

LAKE NORMAN MSA OVERVIEW



	2024	2023	% CHG
Total Sales	8,136	8,443	-3.6
Price per Sq. Ft.	\$264	\$243	8.6
Days on Market	32	40	-20.0
Avg. Sales Price	\$594,713	\$544,450	9.2
Total Volume	\$4,898,827,193	\$4,652,942,753	5.3



CHARLOTTE

	2024	2023	% CHG
Total Sales	5,976	6,338	-5.7
Price per Sq. Ft.	\$269	\$245	9.8
Days on Market	36	39	-7.7
Avg. Sales Price	\$570,321	\$516,836	10.3
Total Volume	\$3,452,756,691	\$3,327,629,172	3.8



HUNTERSVILLE

	2024	2023	% CHG
Total Sales	577	541	6.7
Price per Sq. Ft.	\$228	\$210	8.6
Days on Market	28	34	-17.6
Avg. Sales Price	\$589,259	\$582,581	1.1
Total Volume	\$341,329,088	\$311,536,498	9.6

DAVIDSON

	2024	2023	% CHG
Total Sales	206	213	-3.3
Price per Sq. Ft.	\$299	\$264	13.3
Days on Market	46	43	7.0
Avg. Sales Price	\$755,206	\$732,919	3.0
Total Volume	\$157,438,489	\$143,530,716	9.7

SHERRILLS FORD

	2024	2023	% CHG
Total Sales	102	121	-15.7
Price per Sq. Ft.	\$251	\$202	24.3
Days on Market	63	54	16.7
Avg. Sales Price	\$710,073	\$475,056	49.5
Total Volume	\$76,350,950	\$56,695,796	34.7

CORNELIUS

	2024	2023	% CHG
Total Sales	255	260	-1.9
Price per Sq. Ft.	\$317	\$297	6.7
Days on Market	42	39	7.7
Avg. Sales Price	\$786,553	\$742,399	5.9
Total Volume	\$203,523,273	\$188,527,653	8.0

MOORESVILLE

	2024	2023	% CHG
Total Sales	718	702	2.3
Price per Sq. Ft.	\$239	\$230	3.9
Days on Market	51	46	10.9
Avg. Sales Price	\$683,643	\$643,566	6.2
Total Volume	\$495,893,961	\$443,260,622	11.9

DENVER

	2024	2023	% CHG
Total Sales	303	316	-4.1
Price per Sq. Ft.	\$233	\$241	-3.3
Days on Market	47	50	-6.0
Avg. Sales Price	\$566,143	\$639,523	-11.5
Total Volume	\$172,984,742	\$191,383,297	-9.6



LAKE NORMAN, NC

Market Performance at a Glance

Total Sales

8,136

-3.6% YEAR OVER YEAR

The total sales fell from 8,443 in the first half of 2023 to 8,136 in the first half of 2024, reflecting a decrease of 3.6%.

Days on Market

32

-20.0% YEAR OVER YEAR

The days on market fell from 40 in the first half of 2023 to 32 in the first half of 2024, reflecting a decrease of 20.0%.

Average Sales Price

\$594,713

+9.2% YEAR OVER YEAR

The average sales price rose from \$544,450 in the first half of 2023 to \$594,713 in the first half of 2024, reflecting an increase of 9.2%.

New Listings

11,304

+12.2% YEAR OVER YEAR

The new listings rose from 10,072 in the first half of 2023 to 11,304 in the first half of 2024, reflecting an increase of 12.2%.