

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY doorify™MLS



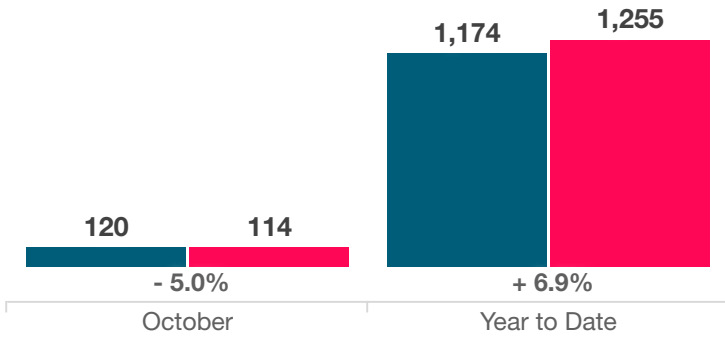
## Chatham County

Key Metrics	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	120	114	- 5.0%	1,174	1,255	+ 6.9%
Closed Sales	87	87	0.0%	1,028	921	- 10.4%
Median Sales Price*	\$640,000	\$680,000	+ 6.3%	\$611,280	\$635,000	+ 3.9%
Average Sales Price*	\$691,310	\$810,894	+ 17.3%	\$686,497	\$733,954	+ 6.9%
Total Dollar Volume (in millions)*	\$60	\$71	+ 18.3%	\$705	\$676	- 4.1%
Percent of Original List Price Received*	97.0%	97.6%	+ 0.6%	98.0%	98.2%	+ 0.2%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	99.4%	99.2%	- 0.2%
Days on Market Until Sale	45	35	- 22.2%	35	26	- 25.7%
Housing Affordability Index	46	48	+ 4.3%	48	51	+ 6.3%
Inventory of Homes for Sale	340	284	- 16.5%	—	—	—
Months Supply of Homes for Sale	3.7	3.1	- 16.2%	—	—	—

\* 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.

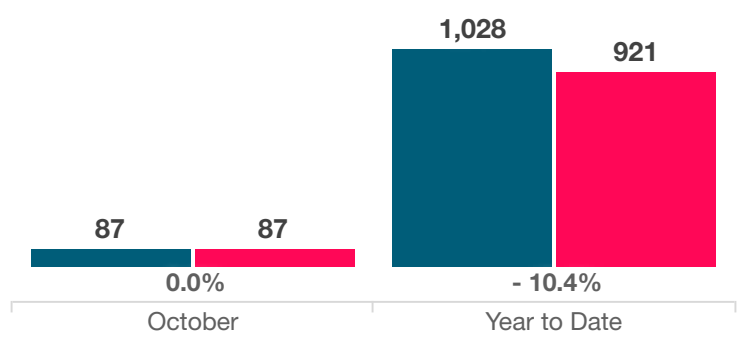
### New Listings

■ 2023 ■ 2024



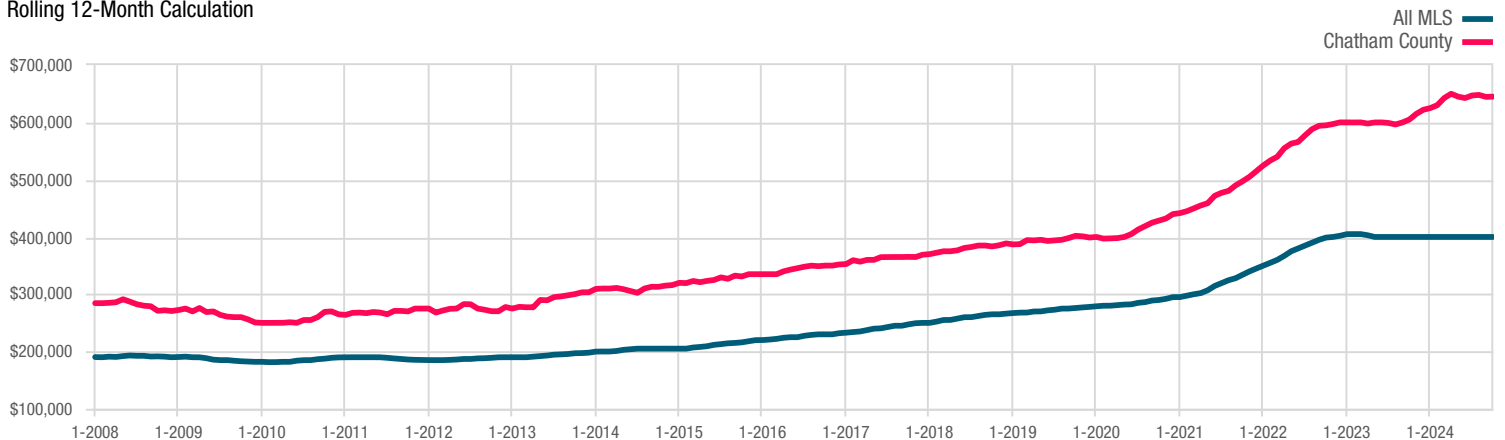
### Closed Sales

■ 2023 ■ 2024



### Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.