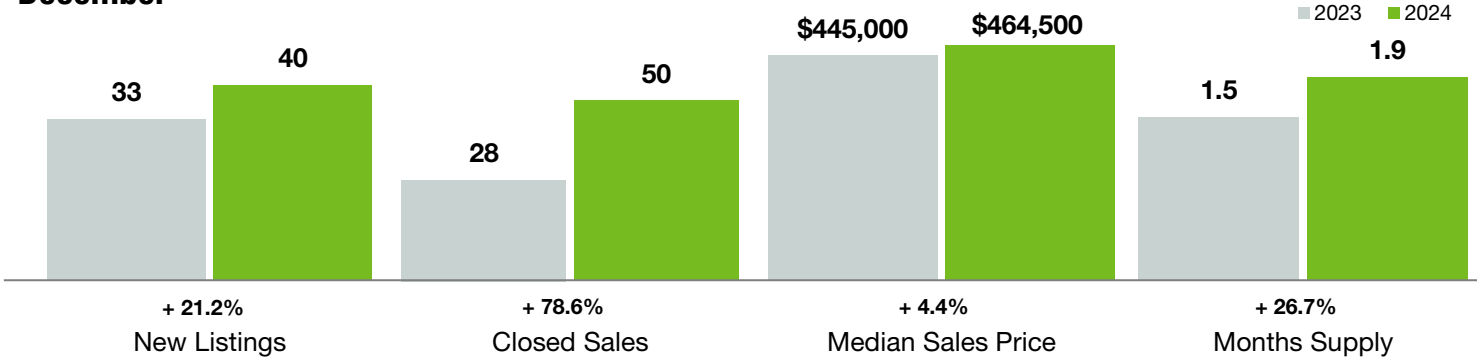
Indian Trail

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	33	40	+ 21.2%	676	737	+ 9.0%
Pending Sales	28	32	+ 14.3%	623	590	- 5.3%
Closed Sales	28	50	+ 78.6%	655	596	- 9.0%
Median Sales Price*	\$445,000	\$464,500	+ 4.4%	\$440,000	\$441,575	+ 0.4%
Average Sales Price*	\$457,181	\$474,082	+ 3.7%	\$457,560	\$465,587	+ 1.8%
Percent of Original List Price Received*	98.4%	96.4%	- 2.0%	97.6%	97.7%	+ 0.1%
List to Close	90	85	- 5.6%	99	77	- 22.2%
Days on Market Until Sale	40	48	+ 20.0%	38	34	- 10.5%
Cumulative Days on Market Until Sale	36	53	+ 47.2%	41	36	- 12.2%
Average List Price	\$445,330	\$462,474	+ 3.8%	\$474,482	\$480,250	+ 1.2%
Inventory of Homes for Sale	78	92	+ 17.9%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

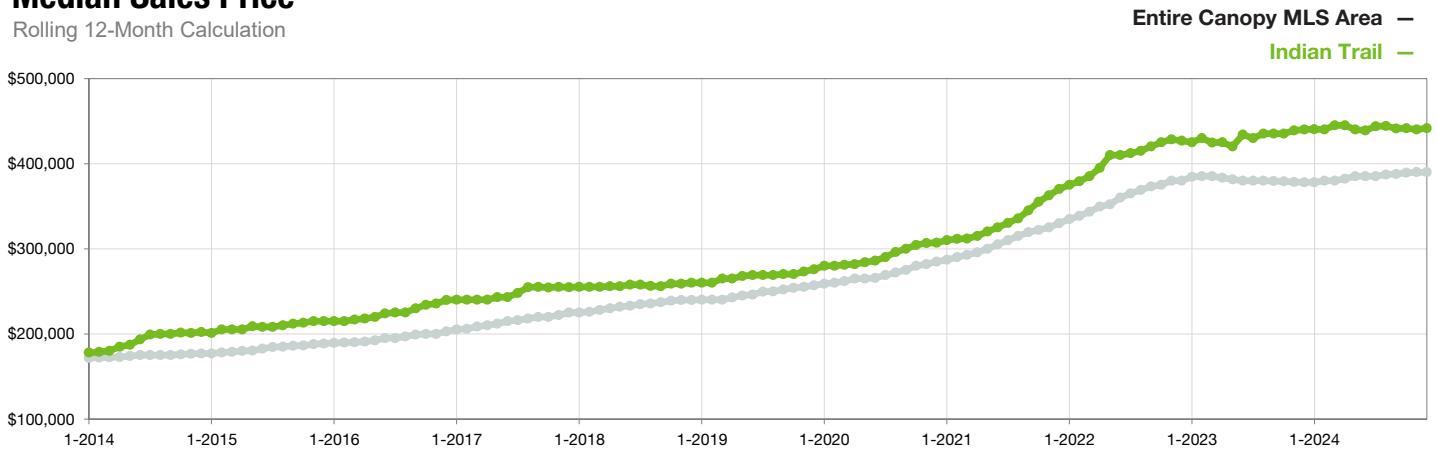
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December



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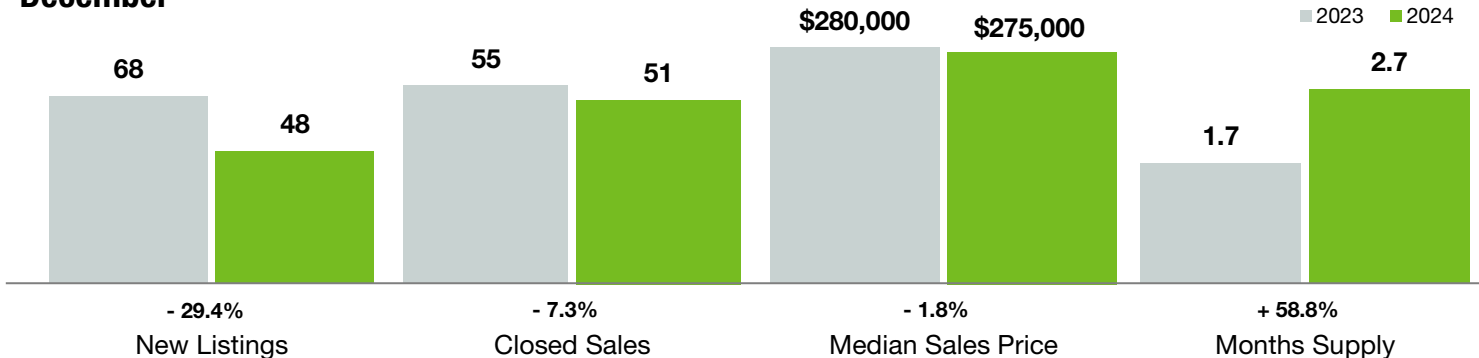
Kannapolis

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	68	48	- 29.4%	945	1,062	+ 12.4%
Pending Sales	51	48	- 5.9%	818	764	- 6.6%
Closed Sales	55	51	- 7.3%	806	751	- 6.8%
Median Sales Price*	\$280,000	\$275,000	- 1.8%	\$290,000	\$285,960	- 1.4%
Average Sales Price*	\$274,399	\$273,180	- 0.4%	\$298,520	\$308,010	+ 3.2%
Percent of Original List Price Received*	94.0%	93.3%	- 0.7%	95.9%	95.7%	- 0.2%
List to Close	73	85	+ 16.4%	76	78	+ 2.6%
Days on Market Until Sale	34	43	+ 26.5%	35	35	0.0%
Cumulative Days on Market Until Sale	38	54	+ 42.1%	38	40	+ 5.3%
Average List Price	\$306,337	\$369,235	+ 20.5%	\$311,721	\$324,113	+ 4.0%
Inventory of Homes for Sale	113	171	+ 51.3%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--

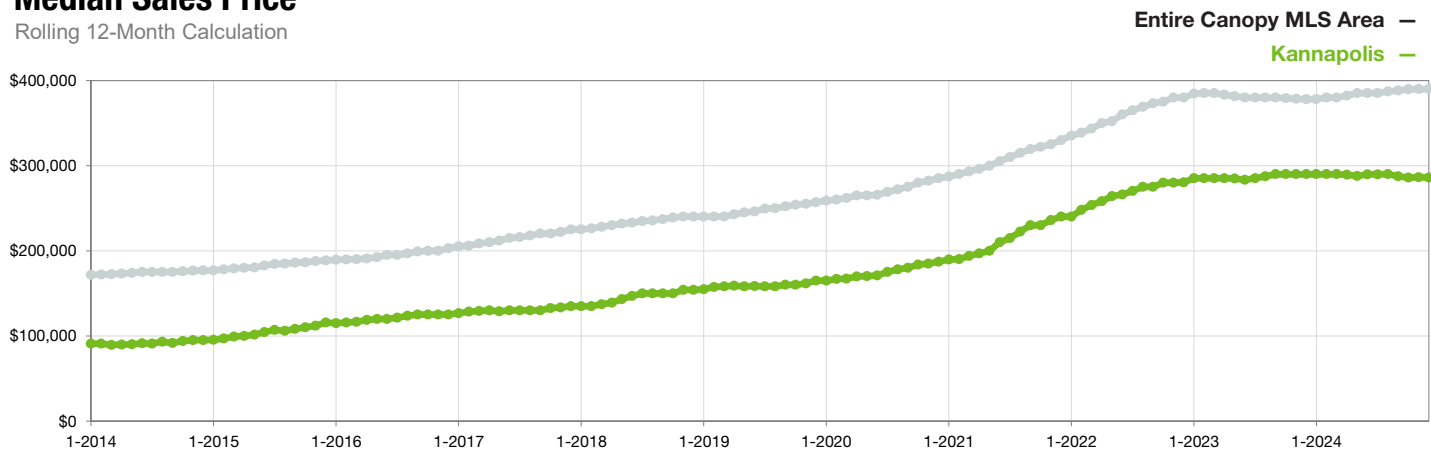
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December



Median Sales Price

Rolling 12-Month Calculation



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Local Market Update for December 2024

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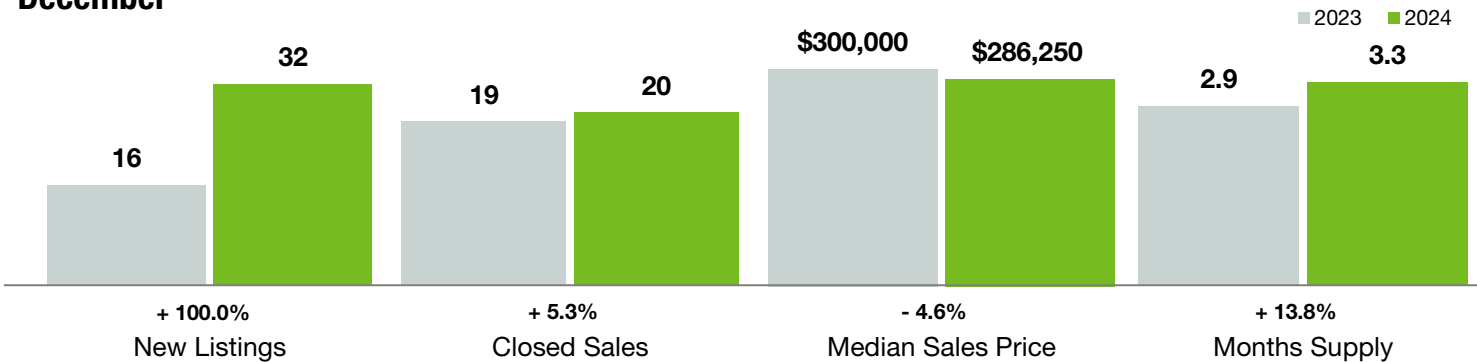
Kings Mountain

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	16	32	+ 100.0%	300	412	+ 37.3%
Pending Sales	13	26	+ 100.0%	241	290	+ 20.3%
Closed Sales	19	20	+ 5.3%	243	276	+ 13.6%
Median Sales Price*	\$300,000	\$286,250	- 4.6%	\$240,000	\$275,000	+ 14.6%
Average Sales Price*	\$303,368	\$294,294	- 3.0%	\$276,068	\$291,667	+ 5.7%
Percent of Original List Price Received*	97.3%	93.0%	- 4.4%	96.0%	95.0%	- 1.0%
List to Close	66	84	+ 27.3%	84	86	+ 2.4%
Days on Market Until Sale	32	47	+ 46.9%	42	46	+ 9.5%
Cumulative Days on Market Until Sale	38	57	+ 50.0%	44	55	+ 25.0%
Average List Price	\$270,563	\$304,847	+ 12.7%	\$297,589	\$318,675	+ 7.1%
Inventory of Homes for Sale	58	79	+ 36.2%	--	--	--
Months Supply of Inventory	2.9	3.3	+ 13.8%	--	--	--

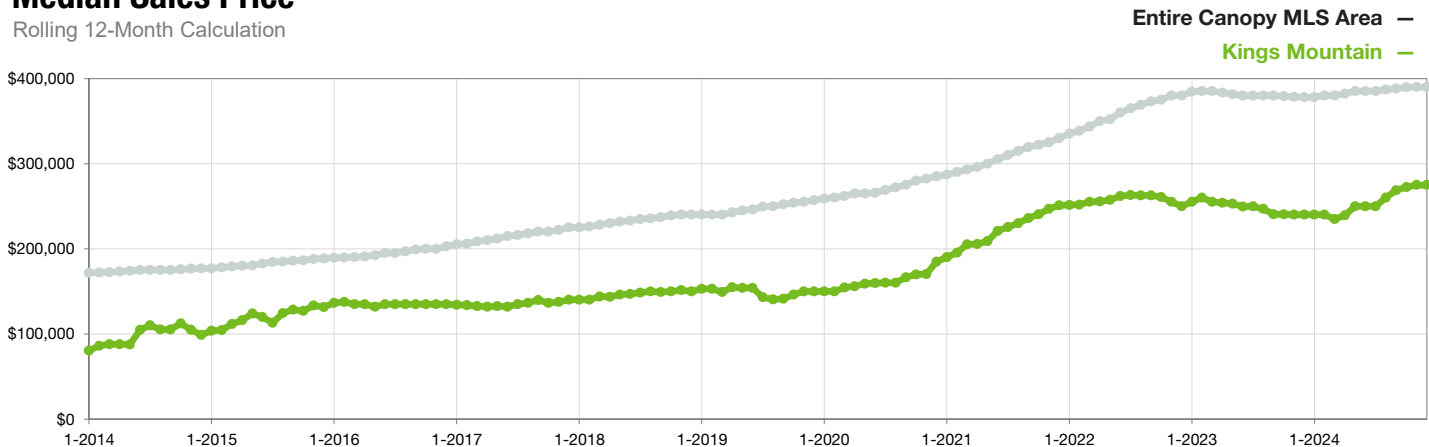
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December



Median Sales Price

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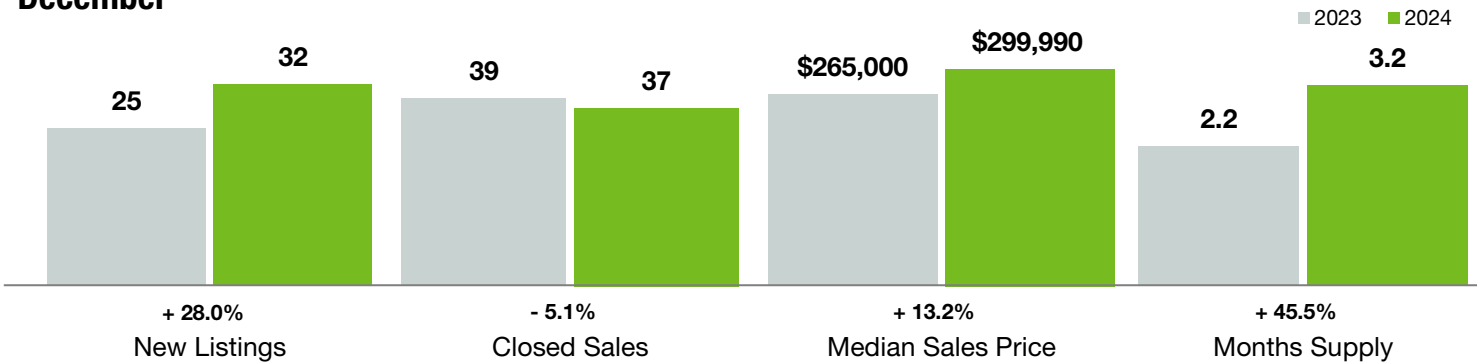
Lincolnton

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	25	32	+ 28.0%	479	633	+ 32.2%
Pending Sales	20	44	+ 120.0%	412	446	+ 8.3%
Closed Sales	39	37	- 5.1%	413	428	+ 3.6%
Median Sales Price*	\$265,000	\$299,990	+ 13.2%	\$293,000	\$314,000	+ 7.2%
Average Sales Price*	\$279,574	\$303,087	+ 8.4%	\$310,245	\$332,271	+ 7.1%
Percent of Original List Price Received*	93.5%	94.7%	+ 1.3%	95.6%	95.4%	- 0.2%
List to Close	78	91	+ 16.7%	101	87	- 13.9%
Days on Market Until Sale	41	47	+ 14.6%	46	41	- 10.9%
Cumulative Days on Market Until Sale	43	57	+ 32.6%	51	51	0.0%
Average List Price	\$342,662	\$352,648	+ 2.9%	\$331,282	\$359,227	+ 8.4%
Inventory of Homes for Sale	77	120	+ 55.8%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

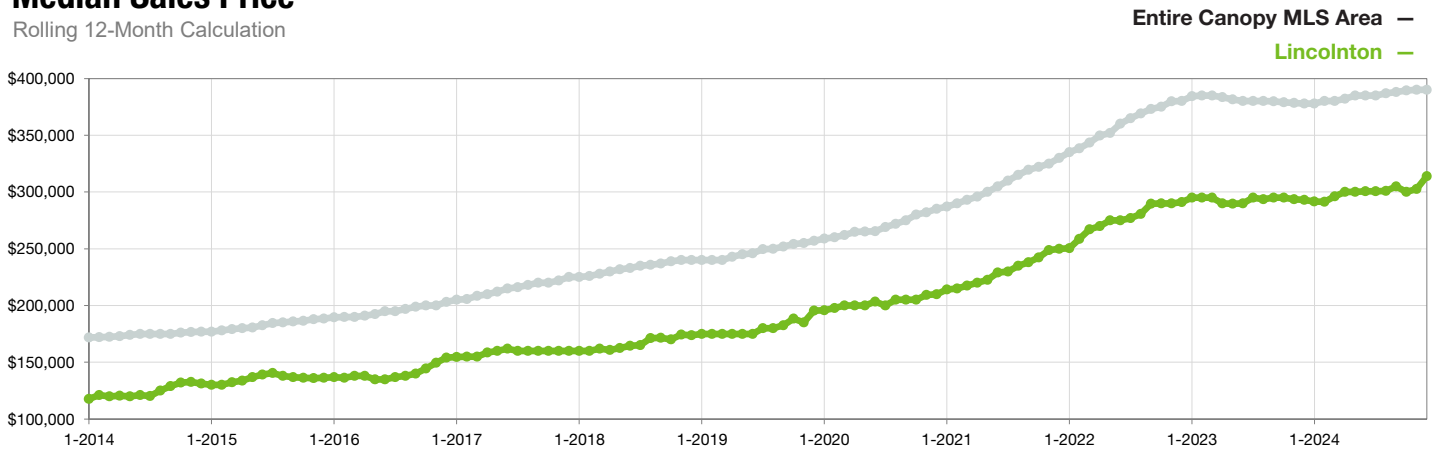
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December



Median Sales Price

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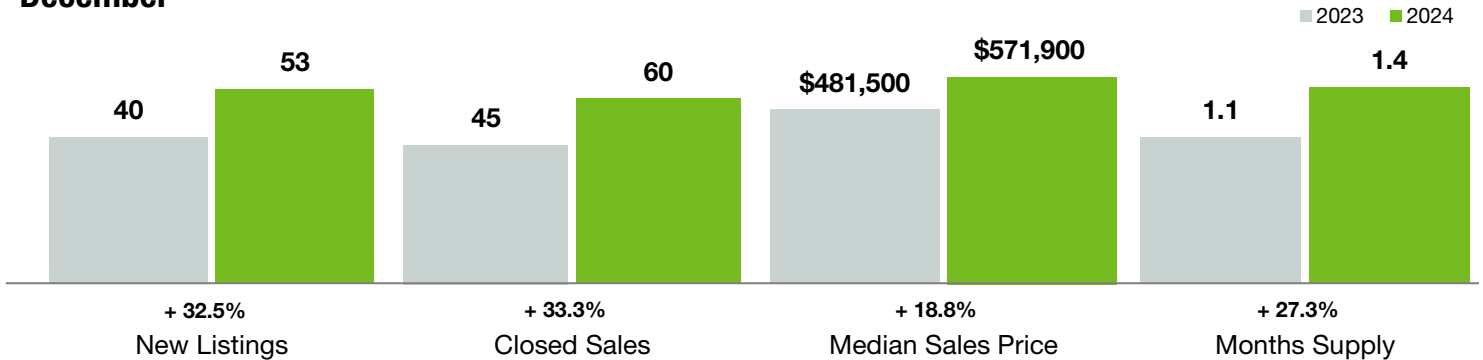
Matthews

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	40	53	+ 32.5%	898	1,108	+ 23.4%
Pending Sales	37	50	+ 35.1%	826	904	+ 9.4%
Closed Sales	45	60	+ 33.3%	843	864	+ 2.5%
Median Sales Price*	\$481,500	\$571,900	+ 18.8%	\$500,000	\$530,000	+ 6.0%
Average Sales Price*	\$550,573	\$630,077	+ 14.4%	\$552,803	\$622,016	+ 12.5%
Percent of Original List Price Received*	96.8%	95.9%	- 0.9%	98.5%	98.5%	0.0%
List to Close	68	90	+ 32.4%	73	65	- 11.0%
Days on Market Until Sale	25	50	+ 100.0%	31	25	- 19.4%
Cumulative Days on Market Until Sale	27	48	+ 77.8%	31	26	- 16.1%
Average List Price	\$545,659	\$558,587	+ 2.4%	\$583,401	\$628,034	+ 7.7%
Inventory of Homes for Sale	74	109	+ 47.3%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

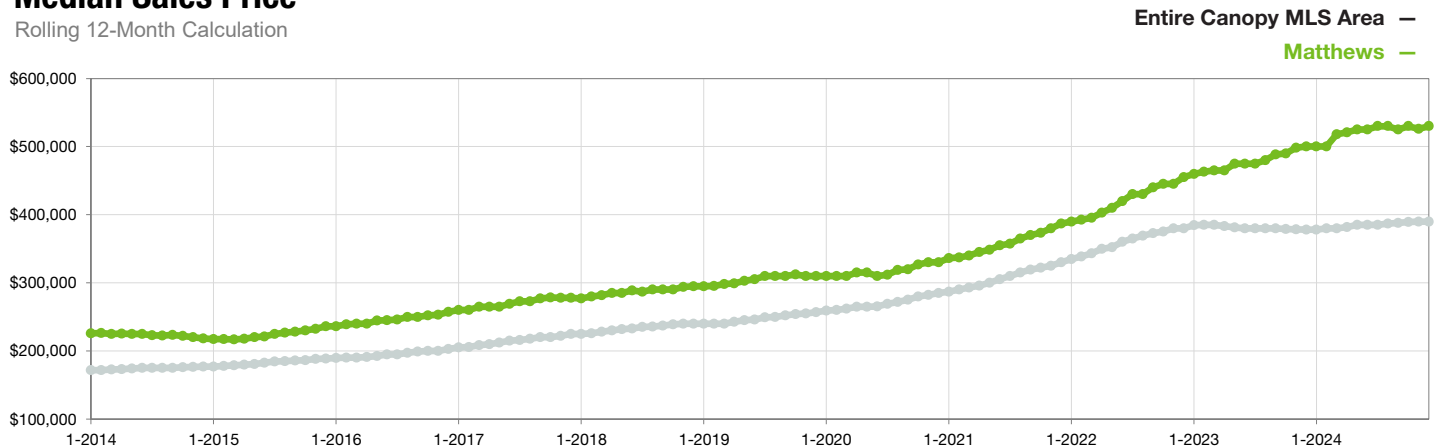
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December



Median Sales Price

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Local Market Update for December 2024



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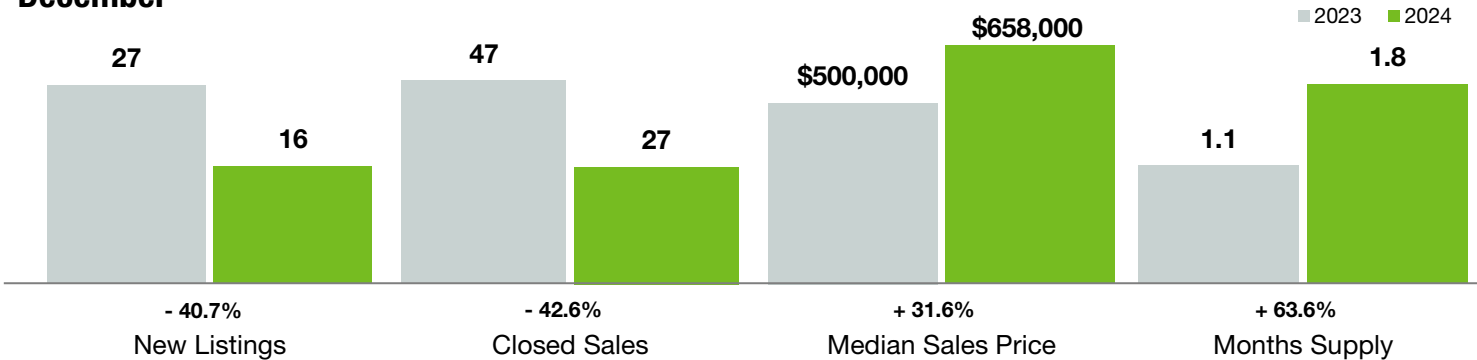
Mint Hill

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	27	16	- 40.7%	529	453	- 14.4%
Pending Sales	31	24	- 22.6%	521	380	- 27.1%
Closed Sales	47	27	- 42.6%	542	384	- 29.2%
Median Sales Price*	\$500,000	\$658,000	+ 31.6%	\$485,000	\$565,000	+ 16.5%
Average Sales Price*	\$509,264	\$743,349	+ 46.0%	\$494,157	\$582,230	+ 17.8%
Percent of Original List Price Received*	97.4%	99.6%	+ 2.3%	97.7%	98.0%	+ 0.3%
List to Close	94	100	+ 6.4%	110	83	- 24.5%
Days on Market Until Sale	24	60	+ 150.0%	44	34	- 22.7%
Cumulative Days on Market Until Sale	25	66	+ 164.0%	44	36	- 18.2%
Average List Price	\$559,123	\$637,609	+ 14.0%	\$526,003	\$607,372	+ 15.5%
Inventory of Homes for Sale	47	58	+ 23.4%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

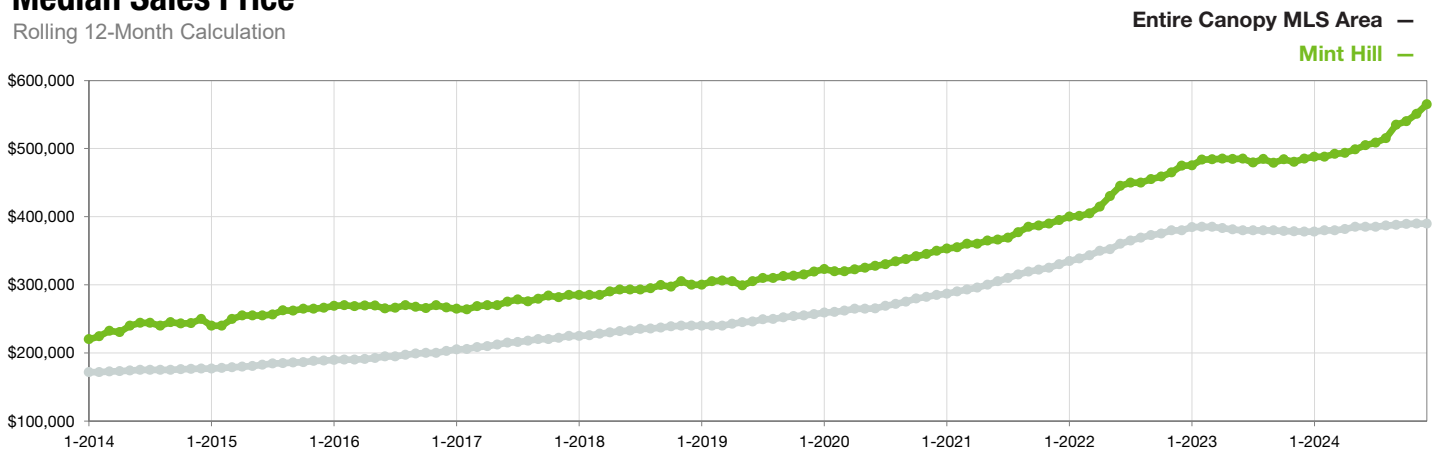
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December



Median Sales Price

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Local Market Update for December 2024



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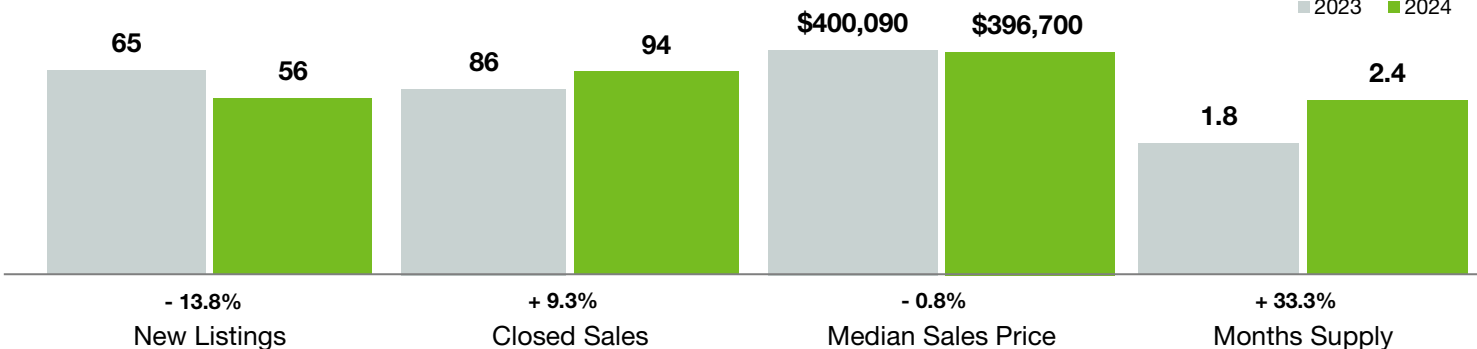
Monroe

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	65	56	- 13.8%	1,300	1,437	+ 10.5%
Pending Sales	73	75	+ 2.7%	1,118	1,162	+ 3.9%
Closed Sales	86	94	+ 9.3%	1,101	1,173	+ 6.5%
Median Sales Price*	\$400,090	\$396,700	- 0.8%	\$381,526	\$397,770	+ 4.3%
Average Sales Price*	\$424,772	\$413,459	- 2.7%	\$400,371	\$418,830	+ 4.6%
Percent of Original List Price Received*	96.7%	95.2%	- 1.6%	97.0%	96.8%	- 0.2%
List to Close	105	102	- 2.9%	96	92	- 4.2%
Days on Market Until Sale	43	55	+ 27.9%	41	42	+ 2.4%
Cumulative Days on Market Until Sale	53	58	+ 9.4%	43	43	0.0%
Average List Price	\$400,033	\$478,012	+ 19.5%	\$418,528	\$440,588	+ 5.3%
Inventory of Homes for Sale	169	233	+ 37.9%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--

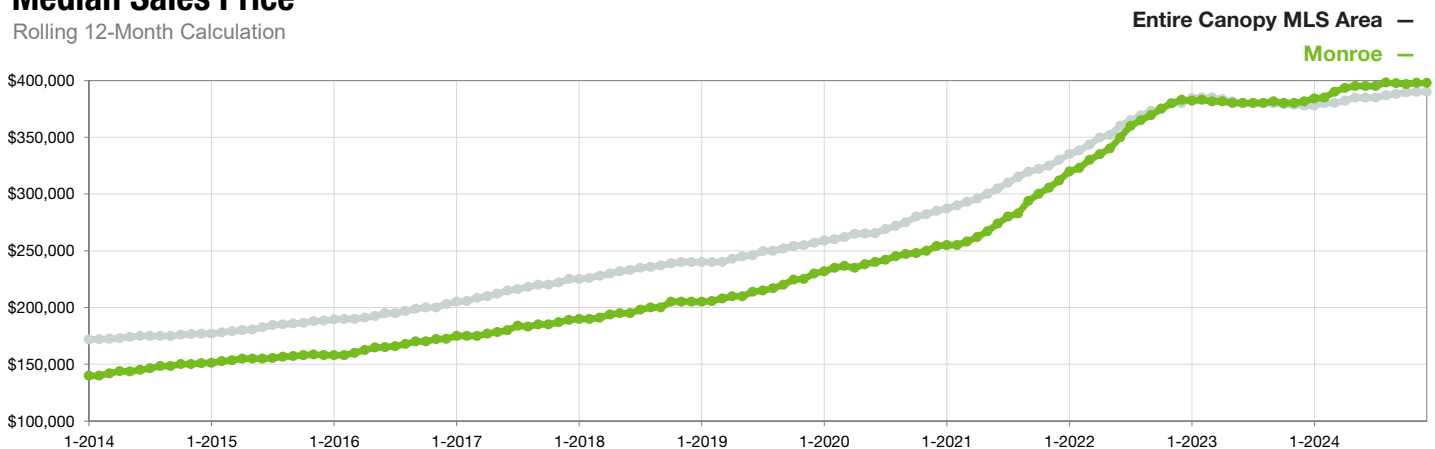
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December



Median Sales Price

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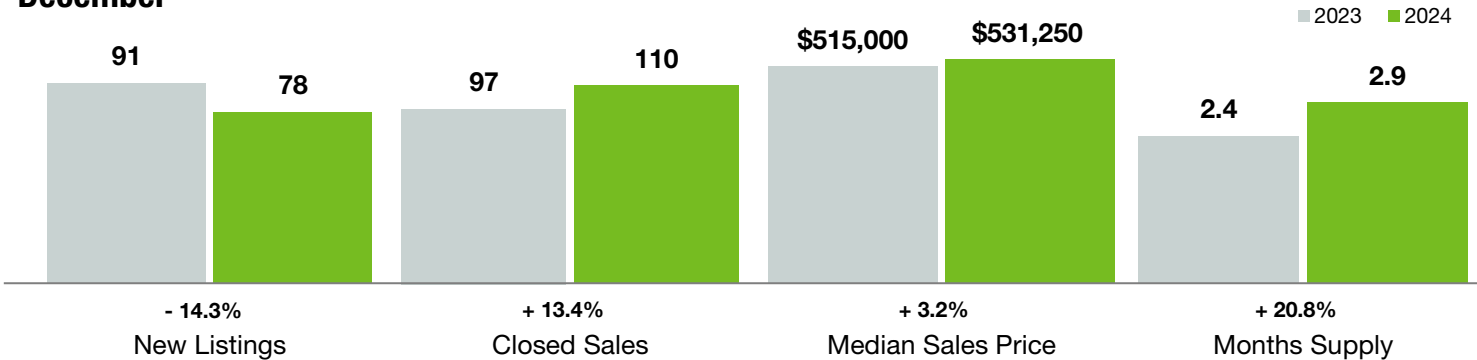
Mooreville

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	91	78	- 14.3%	1,810	2,052	+ 13.4%
Pending Sales	77	82	+ 6.5%	1,431	1,500	+ 4.8%
Closed Sales	97	110	+ 13.4%	1,462	1,463	+ 0.1%
Median Sales Price*	\$515,000	\$531,250	+ 3.2%	\$475,000	\$491,000	+ 3.4%
Average Sales Price*	\$836,477	\$698,798	- 16.5%	\$672,139	\$710,755	+ 5.7%
Percent of Original List Price Received*	94.7%	94.7%	0.0%	96.3%	95.8%	- 0.5%
List to Close	86	94	+ 9.3%	90	86	- 4.4%
Days on Market Until Sale	41	51	+ 24.4%	38	42	+ 10.5%
Cumulative Days on Market Until Sale	45	58	+ 28.9%	41	47	+ 14.6%
Average List Price	\$856,738	\$690,474	- 19.4%	\$744,006	\$789,441	+ 6.1%
Inventory of Homes for Sale	283	364	+ 28.6%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

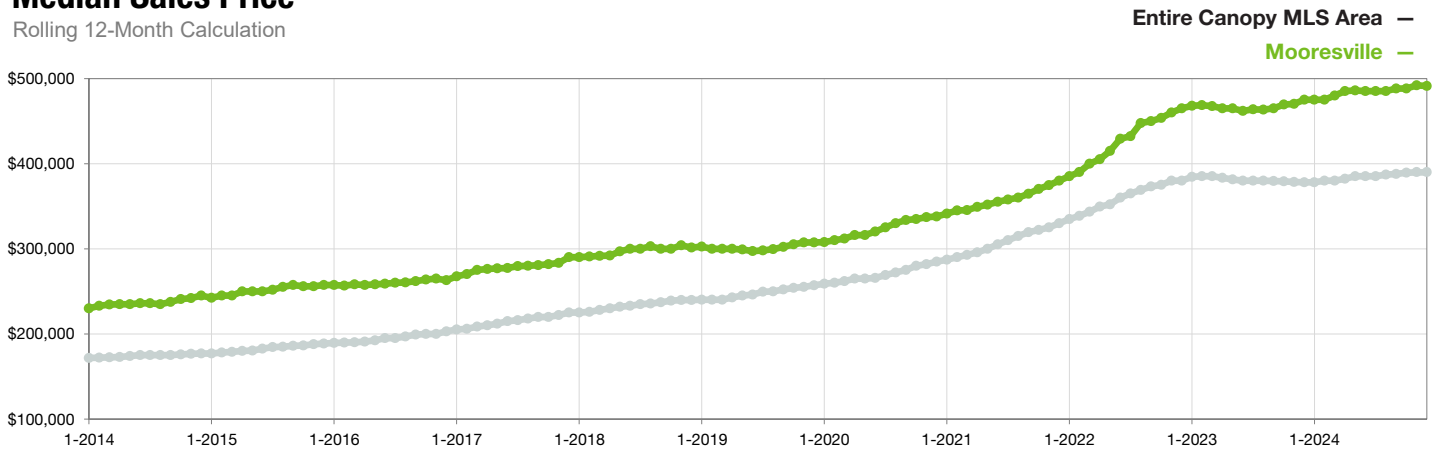
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December



Median Sales Price

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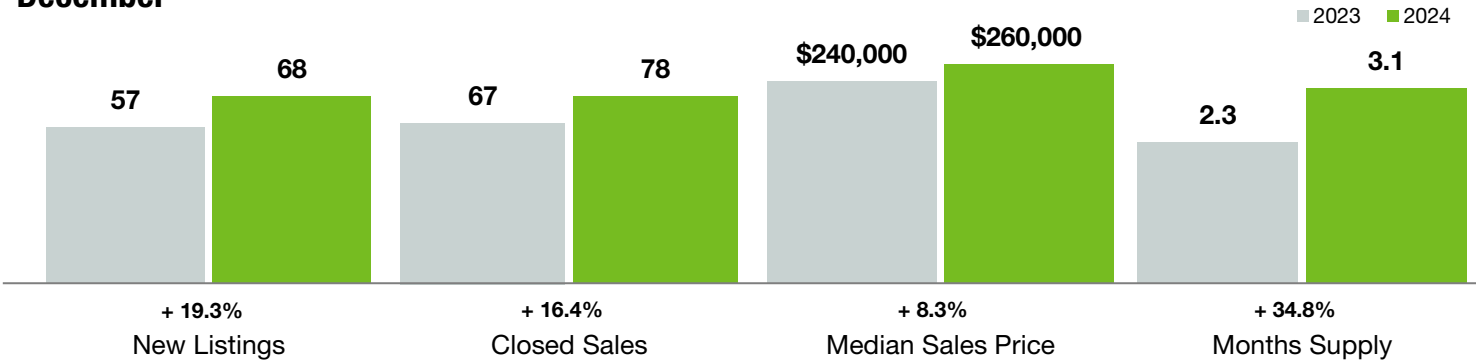
Salisbury

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	57	68	+ 19.3%	1,140	1,237	+ 8.5%
Pending Sales	44	64	+ 45.5%	928	909	- 2.0%
Closed Sales	67	78	+ 16.4%	941	884	- 6.1%
Median Sales Price*	\$240,000	\$260,000	+ 8.3%	\$259,500	\$279,000	+ 7.5%
Average Sales Price*	\$258,897	\$332,812	+ 28.5%	\$285,793	\$317,067	+ 10.9%
Percent of Original List Price Received*	91.8%	96.2%	+ 4.8%	95.1%	95.0%	- 0.1%
List to Close	84	89	+ 6.0%	82	90	+ 9.8%
Days on Market Until Sale	32	44	+ 37.5%	37	46	+ 24.3%
Cumulative Days on Market Until Sale	37	49	+ 32.4%	41	51	+ 24.4%
Average List Price	\$291,846	\$343,613	+ 17.7%	\$316,674	\$338,233	+ 6.8%
Inventory of Homes for Sale	176	238	+ 35.2%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

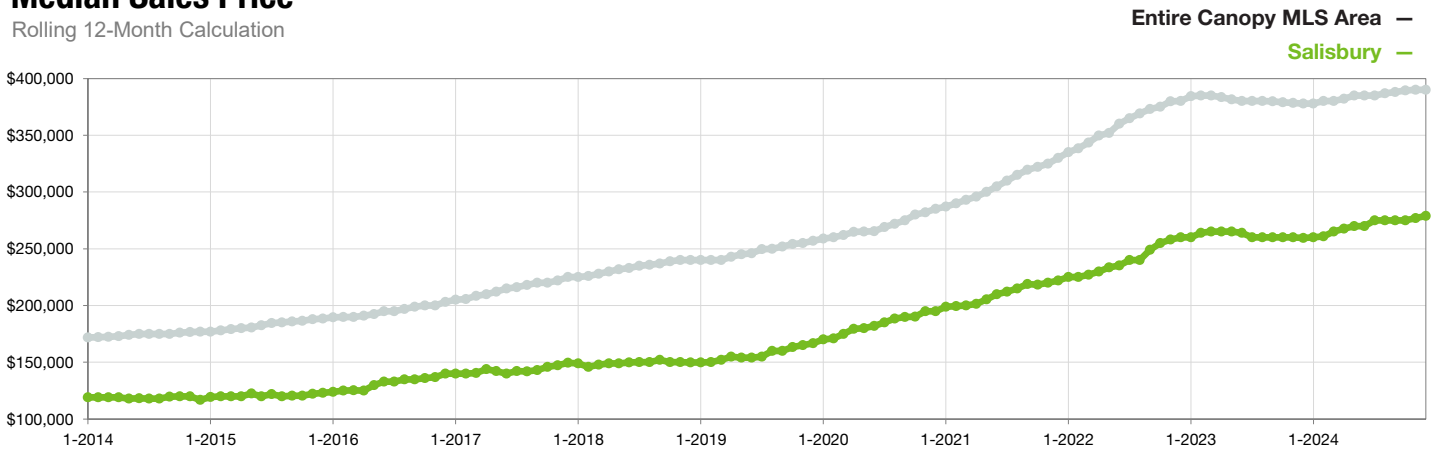
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December



Median Sales Price

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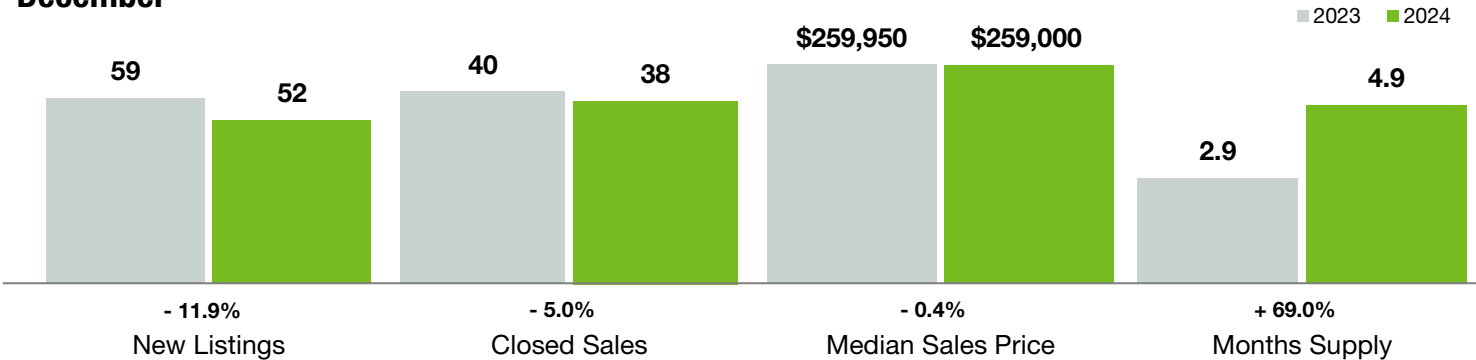
Shelby

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	59	52	- 11.9%	838	881	+ 5.1%
Pending Sales	33	38	+ 15.2%	653	565	- 13.5%
Closed Sales	40	38	- 5.0%	647	554	- 14.4%
Median Sales Price*	\$259,950	\$259,000	- 0.4%	\$238,599	\$258,990	+ 8.5%
Average Sales Price*	\$263,953	\$306,072	+ 16.0%	\$263,251	\$288,727	+ 9.7%
Percent of Original List Price Received*	94.4%	93.5%	- 1.0%	94.9%	94.9%	0.0%
List to Close	79	93	+ 17.7%	84	100	+ 19.0%
Days on Market Until Sale	35	52	+ 48.6%	41	55	+ 34.1%
Cumulative Days on Market Until Sale	35	60	+ 71.4%	46	69	+ 50.0%
Average List Price	\$308,767	\$255,589	- 17.2%	\$280,683	\$297,306	+ 5.9%
Inventory of Homes for Sale	158	232	+ 46.8%	--	--	--
Months Supply of Inventory	2.9	4.9	+ 69.0%	--	--	--

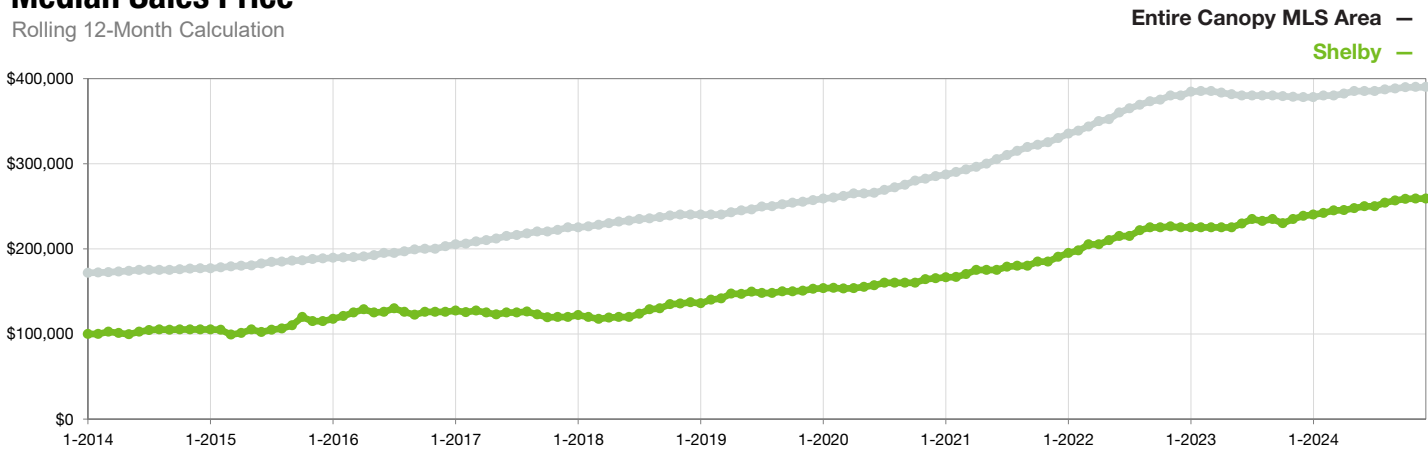
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December



Median Sales Price

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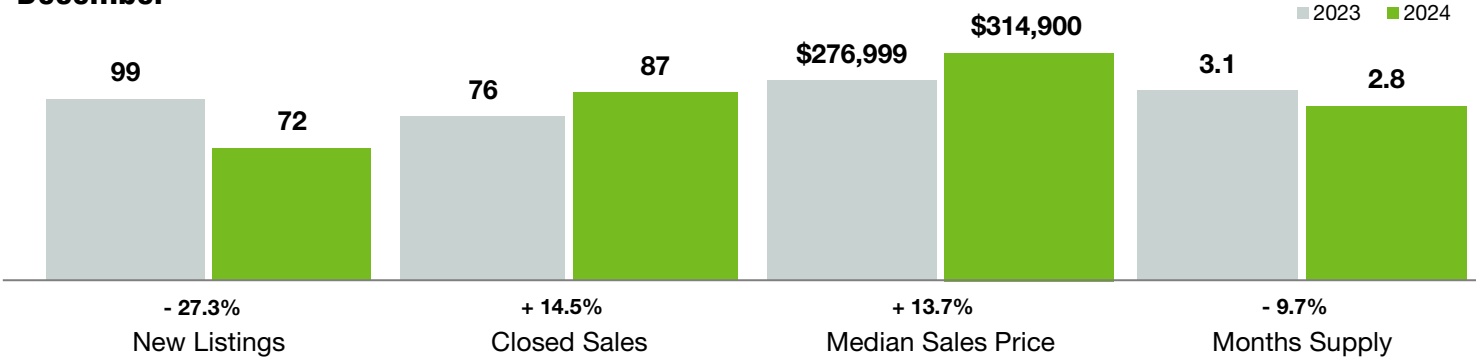
Statesville

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	99	72	- 27.3%	1,465	1,583	+ 8.1%
Pending Sales	63	67	+ 6.3%	1,134	1,214	+ 7.1%
Closed Sales	76	87	+ 14.5%	1,089	1,229	+ 12.9%
Median Sales Price*	\$276,999	\$314,900	+ 13.7%	\$295,000	\$305,000	+ 3.4%
Average Sales Price*	\$288,956	\$334,311	+ 15.7%	\$303,665	\$325,926	+ 7.3%
Percent of Original List Price Received*	95.7%	94.8%	- 0.9%	95.9%	95.0%	- 0.9%
List to Close	93	99	+ 6.5%	89	91	+ 2.2%
Days on Market Until Sale	36	54	+ 50.0%	44	48	+ 9.1%
Cumulative Days on Market Until Sale	48	62	+ 29.2%	49	53	+ 8.2%
Average List Price	\$363,347	\$336,455	- 7.4%	\$329,533	\$348,101	+ 5.6%
Inventory of Homes for Sale	289	284	- 1.7%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--

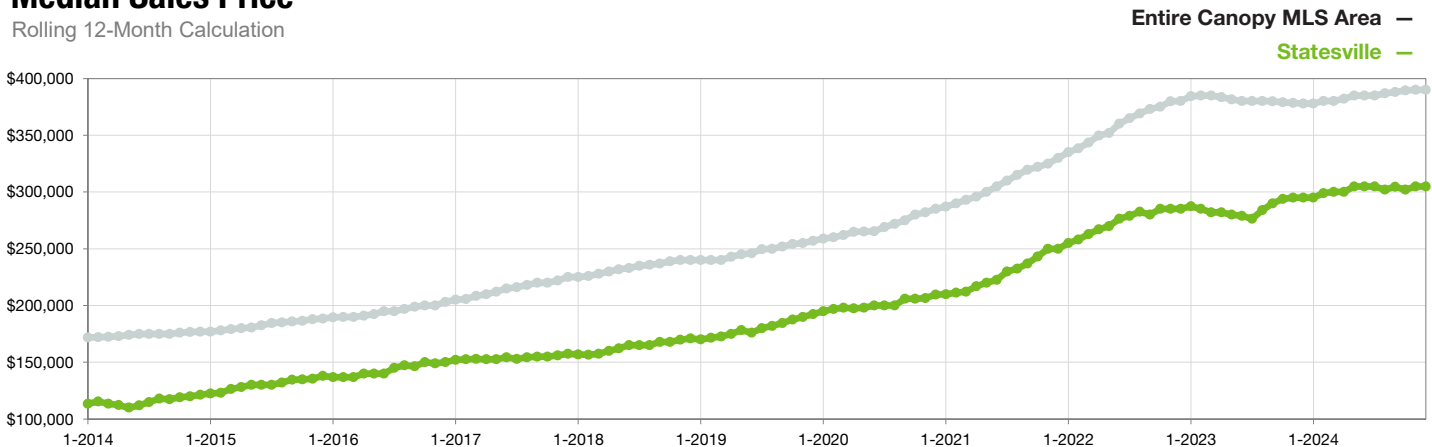
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December



Median Sales Price

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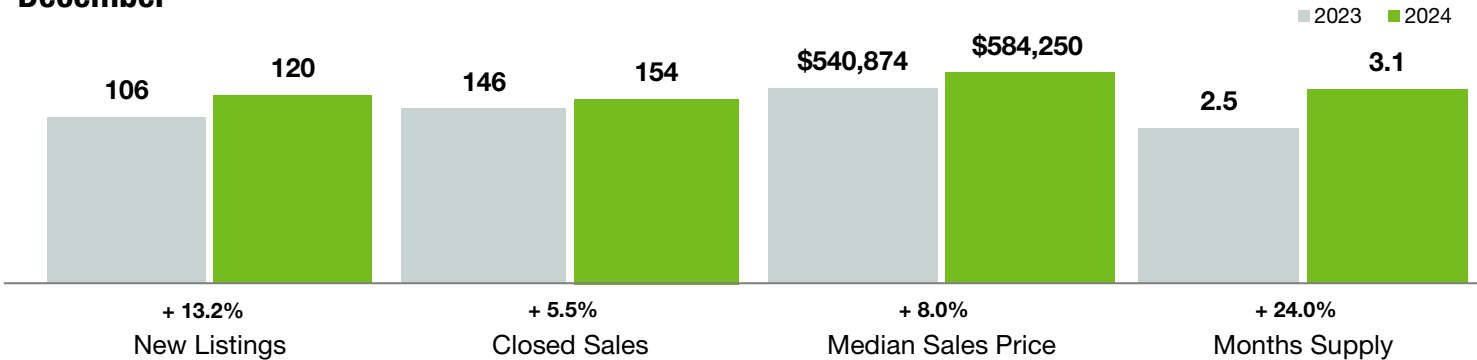
Lake Norman

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	106	120	+ 13.2%	2,319	2,791	+ 20.4%
Pending Sales	89	108	+ 21.3%	1,819	1,955	+ 7.5%
Closed Sales	146	154	+ 5.5%	1,853	1,908	+ 3.0%
Median Sales Price*	\$540,874	\$584,250	+ 8.0%	\$540,000	\$565,000	+ 4.6%
Average Sales Price*	\$902,533	\$854,555	- 5.3%	\$805,820	\$860,960	+ 6.8%
Percent of Original List Price Received*	95.9%	94.7%	- 1.3%	96.5%	95.3%	- 1.2%
List to Close	108	100	- 7.4%	99	94	- 5.1%
Days on Market Until Sale	42	51	+ 21.4%	41	47	+ 14.6%
Cumulative Days on Market Until Sale	49	65	+ 32.7%	46	53	+ 15.2%
Average List Price	\$1,002,477	\$1,005,568	+ 0.3%	\$911,518	\$985,283	+ 8.1%
Inventory of Homes for Sale	380	510	+ 34.2%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

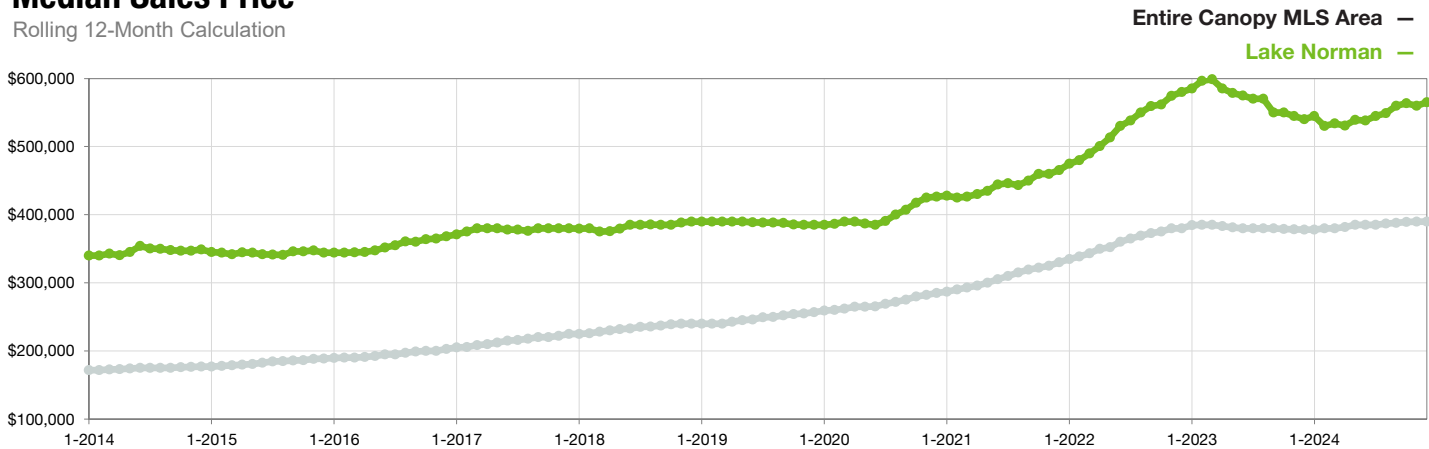
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December



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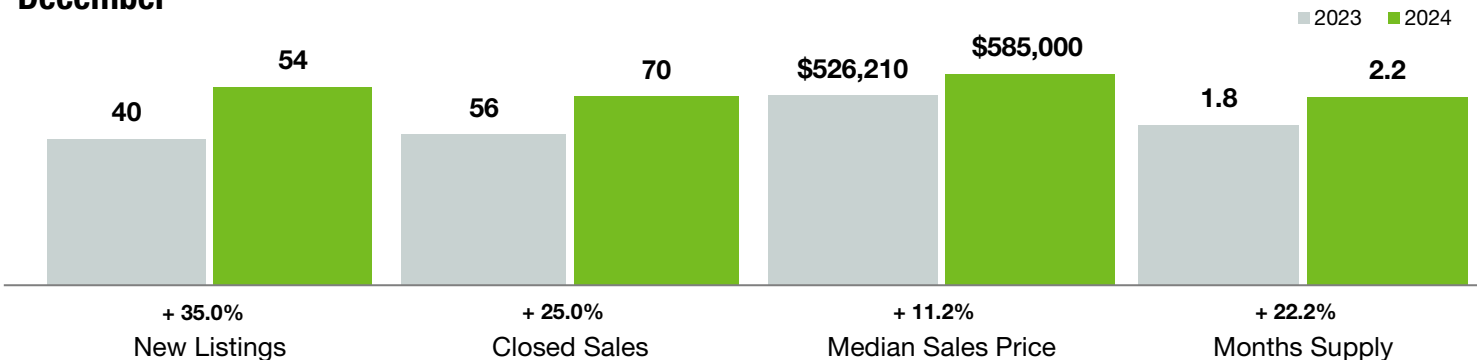
Lake Wylie

North Carolina and South Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	40	54	+ 35.0%	1,117	1,282	+ 14.8%
Pending Sales	43	55	+ 27.9%	943	975	+ 3.4%
Closed Sales	56	70	+ 25.0%	992	989	- 0.3%
Median Sales Price*	\$526,210	\$585,000	+ 11.2%	\$522,495	\$569,900	+ 9.1%
Average Sales Price*	\$658,647	\$735,685	+ 11.7%	\$619,823	\$698,052	+ 12.6%
Percent of Original List Price Received*	97.5%	93.7%	- 3.9%	97.6%	96.6%	- 1.0%
List to Close	108	132	+ 22.2%	98	93	- 5.1%
Days on Market Until Sale	65	99	+ 52.3%	38	47	+ 23.7%
Cumulative Days on Market Until Sale	44	83	+ 88.6%	40	47	+ 17.5%
Average List Price	\$693,142	\$715,674	+ 3.3%	\$688,798	\$760,556	+ 10.4%
Inventory of Homes for Sale	145	176	+ 21.4%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

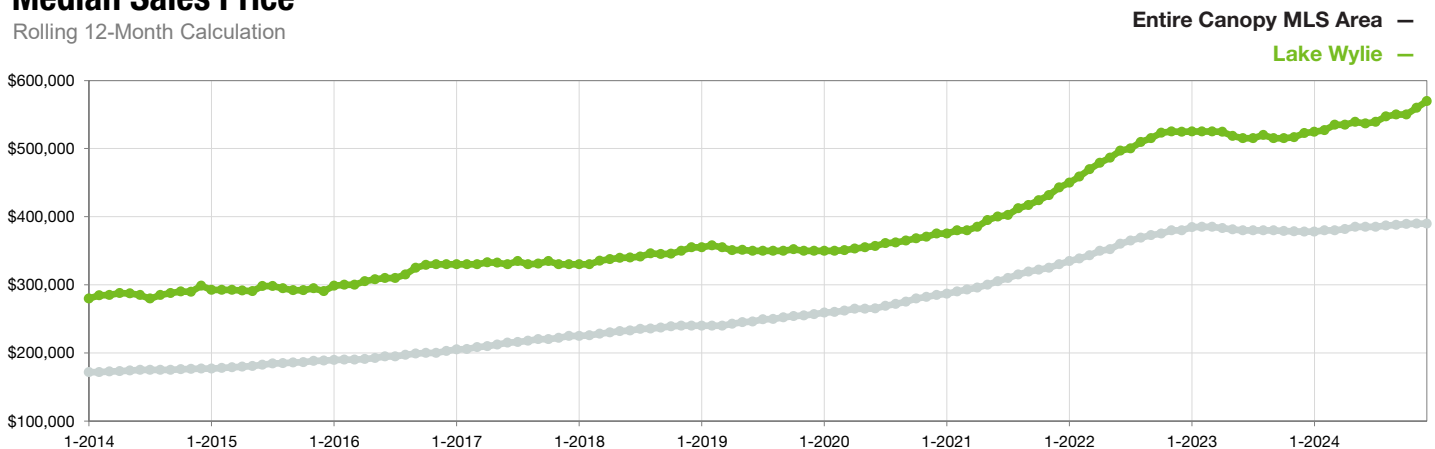
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December



Median Sales Price

Rolling 12-Month Calculation



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Local Market Update for December 2024



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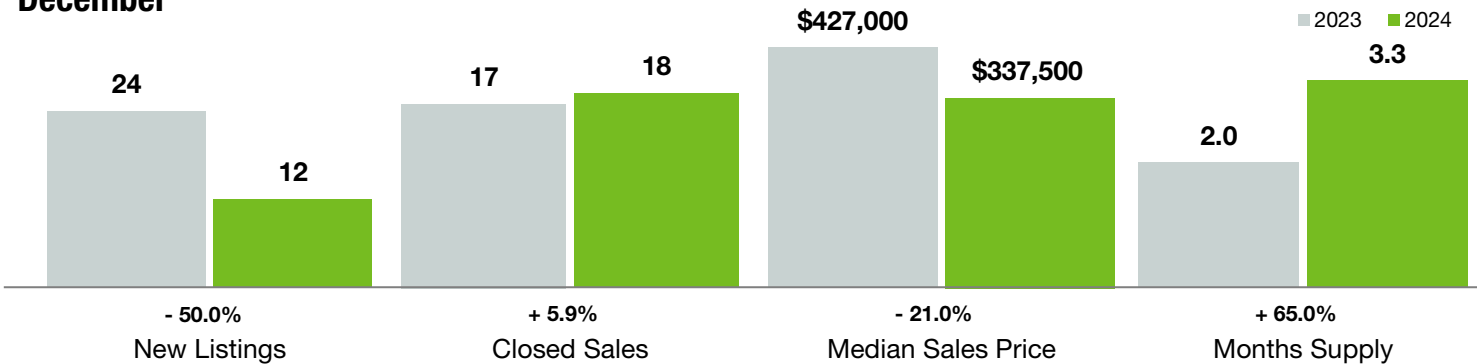
Uptown Charlotte

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	24	12	- 50.0%	303	380	+ 25.4%
Pending Sales	15	10	- 33.3%	239	245	+ 2.5%
Closed Sales	17	18	+ 5.9%	229	247	+ 7.9%
Median Sales Price*	\$427,000	\$337,500	- 21.0%	\$392,500	\$379,900	- 3.2%
Average Sales Price*	\$491,735	\$391,688	- 20.3%	\$487,197	\$459,307	- 5.7%
Percent of Original List Price Received*	96.4%	95.0%	- 1.5%	98.4%	96.3%	- 2.1%
List to Close	64	103	+ 60.9%	61	76	+ 24.6%
Days on Market Until Sale	27	63	+ 133.3%	27	40	+ 48.1%
Cumulative Days on Market Until Sale	31	69	+ 122.6%	30	48	+ 60.0%
Average List Price	\$653,522	\$380,033	- 41.8%	\$534,636	\$477,326	- 10.7%
Inventory of Homes for Sale	40	68	+ 70.0%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--

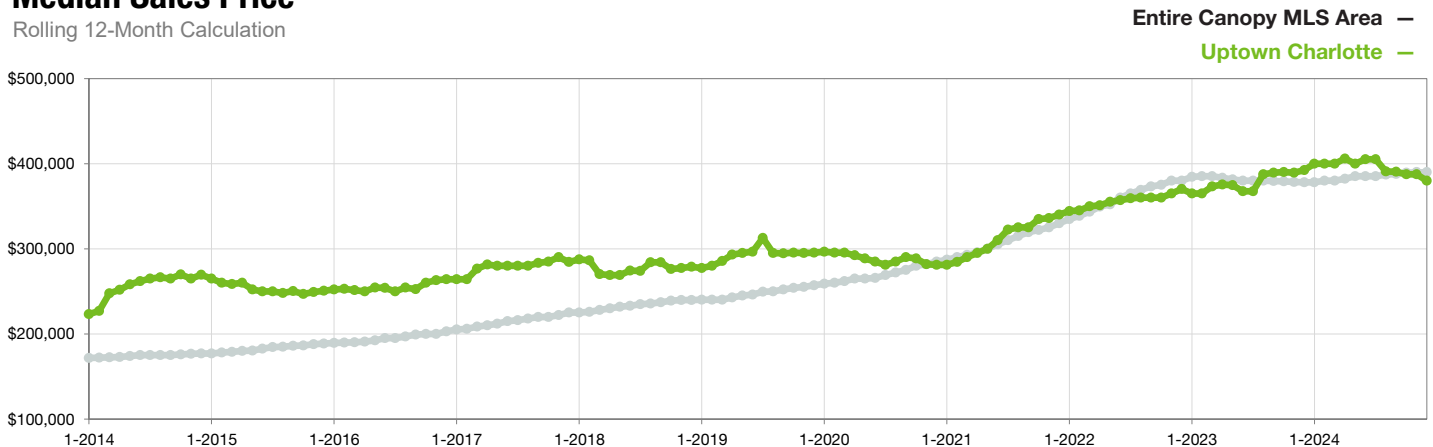
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December



Median Sales Price

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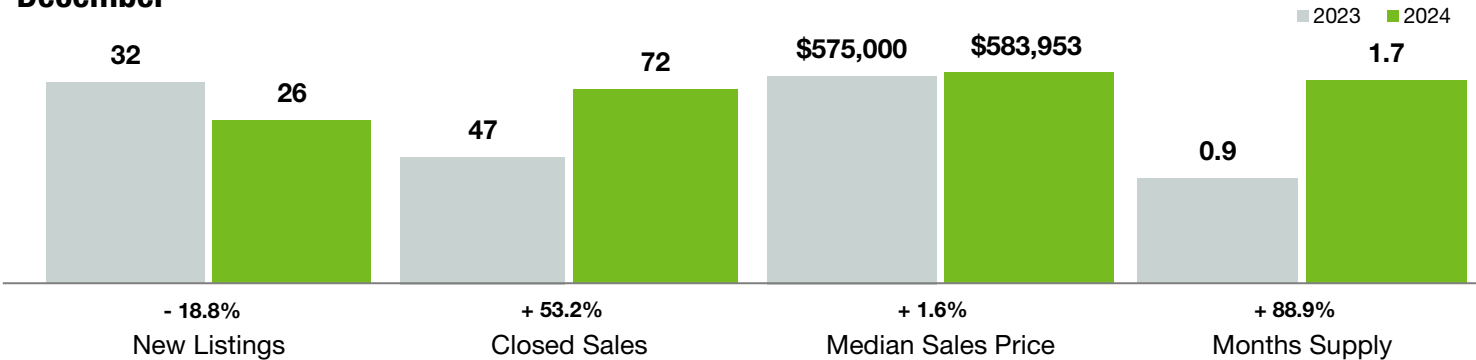
Waxhaw

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	32	26	- 18.8%	883	1,066	+ 20.7%
Pending Sales	44	40	- 9.1%	813	843	+ 3.7%
Closed Sales	47	72	+ 53.2%	835	854	+ 2.3%
Median Sales Price*	\$575,000	\$583,953	+ 1.6%	\$659,000	\$690,433	+ 4.8%
Average Sales Price*	\$750,344	\$763,888	+ 1.8%	\$766,571	\$805,659	+ 5.1%
Percent of Original List Price Received*	97.6%	94.5%	- 3.2%	98.5%	98.0%	- 0.5%
List to Close	68	116	+ 70.6%	84	83	- 1.2%
Days on Market Until Sale	33	74	+ 124.2%	28	43	+ 53.6%
Cumulative Days on Market Until Sale	28	60	+ 114.3%	28	33	+ 17.9%
Average List Price	\$715,449	\$675,090	- 5.6%	\$814,410	\$840,974	+ 3.3%
Inventory of Homes for Sale	59	118	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--

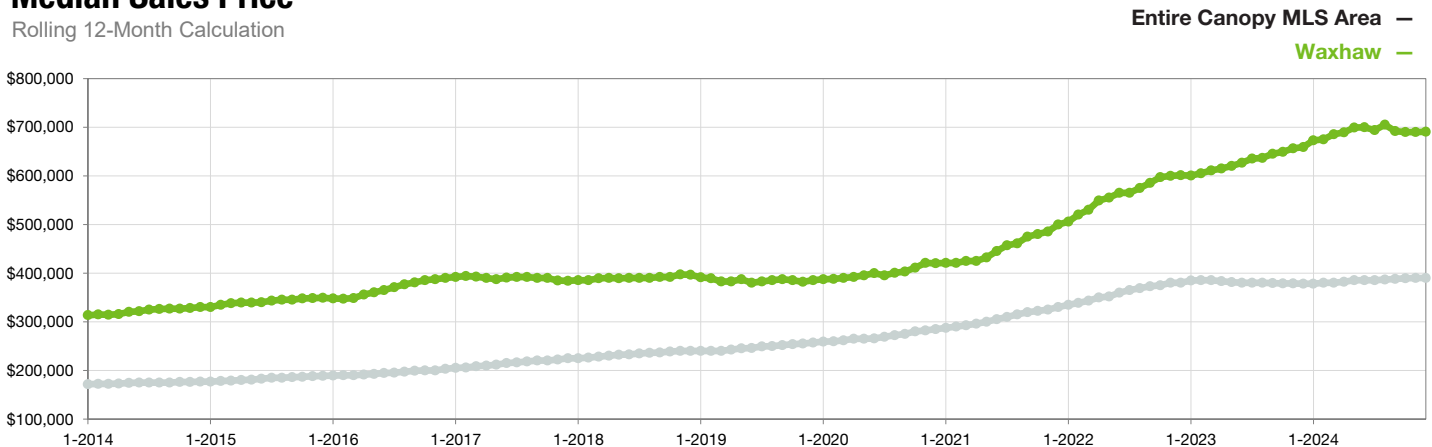
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December



Median Sales Price

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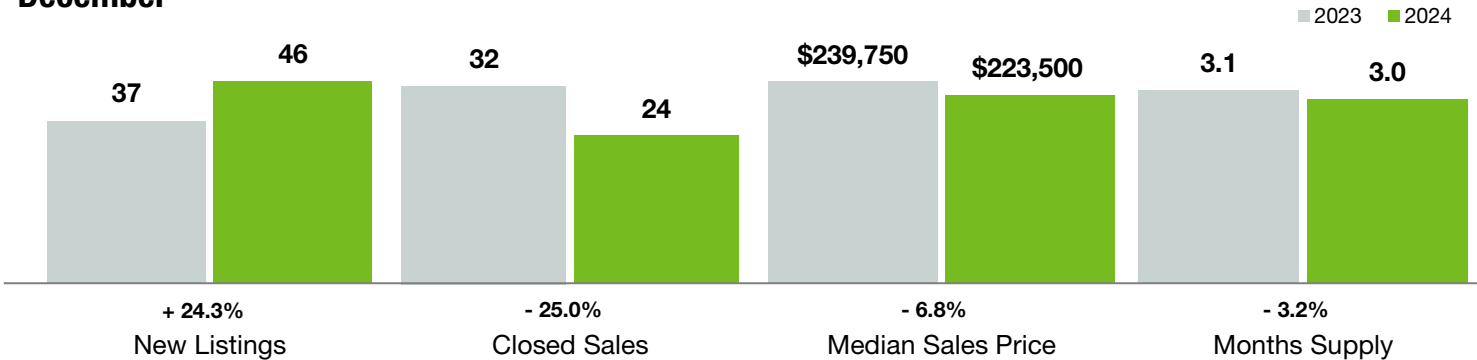
Chester County

South Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	37	46	+ 24.3%	563	614	+ 9.1%
Pending Sales	13	24	+ 84.6%	359	380	+ 5.8%
Closed Sales	32	24	- 25.0%	368	362	- 1.6%
Median Sales Price*	\$239,750	\$223,500	- 6.8%	\$252,250	\$283,999	+ 12.6%
Average Sales Price*	\$273,947	\$226,646	- 17.3%	\$250,990	\$265,780	+ 5.9%
Percent of Original List Price Received*	96.9%	91.8%	- 5.3%	95.7%	94.2%	- 1.6%
List to Close	78	119	+ 52.6%	89	97	+ 9.0%
Days on Market Until Sale	32	69	+ 115.6%	34	47	+ 38.2%
Cumulative Days on Market Until Sale	48	88	+ 83.3%	43	63	+ 46.5%
Average List Price	\$283,006	\$305,896	+ 8.1%	\$276,438	\$293,856	+ 6.3%
Inventory of Homes for Sale	93	94	+ 1.1%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--

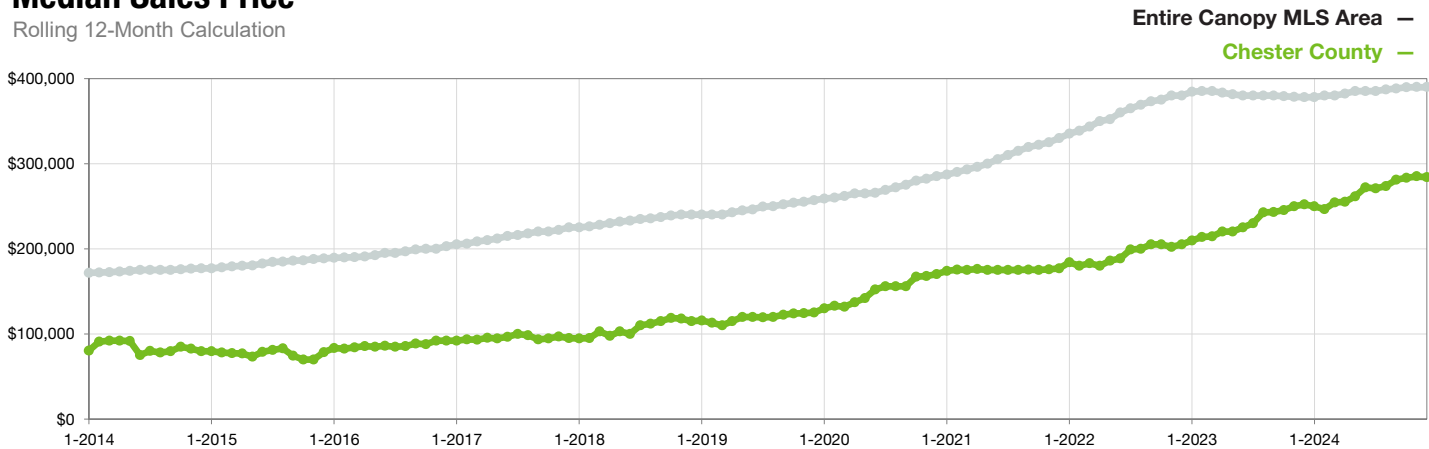
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December



Median Sales Price

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Local Market Update for December 2024

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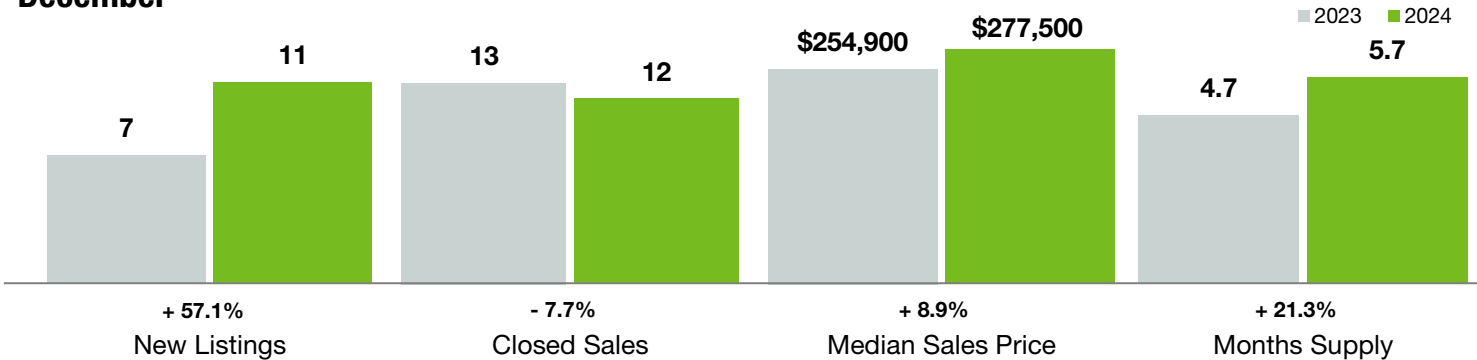
Chesterfield County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	7	11	+ 57.1%	134	169	+ 26.1%
Pending Sales	9	3	- 66.7%	103	118	+ 14.6%
Closed Sales	13	12	- 7.7%	100	119	+ 19.0%
Median Sales Price*	\$254,900	\$277,500	+ 8.9%	\$244,900	\$250,000	+ 2.1%
Average Sales Price*	\$266,292	\$266,646	+ 0.1%	\$239,531	\$262,506	+ 9.6%
Percent of Original List Price Received*	93.7%	91.0%	- 2.9%	95.7%	94.6%	- 1.1%
List to Close	94	152	+ 61.7%	112	139	+ 24.1%
Days on Market Until Sale	46	99	+ 115.2%	58	91	+ 56.9%
Cumulative Days on Market Until Sale	47	104	+ 121.3%	62	97	+ 56.5%
Average List Price	\$237,679	\$313,673	+ 32.0%	\$253,098	\$299,442	+ 18.3%
Inventory of Homes for Sale	40	56	+ 40.0%	--	--	--
Months Supply of Inventory	4.7	5.7	+ 21.3%	--	--	--

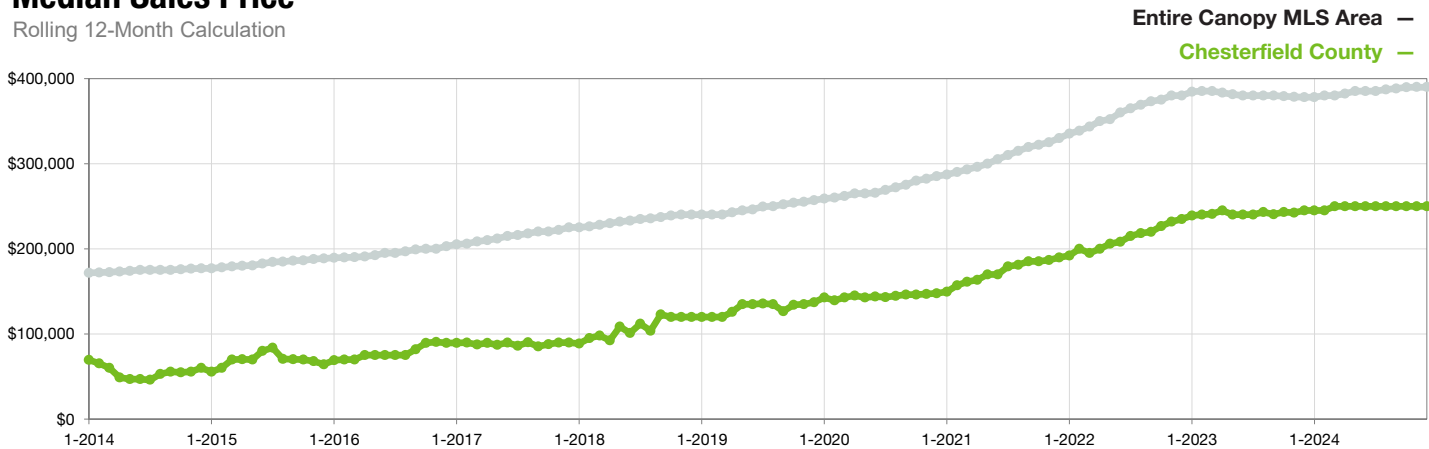
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December



Median Sales Price

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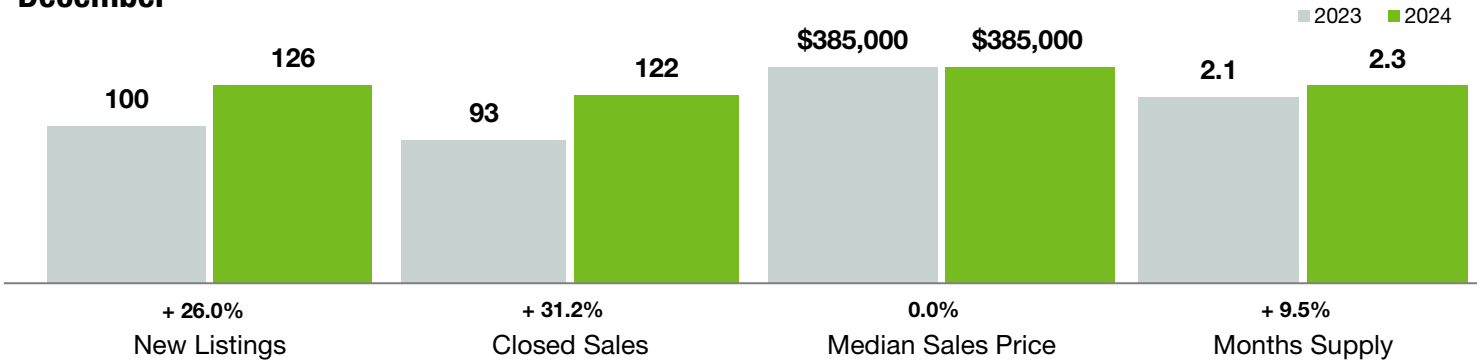
Lancaster County

South Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	100	126	+ 26.0%	1,848	2,033	+ 10.0%
Pending Sales	86	93	+ 8.1%	1,560	1,647	+ 5.6%
Closed Sales	93	122	+ 31.2%	1,602	1,593	- 0.6%
Median Sales Price*	\$385,000	\$385,000	0.0%	\$415,000	\$421,000	+ 1.4%
Average Sales Price*	\$414,695	\$444,905	+ 7.3%	\$434,443	\$453,498	+ 4.4%
Percent of Original List Price Received*	93.8%	94.7%	+ 1.0%	97.3%	97.2%	- 0.1%
List to Close	87	94	+ 8.0%	88	86	- 2.3%
Days on Market Until Sale	42	49	+ 16.7%	36	40	+ 11.1%
Cumulative Days on Market Until Sale	44	54	+ 22.7%	39	43	+ 10.3%
Average List Price	\$367,685	\$469,959	+ 27.8%	\$436,079	\$470,255	+ 7.8%
Inventory of Homes for Sale	279	312	+ 11.8%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

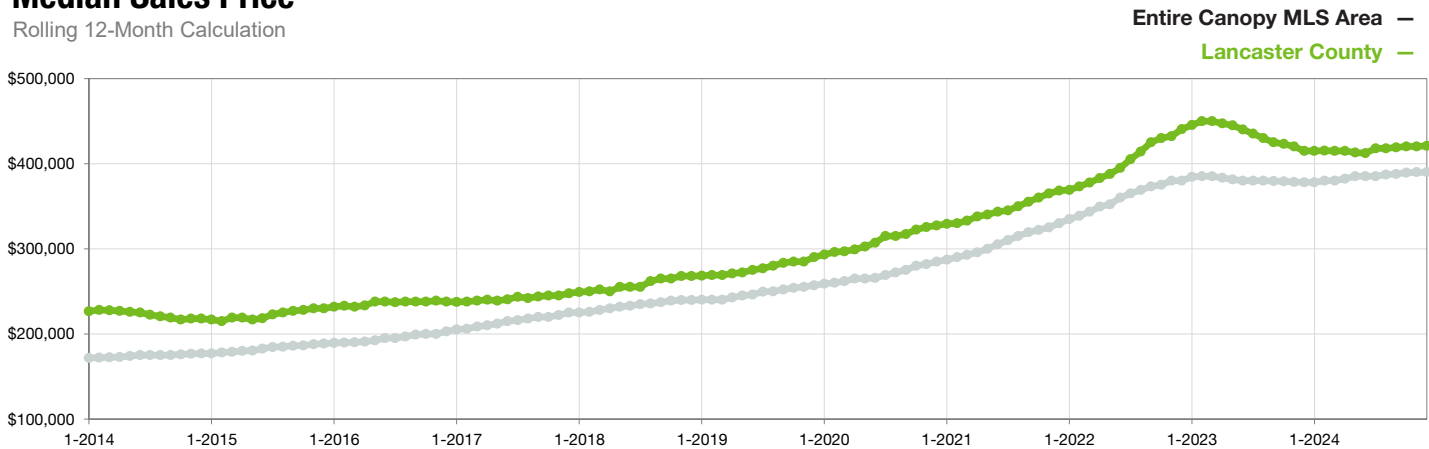
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December



Median Sales Price

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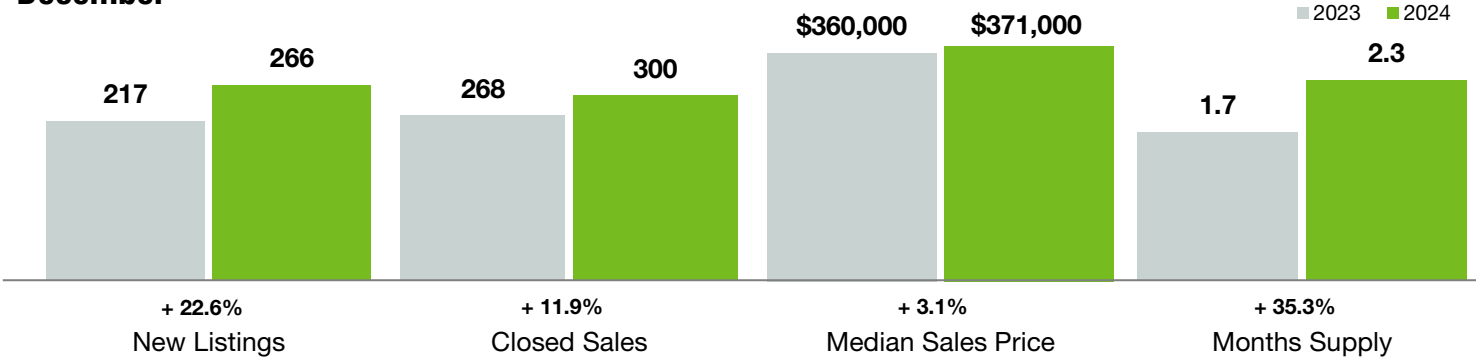
York County

South Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	217	266	+ 22.6%	4,706	5,340	+ 13.5%
Pending Sales	224	258	+ 15.2%	4,111	4,136	+ 0.6%
Closed Sales	268	300	+ 11.9%	4,121	4,071	- 1.2%
Median Sales Price*	\$360,000	\$371,000	+ 3.1%	\$380,000	\$394,900	+ 3.9%
Average Sales Price*	\$414,203	\$442,808	+ 6.9%	\$436,824	\$463,759	+ 6.2%
Percent of Original List Price Received*	95.9%	95.6%	- 0.3%	97.3%	96.7%	- 0.6%
List to Close	84	89	+ 6.0%	82	83	+ 1.2%
Days on Market Until Sale	36	45	+ 25.0%	34	38	+ 11.8%
Cumulative Days on Market Until Sale	36	54	+ 50.0%	36	41	+ 13.9%
Average List Price	\$406,305	\$423,996	+ 4.4%	\$456,166	\$482,956	+ 5.9%
Inventory of Homes for Sale	584	794	+ 36.0%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

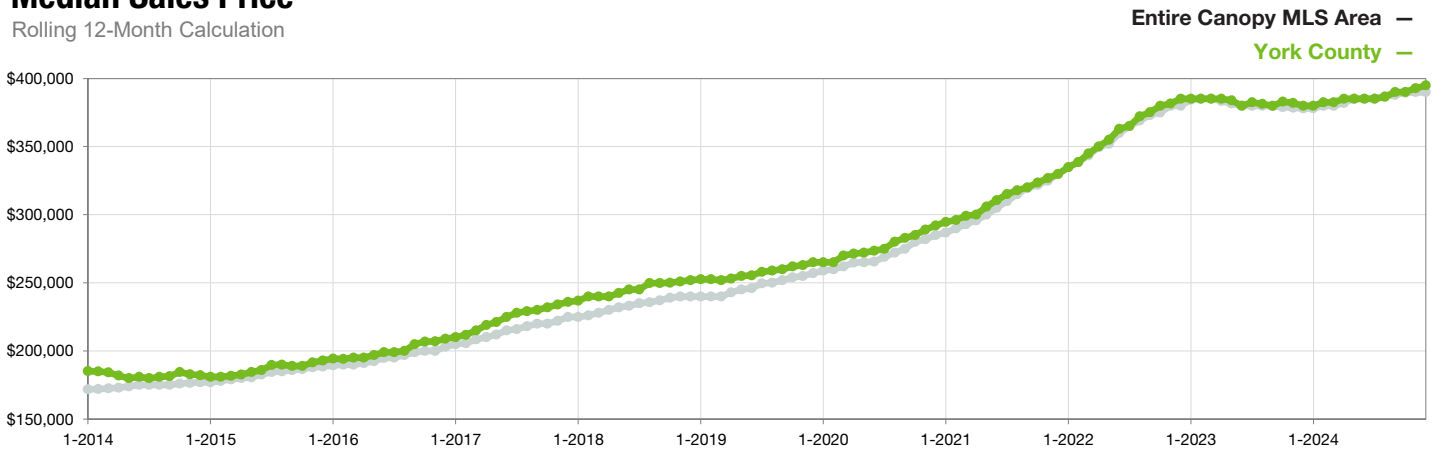
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December



Median Sales Price

Rolling 12-Month Calculation



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Local Market Update for December 2024

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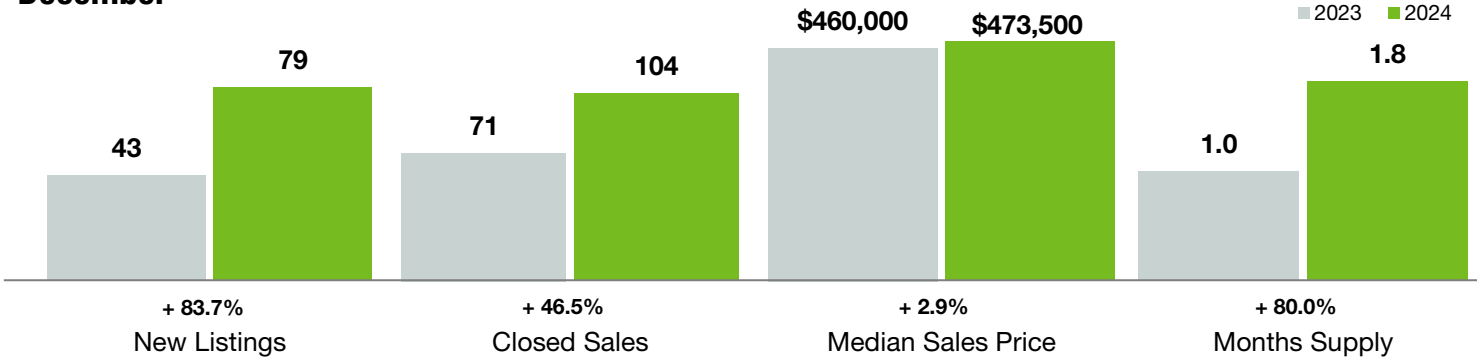
Fort Mill

South Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	43	79	+ 83.7%	1,319	1,769	+ 34.1%
Pending Sales	62	85	+ 37.1%	1,208	1,392	+ 15.2%
Closed Sales	71	104	+ 46.5%	1,220	1,358	+ 11.3%
Median Sales Price*	\$460,000	\$473,500	+ 2.9%	\$450,000	\$493,000	+ 9.6%
Average Sales Price*	\$516,179	\$529,955	+ 2.7%	\$519,238	\$559,799	+ 7.8%
Percent of Original List Price Received*	97.0%	96.9%	- 0.1%	98.2%	97.6%	- 0.6%
List to Close	80	76	- 5.0%	82	77	- 6.1%
Days on Market Until Sale	30	36	+ 20.0%	28	32	+ 14.3%
Cumulative Days on Market Until Sale	30	46	+ 53.3%	29	34	+ 17.2%
Average List Price	\$477,976	\$553,953	+ 15.9%	\$554,800	\$575,033	+ 3.6%
Inventory of Homes for Sale	101	213	+ 110.9%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

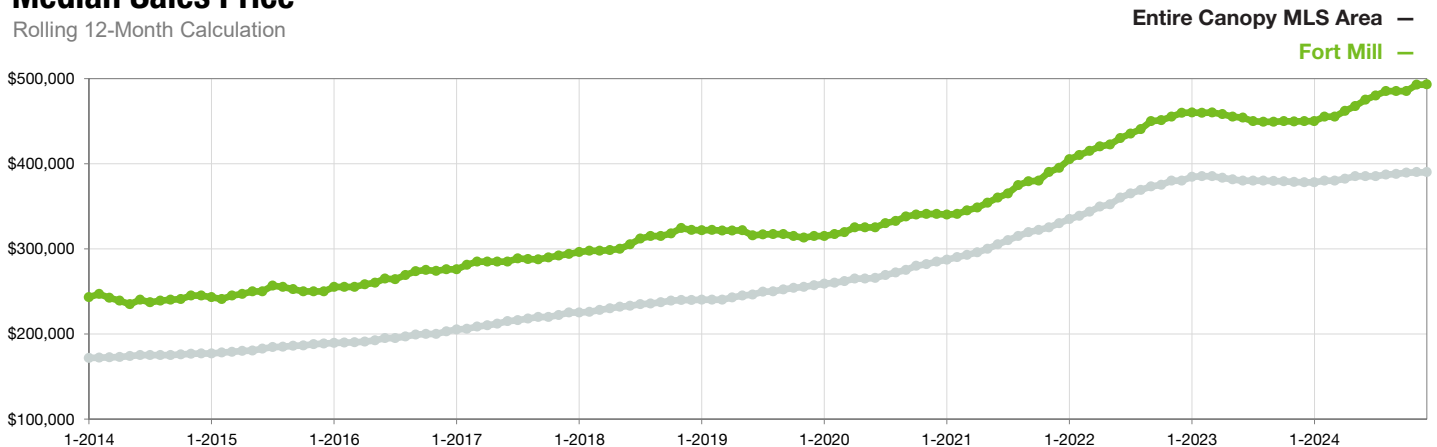
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December



Median Sales Price

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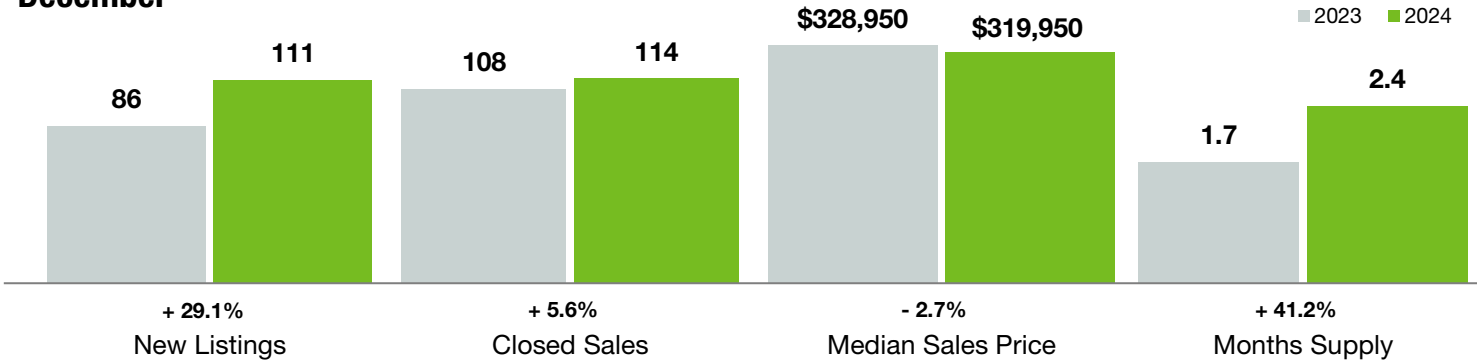
Rock Hill

South Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	86	111	+ 29.1%	1,647	1,863	+ 13.1%
Pending Sales	88	81	- 8.0%	1,459	1,437	- 1.5%
Closed Sales	108	114	+ 5.6%	1,444	1,428	- 1.1%
Median Sales Price*	\$328,950	\$319,950	- 2.7%	\$326,500	\$340,000	+ 4.1%
Average Sales Price*	\$346,866	\$351,395	+ 1.3%	\$348,127	\$376,982	+ 8.3%
Percent of Original List Price Received*	95.2%	95.9%	+ 0.7%	97.2%	96.8%	- 0.4%
List to Close	82	83	+ 1.2%	74	79	+ 6.8%
Days on Market Until Sale	35	41	+ 17.1%	31	35	+ 12.9%
Cumulative Days on Market Until Sale	35	48	+ 37.1%	33	37	+ 12.1%
Average List Price	\$345,985	\$367,194	+ 6.1%	\$356,840	\$389,109	+ 9.0%
Inventory of Homes for Sale	204	293	+ 43.6%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

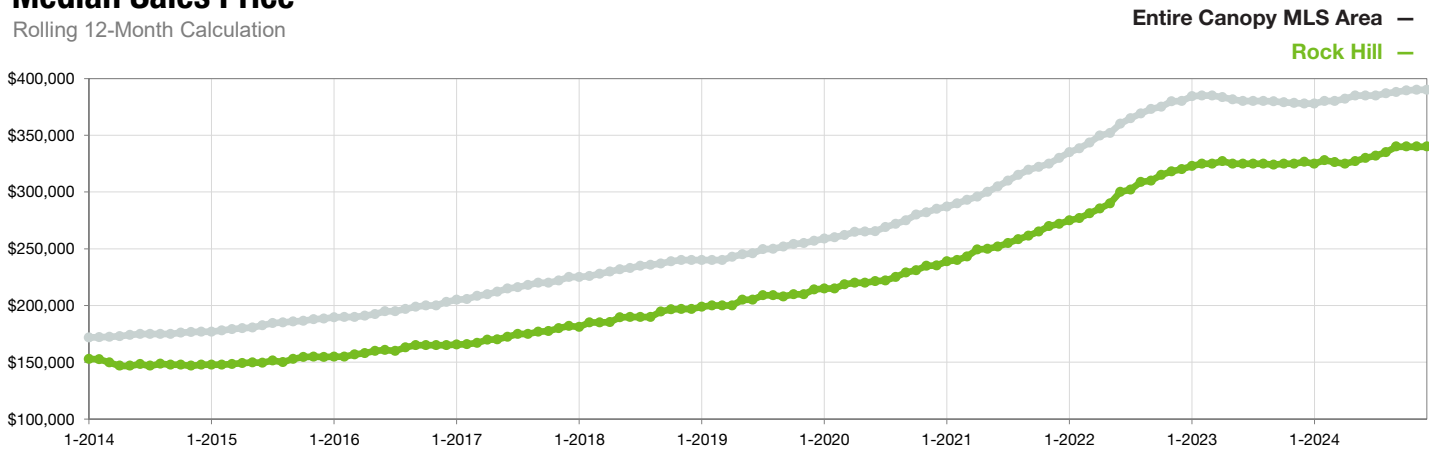
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December



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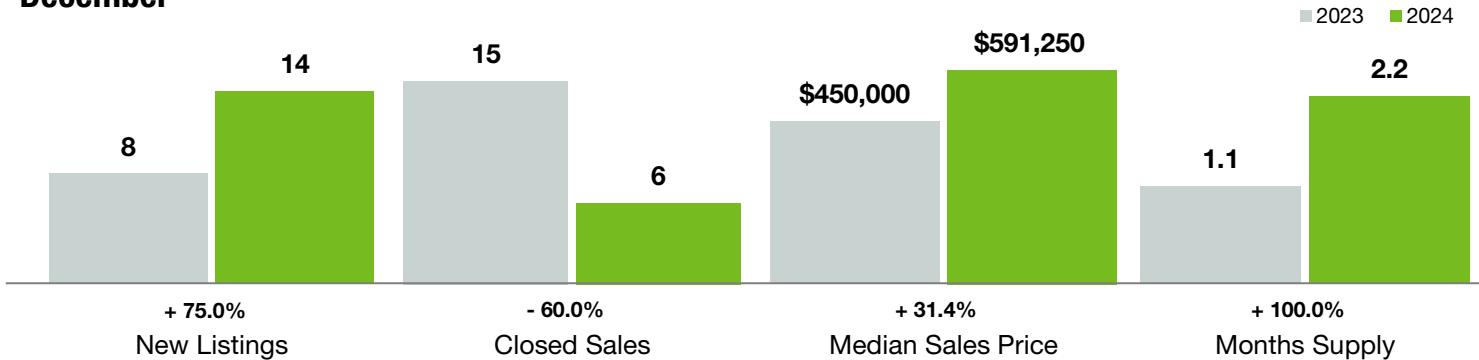
Tega Cay

South Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	8	14	+ 75.0%	293	275	- 6.1%
Pending Sales	10	11	+ 10.0%	257	212	- 17.5%
Closed Sales	15	6	- 60.0%	270	214	- 20.7%
Median Sales Price*	\$450,000	\$591,250	+ 31.4%	\$472,500	\$495,000	+ 4.8%
Average Sales Price*	\$494,385	\$645,833	+ 30.6%	\$537,783	\$573,834	+ 6.7%
Percent of Original List Price Received*	96.6%	98.4%	+ 1.9%	97.8%	97.1%	- 0.7%
List to Close	79	70	- 11.4%	98	71	- 27.6%
Days on Market Until Sale	25	27	+ 8.0%	27	32	+ 18.5%
Cumulative Days on Market Until Sale	27	28	+ 3.7%	35	33	- 5.7%
Average List Price	\$413,750	\$553,643	+ 33.8%	\$551,089	\$634,282	+ 15.1%
Inventory of Homes for Sale	24	38	+ 58.3%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--

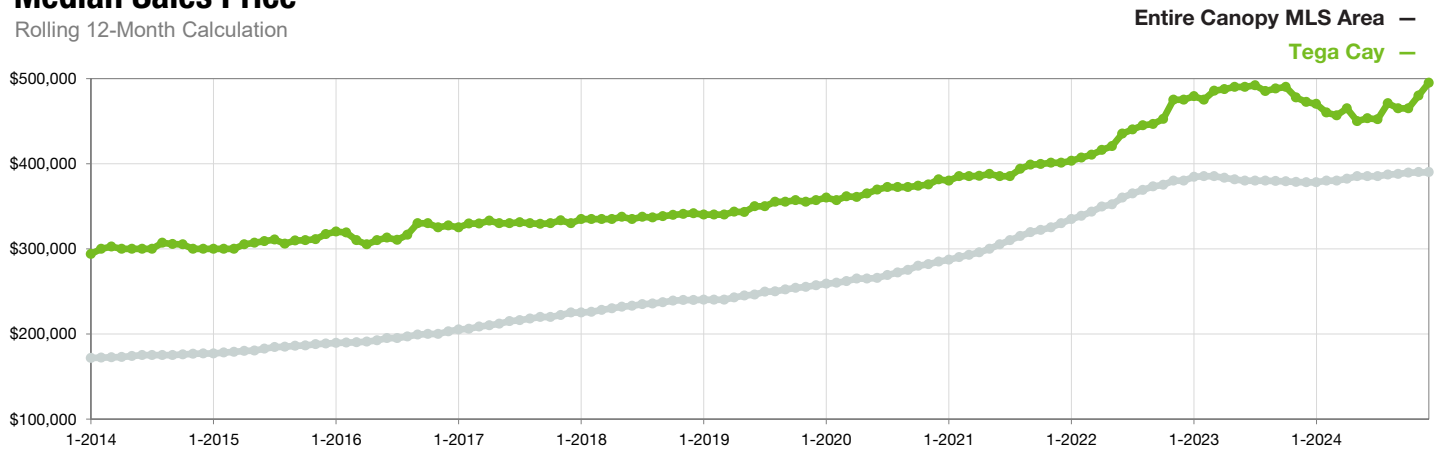
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December



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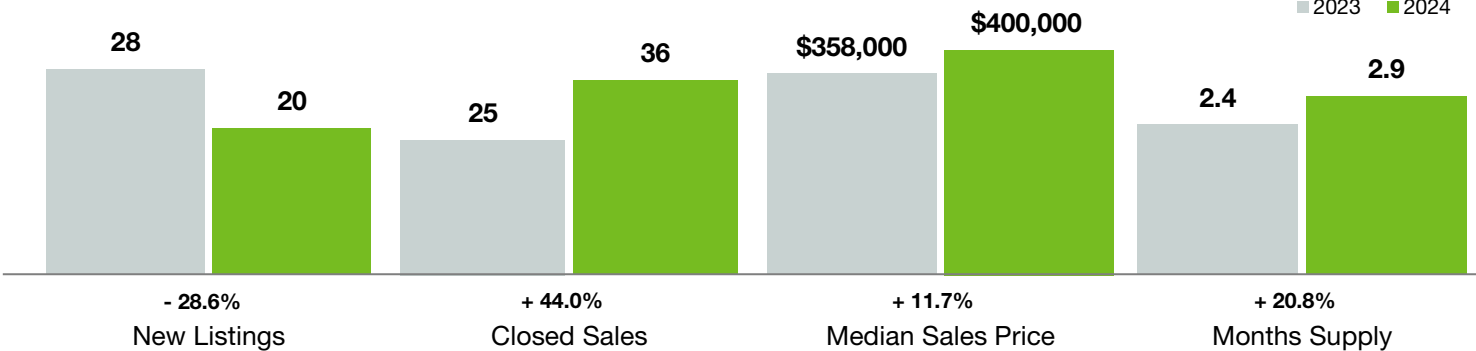
Town of Clover

South Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	28	20	- 28.6%	495	605	+ 22.2%
Pending Sales	22	36	+ 63.6%	393	438	+ 11.5%
Closed Sales	25	36	+ 44.0%	394	420	+ 6.6%
Median Sales Price*	\$358,000	\$400,000	+ 11.7%	\$380,000	\$417,000	+ 9.7%
Average Sales Price*	\$440,732	\$446,797	+ 1.4%	\$446,759	\$487,387	+ 9.1%
Percent of Original List Price Received*	92.7%	94.2%	+ 1.6%	96.4%	96.7%	+ 0.3%
List to Close	84	102	+ 21.4%	84	85	+ 1.2%
Days on Market Until Sale	41	55	+ 34.1%	41	40	- 2.4%
Cumulative Days on Market Until Sale	56	59	+ 5.4%	47	48	+ 2.1%
Average List Price	\$478,230	\$449,930	- 5.9%	\$476,358	\$521,869	+ 9.6%
Inventory of Homes for Sale	79	105	+ 32.9%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

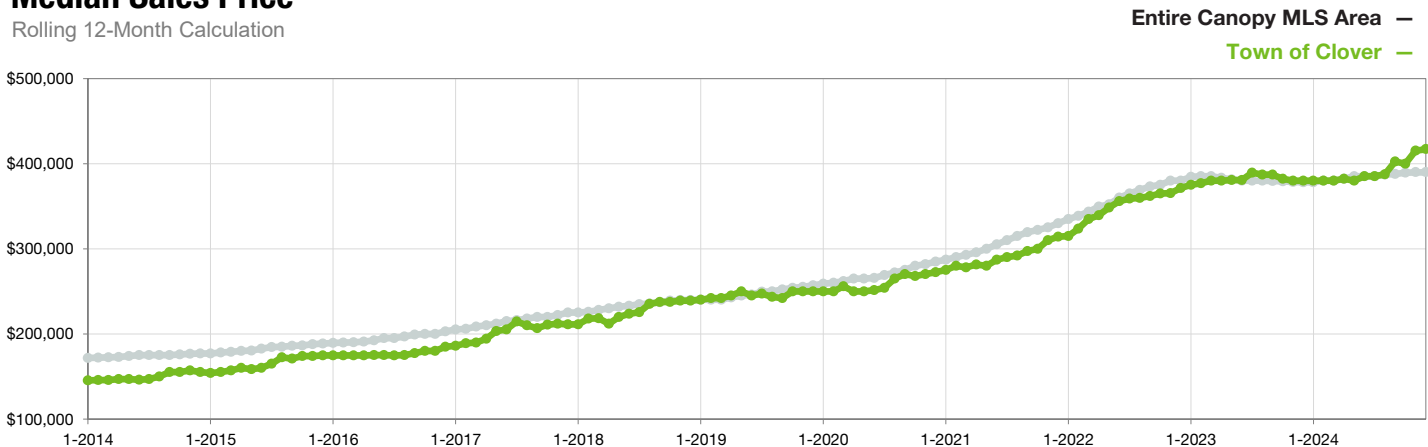
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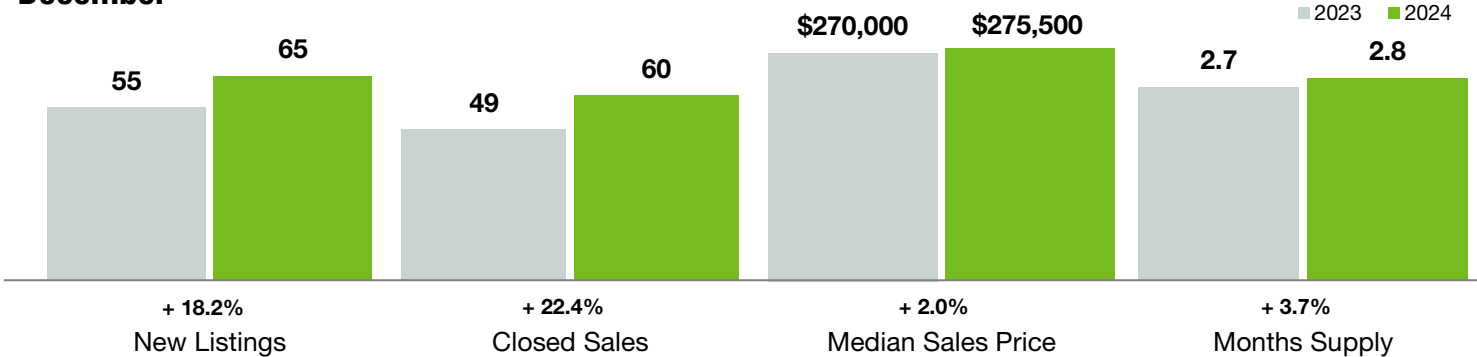
Town of Lancaster

South Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	55	65	+ 18.2%	947	976	+ 3.1%
Pending Sales	37	38	+ 2.7%	768	775	+ 0.9%
Closed Sales	49	60	+ 22.4%	781	757	- 3.1%
Median Sales Price*	\$270,000	\$275,500	+ 2.0%	\$305,000	\$318,950	+ 4.6%
Average Sales Price*	\$301,645	\$381,828	+ 26.6%	\$351,014	\$365,977	+ 4.3%
Percent of Original List Price Received*	90.7%	93.3%	+ 2.9%	96.5%	96.5%	0.0%
List to Close	99	105	+ 6.1%	90	91	+ 1.1%
Days on Market Until Sale	56	53	- 5.4%	41	44	+ 7.3%
Cumulative Days on Market Until Sale	54	59	+ 9.3%	45	47	+ 4.4%
Average List Price	\$276,239	\$392,868	+ 42.2%	\$362,460	\$385,072	+ 6.2%
Inventory of Homes for Sale	171	180	+ 5.3%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--

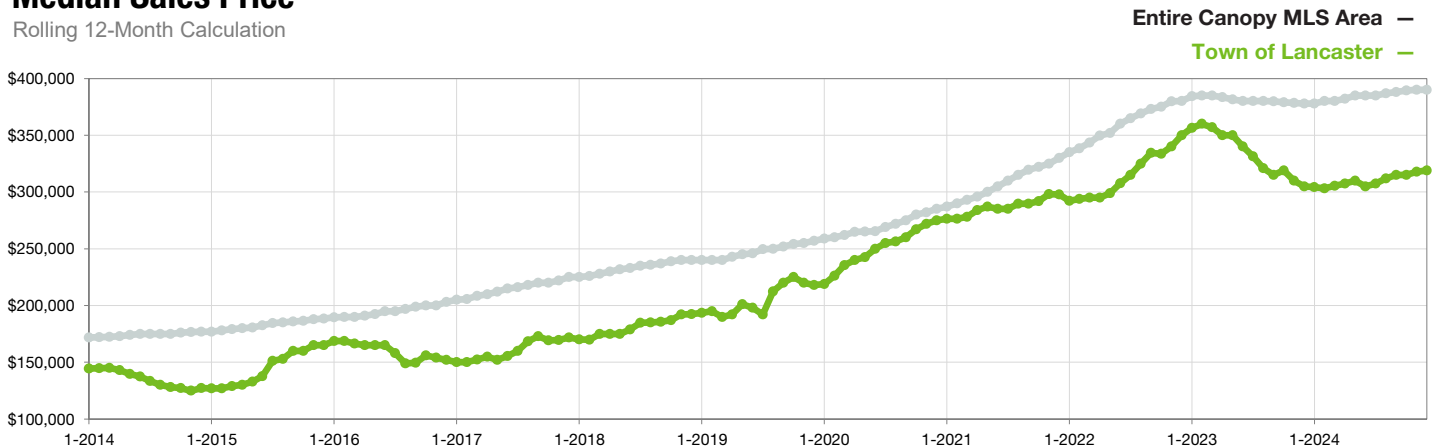
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

December



Median Sales Price

Rolling 12-Month Calculation



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

Local Market Update for December 2024

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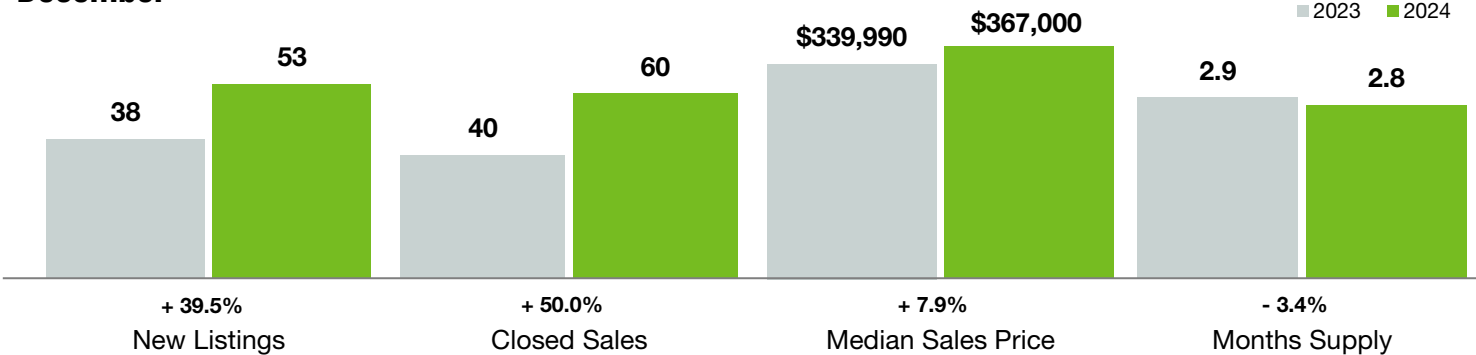
Town of York

South Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	38	53	+ 39.5%	695	897	+ 29.1%
Pending Sales	30	50	+ 66.7%	564	683	+ 21.1%
Closed Sales	40	60	+ 50.0%	566	654	+ 15.5%
Median Sales Price*	\$339,990	\$367,000	+ 7.9%	\$350,000	\$356,055	+ 1.7%
Average Sales Price*	\$355,089	\$478,553	+ 34.8%	\$393,870	\$413,425	+ 5.0%
Percent of Original List Price Received*	97.6%	94.9%	- 2.8%	96.4%	95.7%	- 0.7%
List to Close	102	97	- 4.9%	96	98	+ 2.1%
Days on Market Until Sale	51	52	+ 2.0%	49	53	+ 8.2%
Cumulative Days on Market Until Sale	41	68	+ 65.9%	52	56	+ 7.7%
Average List Price	\$369,119	\$383,981	+ 4.0%	\$409,982	\$445,494	+ 8.7%
Inventory of Homes for Sale	137	159	+ 16.1%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--

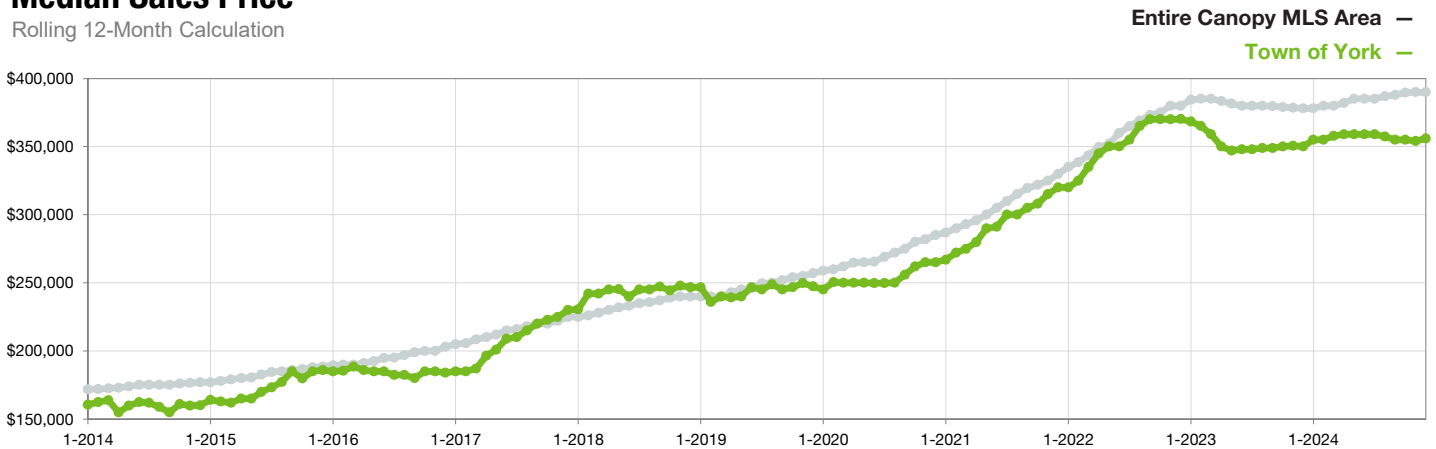
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December



Median Sales Price

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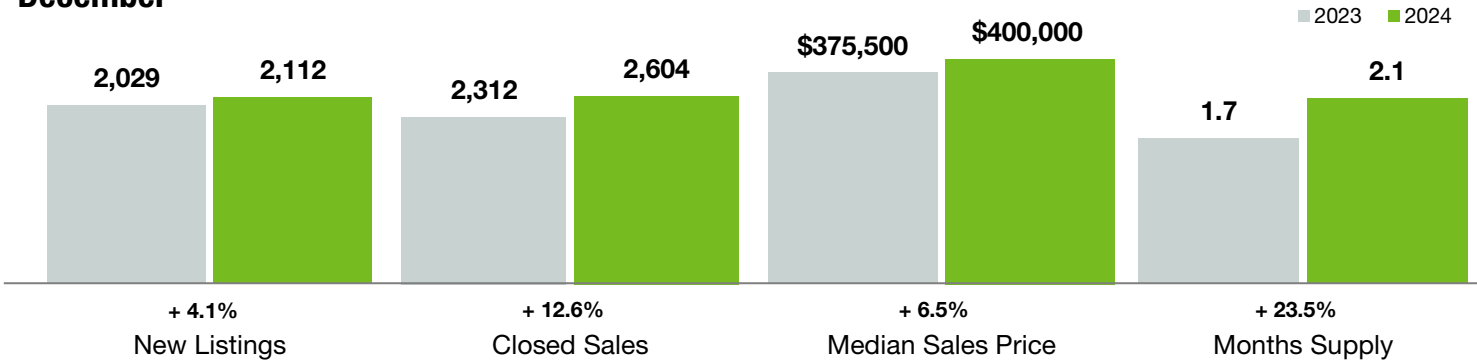
Charlotte MSA

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

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	2,029	2,112	+ 4.1%	39,232	44,025	+ 12.2%
Pending Sales	1,938	2,107	+ 8.7%	33,951	34,254	+ 0.9%
Closed Sales	2,312	2,604	+ 12.6%	34,003	34,044	+ 0.1%
Median Sales Price*	\$375,500	\$400,000	+ 6.5%	\$393,560	\$405,000	+ 2.9%
Average Sales Price*	\$461,592	\$494,079	+ 7.0%	\$477,481	\$510,936	+ 7.0%
Percent of Original List Price Received*	96.6%	95.3%	- 1.3%	97.5%	97.1%	- 0.4%
List to Close	85	94	+ 10.6%	86	85	- 1.2%
Days on Market Until Sale	34	49	+ 44.1%	35	37	+ 5.7%
Cumulative Days on Market Until Sale	36	54	+ 50.0%	37	40	+ 8.1%
Average List Price	\$456,391	\$489,414	+ 7.2%	\$502,154	\$527,699	+ 5.1%
Inventory of Homes for Sale	4,739	6,071	+ 28.1%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

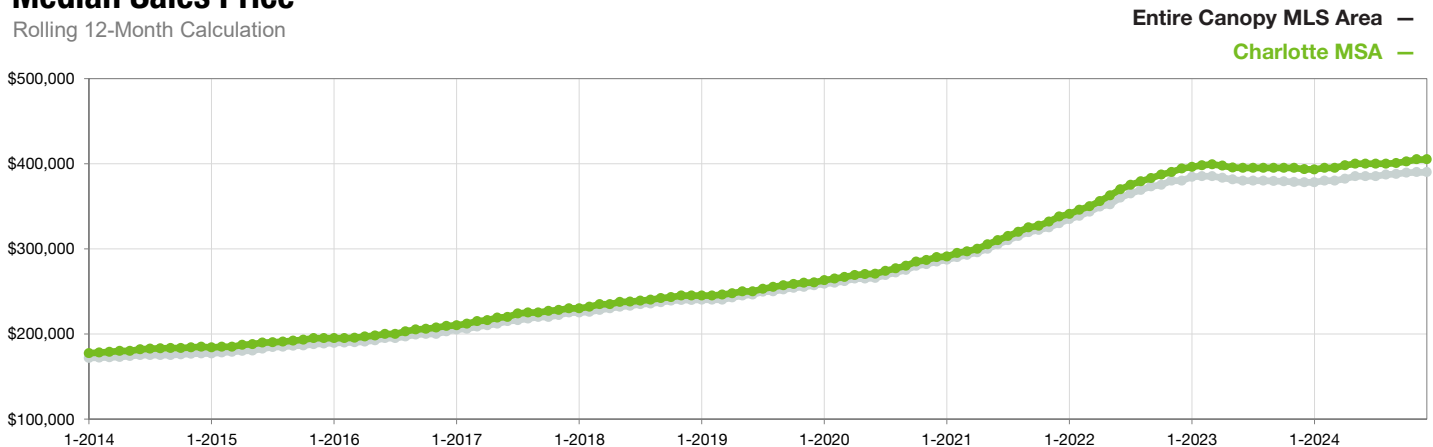
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December



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