

Charlotte Region Housing Supply Overview



September 2023

Sales of new single-family homes decreased 8.7% month-over-month, to a seasonally adjusted annual rate of 675,000 units, according to the U.S. Census Bureau, the slowest pace since March. Higher mortgage interest rates are taking their toll on buyer demand, and a number of buyers are choosing to postpone their next home purchase until rates move lower. With sales softening, builder confidence also declined, falling five points to 45 in September, according to the National Association of Home Builders (NAHB). For the 12-month period spanning October 2022 through September 2023, Pending Sales in the Charlotte region were down 19.3 percent overall. The price range with the smallest decline in sales was the \$500,001 and Above range, where they decreased 12.5 percent.

The overall Median Sales Price was up 2.2 percent to \$378,000. The property type with the largest price gain was the Condominium segment, where prices increased 7.6 percent to \$359,990. The price range that tended to sell the quickest was the \$200,000 and Below range at 32 days; the price range that tended to sell the slowest was the \$500,001 and Above range at 39 days.

Market-wide, inventory levels were down 22.8 percent. The property type that lost the least inventory was the Condominium segment, where it decreased 12.4 percent. That amounts to 1.7 months supply for Single-Family homes, 1.4 months supply for Townhomes and 1.5 months supply for Condos.

Quick Facts

- 12.5%	- 17.2%	- 5.8%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$500,001 and Above	3 Bedrooms	Condominium

The Charlotte Region report includes the counties of Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union in North Carolina, and Chester, Chesterfield, Lancaster and York counties in South Carolina. Percent changes are calculated using rounded figures.

Pending Sales	2
List to Close	3
Days on Market Until Sale	4
Cumulative Days on Market Until Sale	5
Median Sales Price	6
Percent of Original List Price Received	7
Inventory of Homes for Sale	8
Months Supply of Homes for Sale	9
Additional Price Ranges - All Properties	10
Additional Price Ranges - Townhouse and Condo	11



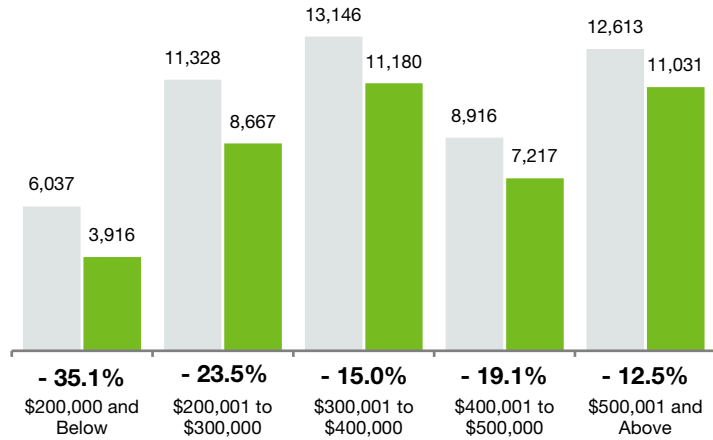
Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month total.



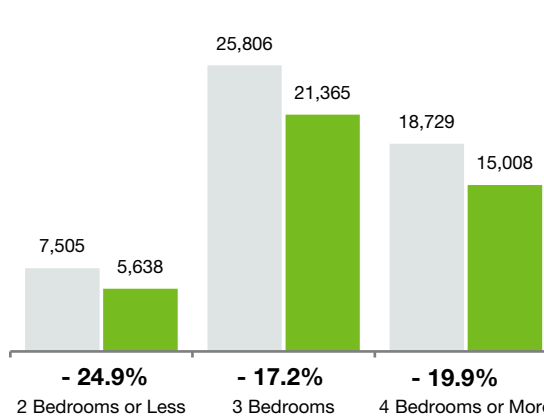
By Price Range

■ 9-2022 ■ 9-2023



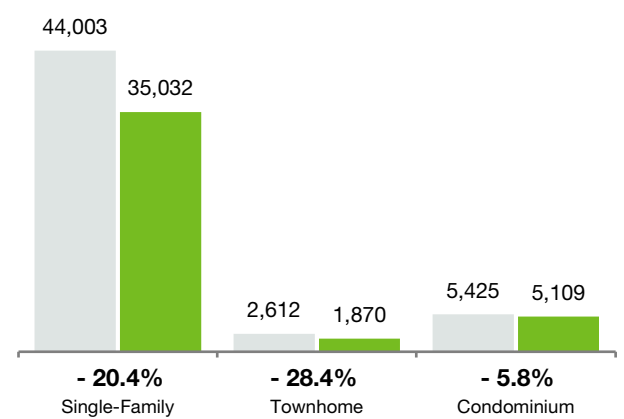
By Bedroom Count

■ 9-2022 ■ 9-2023



By Property Type

■ 9-2022 ■ 9-2023



All Properties

By Price Range

	9-2022	9-2023	Change
\$200,000 and Below	6,037	3,916	- 35.1%
\$200,001 to \$300,000	11,328	8,667	- 23.5%
\$300,001 to \$400,000	13,146	11,180	- 15.0%
\$400,001 to \$500,000	8,916	7,217	- 19.1%
\$500,001 and Above	12,613	11,031	- 12.5%
All Price Ranges	52,040	42,011	- 19.3%

Single-Family

	9-2022	9-2023	Change
\$200,000 and Below	4,988	3,373	- 32.4%
\$200,001 to \$300,000	8,681	6,905	- 20.5%
\$300,001 to \$400,000	10,810	8,624	- 20.2%
\$400,001 to \$500,000	7,864	6,093	- 22.5%
\$500,001 and Above	11,660	10,037	- 13.9%
All Price Ranges	44,003	35,032	- 20.4%

Townhome

	9-2022	9-2023	Change
\$200,000 and Below	692	413	- 40.3%
\$200,001 to \$300,000	895	594	- 33.6%
\$300,001 to \$400,000	550	414	- 24.7%
\$400,001 to \$500,000	199	191	- 4.0%
\$500,001 and Above	276	258	- 6.5%
All Price Ranges	2,612	1,870	- 28.4%

Condominium

	9-2022	9-2023	Change
\$200,000 and Below	357	130	- 63.6%
\$200,001 to \$300,000	1,752	1,168	- 33.3%
\$300,001 to \$400,000	1,786	2,142	+ 19.9%
\$400,001 to \$500,000	853	933	+ 9.4%
\$500,001 and Above	677	736	+ 8.7%
All Price Ranges	5,425	5,109	- 5.8%

By Bedroom Count

	9-2022	9-2023	Change
2 Bedrooms or Less	7,505	5,638	- 24.9%
3 Bedrooms	25,806	21,365	- 17.2%
4 Bedrooms or More	18,729	15,008	- 19.9%
All Bedroom Counts	52,040	42,011	- 19.3%

	9-2022	9-2023	Change
2 Bedrooms or Less	3,943	3,119	- 20.9%
3 Bedrooms	21,957	17,545	- 20.1%
4 Bedrooms or More	18,103	14,368	- 20.6%
All Bedroom Counts	44,003	35,032	- 20.4%

	9-2022	9-2023	Change
2 Bedrooms or Less	2,008	1,441	- 28.2%
3 Bedrooms	549	374	- 31.9%
4 Bedrooms or More	55	55	0.0%
All Bedroom Counts	2,612	1,870	- 28.4%

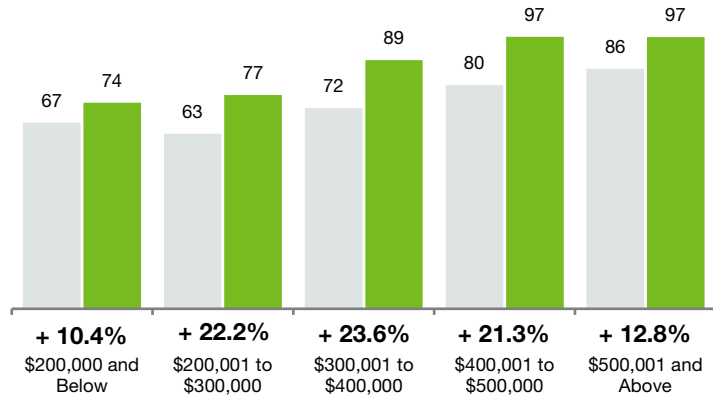
	9-2022	9-2023	Change
2 Bedrooms or Less	1,554	1,078	- 30.6%
3 Bedrooms	3,300	3,446	+ 4.4%
4 Bedrooms or More	571	585	+ 2.5%
All Bedroom Counts	5,425	5,109	- 5.8%

List to Close

A count of the days between the date listed and the date closed for all properties sold. Based on a rolling 12-month average.

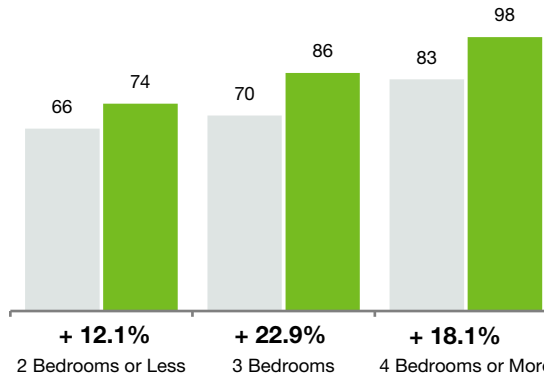
By Price Range

■ 9-2022 ■ 9-2023



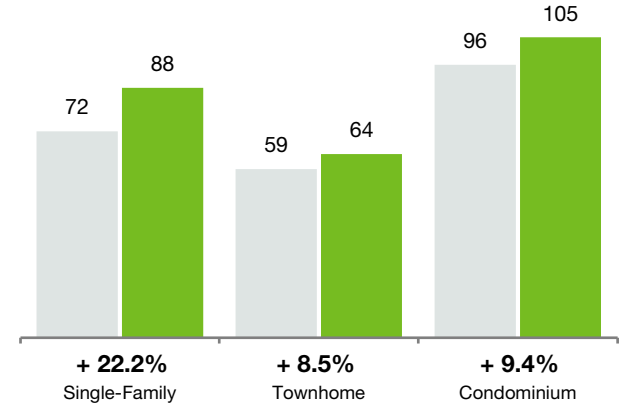
By Bedroom Count

■ 9-2022 ■ 9-2023



By Property Type

■ 9-2022 ■ 9-2023



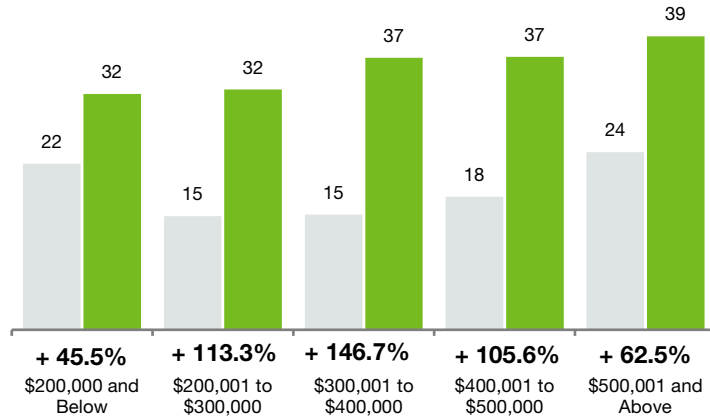
	All Properties			Single-Family			Townhome			Condominium		
By Price Range	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change
\$200,000 and Below	67	74	+ 10.4%	69	75	+ 8.7%	58	69	+ 19.0%	51	59	+ 15.7%
\$200,001 to \$300,000	63	77	+ 22.2%	63	80	+ 27.0%	50	60	+ 20.0%	70	64	- 8.6%
\$300,001 to \$400,000	72	89	+ 23.6%	68	86	+ 26.5%	54	61	+ 13.0%	101	108	+ 6.9%
\$400,001 to \$500,000	80	97	+ 21.3%	76	94	+ 23.7%	66	53	- 19.7%	123	131	+ 6.5%
\$500,001 and Above	86	97	+ 12.8%	83	95	+ 14.5%	97	82	- 15.5%	140	143	+ 2.1%
All Price Ranges	74	89	+ 20.3%	72	88	+ 22.2%	59	64	+ 8.5%	96	105	+ 9.4%
By Bedroom Count	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change
2 Bedrooms or Less	66	74	+ 12.1%	71	82	+ 15.5%	55	61	+ 10.9%	64	70	+ 9.4%
3 Bedrooms	70	86	+ 22.9%	65	81	+ 24.6%	68	73	+ 7.4%	104	111	+ 6.7%
4 Bedrooms or More	83	98	+ 18.1%	82	97	+ 18.3%	108	106	- 1.9%	136	141	+ 3.7%
All Bedroom Counts	74	89	+ 20.3%	72	88	+ 22.2%	59	64	+ 8.5%	96	105	+ 9.4%

Days on Market Until Sale

Average number of days between when a property is first listed and when an offer is accepted. Based on a rolling 12-month average.

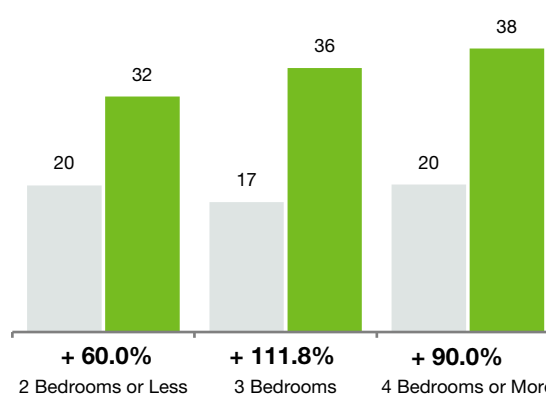
By Price Range

■ 9-2022 ■ 9-2023



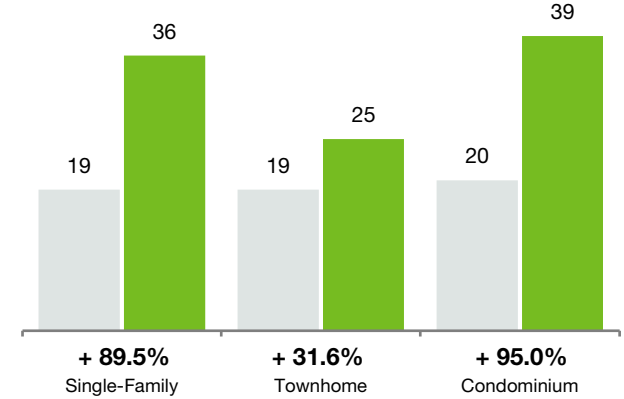
By Bedroom Count

■ 9-2022 ■ 9-2023



By Property Type

■ 9-2022 ■ 9-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change
\$200,000 and Below	22	32	+ 45.5%	24	33	+ 37.5%	17	27	+ 58.8%	14	23	+ 64.3%
\$200,001 to \$300,000	15	32	+ 113.3%	16	35	+ 118.8%	13	21	+ 61.5%	12	25	+ 108.3%
\$300,001 to \$400,000	15	37	+ 146.7%	15	36	+ 140.0%	14	25	+ 78.6%	20	40	+ 100.0%
\$400,001 to \$500,000	18	37	+ 105.6%	17	37	+ 117.6%	26	21	- 19.2%	26	40	+ 53.8%
\$500,001 and Above	24	39	+ 62.5%	23	38	+ 65.2%	45	37	- 17.8%	39	60	+ 53.8%
All Price Ranges	19	36	+ 89.5%	19	36	+ 89.5%	19	25	+ 31.6%	20	39	+ 95.0%

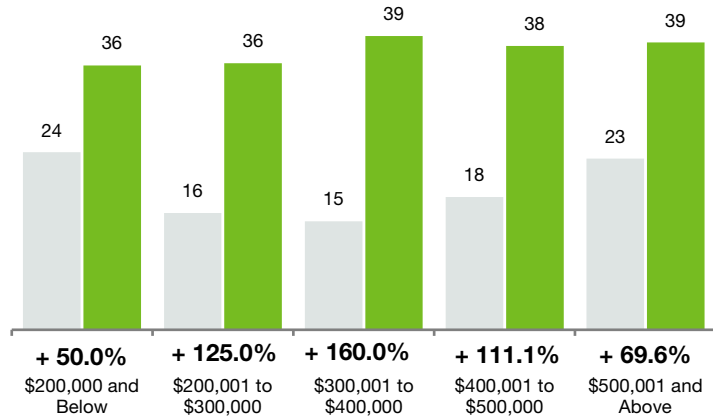
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change
2 Bedrooms or Less	20	32	+ 60.0%	24	37	+ 54.2%	16	24	+ 50.0%	14	27	+ 92.9%
3 Bedrooms	17	36	+ 111.8%	17	35	+ 105.9%	23	30	+ 30.4%	22	41	+ 86.4%
4 Bedrooms or More	20	38	+ 90.0%	20	38	+ 90.0%	45	40	- 11.1%	23	49	+ 113.0%
All Bedroom Counts	19	36	+ 89.5%	19	36	+ 89.5%	19	25	+ 31.6%	20	39	+ 95.0%

Cumulative Days on Market Until Sale

Cumulative Days on Market (CDOM) functions like Days on Market (DOM), but CDOM tracks DOM for a property over a period of multiple listings. When a new listing is entered, CDOM resets to zero only if the previous listing closed (sold) or if the previous listing has been off the market (expired, withdrawn) for more than 90 days. Based on a rolling 12-month average.

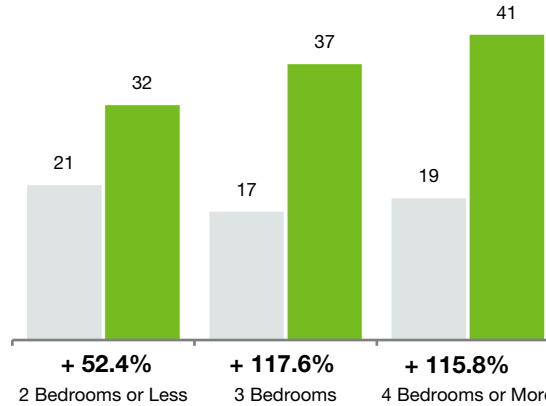
By Price Range

■ 9-2022 ■ 9-2023



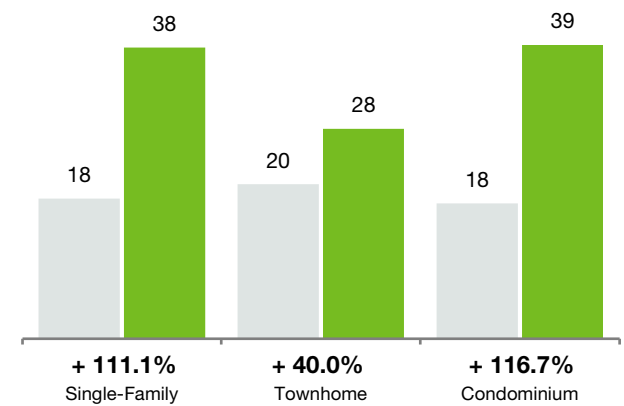
By Bedroom Count

■ 9-2022 ■ 9-2023



By Property Type

■ 9-2022 ■ 9-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change
\$200,000 and Below	24	36	+ 50.0%	26	37	+ 42.3%	18	29	+ 61.1%	12	23	+ 91.7%
\$200,001 to \$300,000	16	36	+ 125.0%	17	39	+ 129.4%	14	22	+ 57.1%	11	27	+ 145.5%
\$300,001 to \$400,000	15	39	+ 160.0%	14	40	+ 185.7%	15	27	+ 80.0%	16	41	+ 156.3%
\$400,001 to \$500,000	18	38	+ 111.1%	17	38	+ 123.5%	32	24	- 25.0%	22	40	+ 81.8%
\$500,001 and Above	23	39	+ 69.6%	21	37	+ 76.2%	51	42	- 17.6%	39	55	+ 41.0%
All Price Ranges	18	38	+ 111.1%	18	38	+ 111.1%	20	28	+ 40.0%	18	39	+ 116.7%

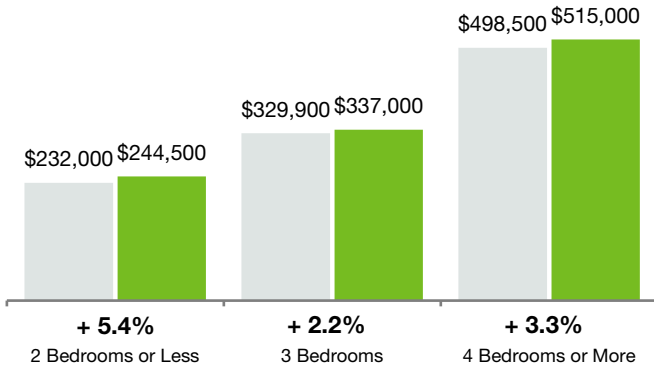
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change
2 Bedrooms or Less	21	32	+ 52.4%	25	36	+ 44.0%	18	26	+ 44.4%	14	26	+ 85.7%
3 Bedrooms	17	37	+ 117.6%	17	37	+ 117.6%	25	31	+ 24.0%	19	40	+ 110.5%
4 Bedrooms or More	19	41	+ 115.8%	19	41	+ 115.8%	52	49	- 5.8%	24	52	+ 116.7%
All Bedroom Counts	18	38	+ 111.1%	18	38	+ 111.1%	20	28	+ 40.0%	18	39	+ 116.7%

Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

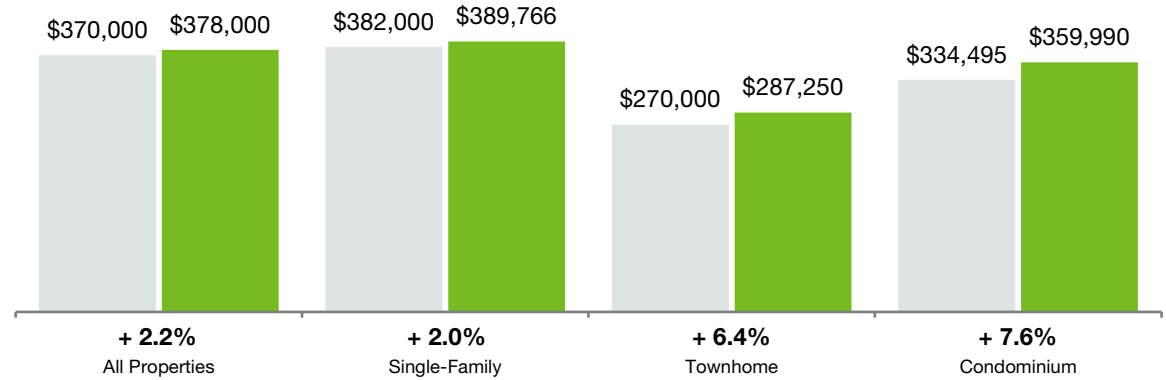
By Bedroom Count

■ 9-2022 ■ 9-2023



By Property Type

■ 9-2022 ■ 9-2023



All Properties

By Bedroom Count

	9-2022	9-2023	Change
2 Bedrooms or Less	\$232,000	\$244,500	+ 5.4%
3 Bedrooms	\$329,900	\$337,000	+ 2.2%
4 Bedrooms or More	\$498,500	\$515,000	+ 3.3%
All Bedroom Counts	\$370,000	\$378,000	+ 2.2%

Single-Family

	9-2022	9-2023	Change
Single-Family	\$382,000	\$389,766	+ 2.0%

Townhome

	9-2022	9-2023	Change
Townhome	\$270,000	\$287,250	+ 6.4%

Condominium

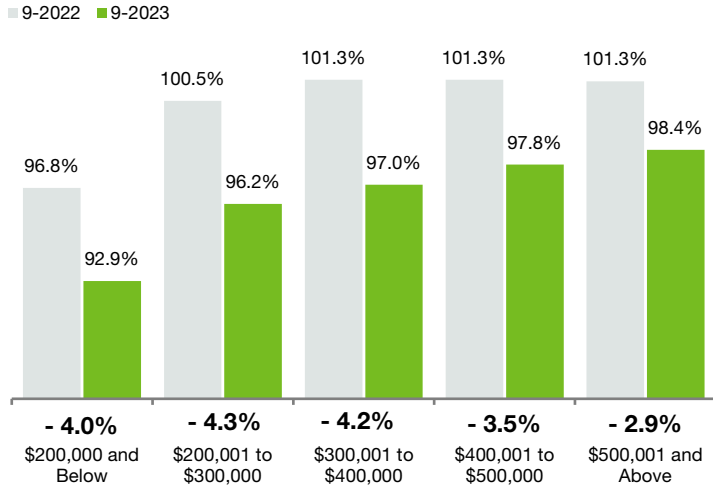
	9-2022	9-2023	Change
Condominium	\$334,495	\$359,990	+ 7.6%

Percent of Original List Price Received

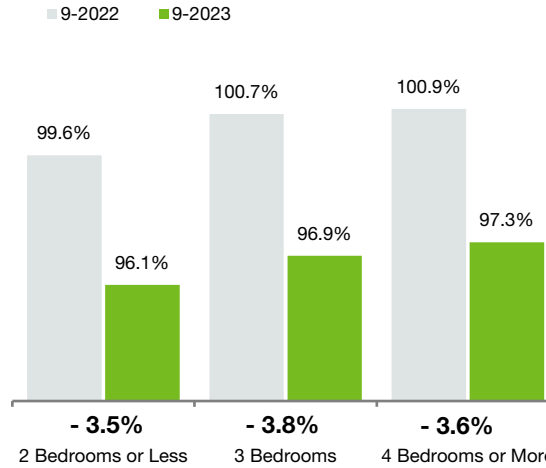


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

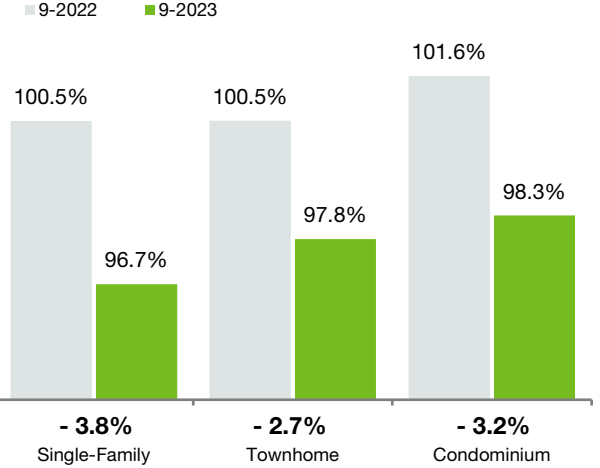
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change
\$200,000 and Below	96.8%	92.9%	- 4.0%	96.2%	92.4%	- 4.0%	99.7%	95.8%	- 3.9%	100.3%	95.7%	- 4.6%
\$200,001 to \$300,000	100.5%	96.2%	- 4.3%	100.1%	95.8%	- 4.3%	101.4%	98.0%	- 3.4%	101.5%	97.5%	- 3.9%
\$300,001 to \$400,000	101.3%	97.0%	- 4.2%	101.3%	96.6%	- 4.6%	101.4%	98.4%	- 3.0%	101.4%	98.2%	- 3.2%
\$400,001 to \$500,000	101.3%	97.8%	- 3.5%	101.3%	97.5%	- 3.8%	100.2%	99.7%	- 0.5%	102.4%	99.5%	- 2.8%
\$500,001 and Above	101.3%	98.4%	- 2.9%	101.3%	98.4%	- 2.9%	98.2%	98.2%	0.0%	101.8%	98.9%	- 2.8%
All Price Ranges	100.6%	96.9%	- 3.7%	100.5%	96.7%	- 3.8%	100.5%	97.8%	- 2.7%	101.6%	98.3%	- 3.2%

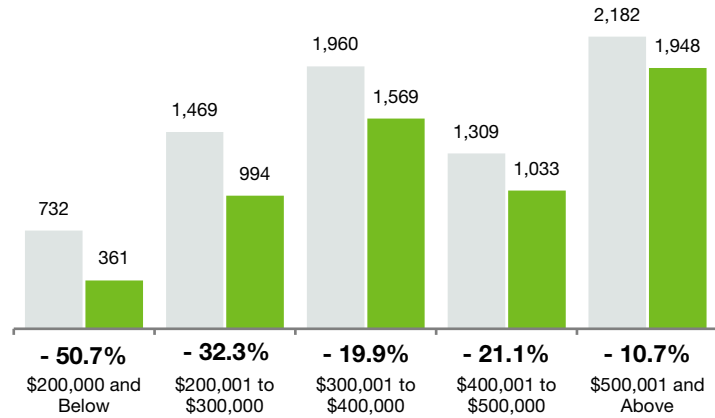
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change
2 Bedrooms or Less	99.6%	96.1%	- 3.5%	98.1%	94.5%	- 3.7%	100.8%	97.9%	- 2.9%	102.0%	98.3%	- 3.6%
3 Bedrooms	100.7%	96.9%	- 3.8%	100.7%	96.6%	- 4.1%	99.6%	97.5%	- 2.1%	101.5%	98.3%	- 3.2%
4 Bedrooms or More	100.9%	97.3%	- 3.6%	100.9%	97.2%	- 3.7%	100.5%	96.9%	- 3.6%	101.1%	98.2%	- 2.9%
All Bedroom Counts	100.6%	96.9%	- 3.7%	100.5%	96.7%	- 3.8%	100.5%	97.8%	- 2.7%	101.6%	98.3%	- 3.2%

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

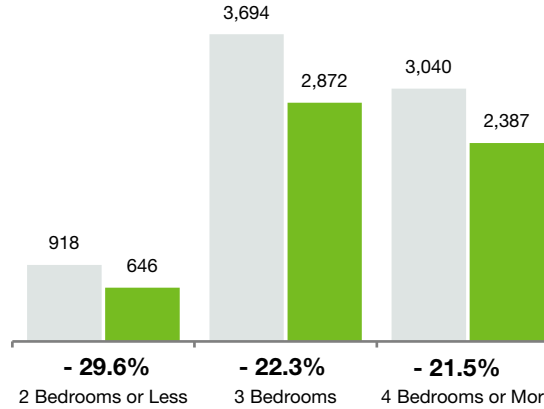
By Price Range

■ 9-2022 ■ 9-2023



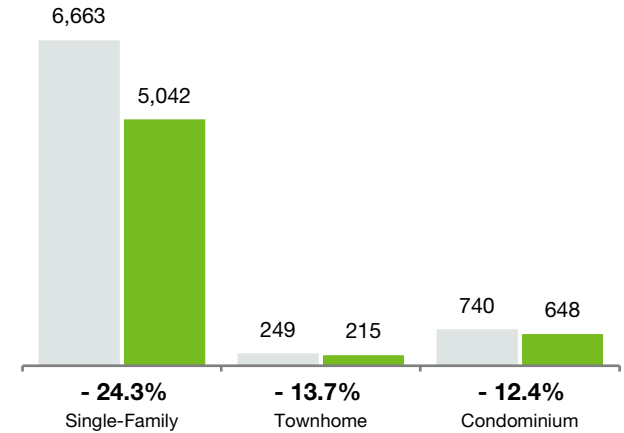
By Bedroom Count

■ 9-2022 ■ 9-2023



By Property Type

■ 9-2022 ■ 9-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change
\$200,000 and Below	732	361	- 50.7%	664	312	- 53.0%	56	40	- 28.6%	12	9	- 25.0%
\$200,001 to \$300,000	1,469	994	- 32.3%	1,264	839	- 33.6%	65	62	- 4.6%	140	93	- 33.6%
\$300,001 to \$400,000	1,960	1,569	- 19.9%	1,606	1,271	- 20.9%	43	42	- 2.3%	311	256	- 17.7%
\$400,001 to \$500,000	1,309	1,033	- 21.1%	1,153	892	- 22.6%	30	20	- 33.3%	126	121	- 4.0%
\$500,001 and Above	2,182	1,948	- 10.7%	1,976	1,728	- 12.6%	55	51	- 7.3%	151	169	+ 11.9%
All Price Ranges	7,652	5,905	- 22.8%	6,663	5,042	- 24.3%	249	215	- 13.7%	740	648	- 12.4%
By Bedroom Count	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change	9-2022	9-2023	Change
2 Bedrooms or Less	918	646	- 29.6%	611	394	- 35.5%	177	159	- 10.2%	130	93	- 28.5%
3 Bedrooms	3,694	2,872	- 22.3%	3,148	2,379	- 24.4%	55	47	- 14.5%	491	446	- 9.2%
4 Bedrooms or More	3,040	2,387	- 21.5%	2,904	2,269	- 21.9%	17	9	- 47.1%	119	109	- 8.4%
All Bedroom Counts	7,652	5,905	- 22.8%	6,663	5,042	- 24.3%	249	215	- 13.7%	740	648	- 12.4%

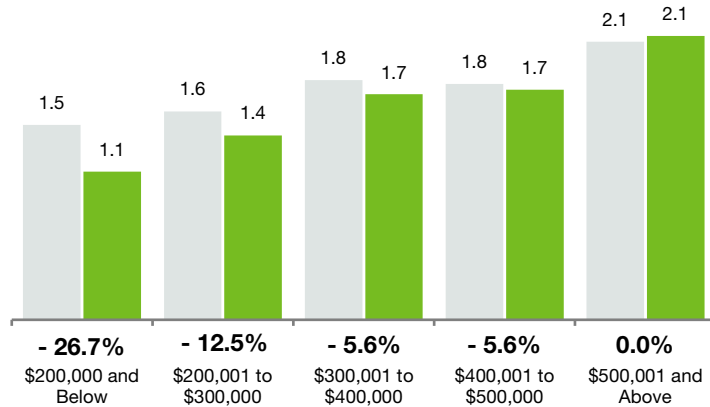
Months Supply of Homes for Sale



The months supply of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

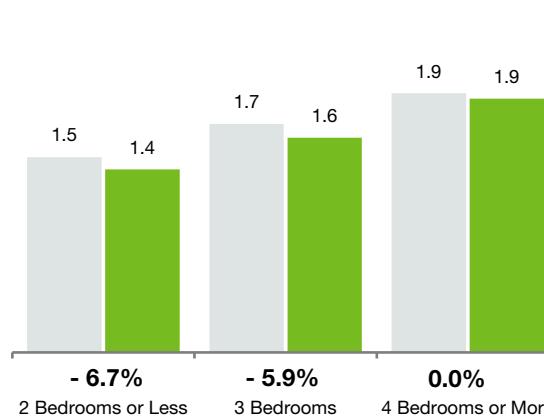
By Price Range

■ 9-2022 ■ 9-2023



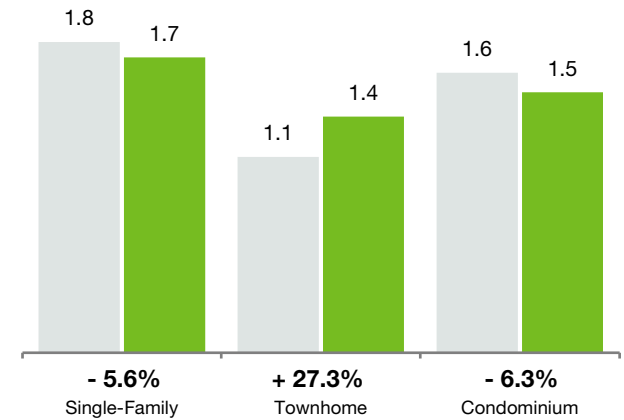
By Bedroom Count

■ 9-2022 ■ 9-2023



By Property Type

■ 9-2022 ■ 9-2023



All Properties

By Price Range

	9-2022	9-2023	Change
\$200,000 and Below	1.5	1.1	-26.7%
\$200,001 to \$300,000	1.6	1.4	-12.5%
\$300,001 to \$400,000	1.8	1.7	-5.6%
\$400,001 to \$500,000	1.8	1.7	-5.6%
\$500,001 and Above	2.1	2.1	0.0%
All Price Ranges	1.8	1.7	-5.6%

Single-Family

	9-2022	9-2023	Change
2 Bedrooms or Less	1.6	1.1	-31.3%
3 Bedrooms	1.7	1.5	-11.8%
4 Bedrooms or More	1.8	1.8	0.0%
Single-Family	1.8	1.8	0.0%
Townhome	2.0	2.1	+5.0%
All Single-Family	1.8	1.7	-5.6%

Townhome

	9-2022	9-2023	Change
Single-Family	1.0	1.2	+20.0%
Townhome	0.9	1.3	+44.4%
Condominium	0.9	1.2	+33.3%
Single-Family	1.8	1.3	-27.8%
Townhome	2.4	2.4	0.0%
All Townhome	1.1	1.4	+27.3%

Condominium

	9-2022	9-2023	Change
Single-Family	0.4	0.8	+100.0%
Townhome	1.0	1.0	0.0%
Condominium	2.1	1.4	-33.3%
Single-Family	1.8	1.6	-11.1%
Townhome	2.7	2.8	+3.7%
All Condominium	1.6	1.5	-6.3%

By Bedroom Count

	9-2022	9-2023	Change
2 Bedrooms or Less	1.5	1.4	-6.7%
3 Bedrooms	1.7	1.6	-5.9%
4 Bedrooms or More	1.9	1.9	0.0%
All Bedroom Counts	1.8	1.7	-5.6%

	9-2022	9-2023	Change
2 Bedrooms or Less	1.9	1.5	-21.1%
3 Bedrooms	1.7	1.6	-5.9%
4 Bedrooms or More	1.9	1.9	0.0%
All Single-Family	1.8	1.7	-5.6%

	9-2022	9-2023	Change
Single-Family	1.1	1.3	+18.2%
Townhome	1.2	1.5	+25.0%
Condominium	1.2	1.5	+25.0%
Single-Family	3.7	2.0	-45.9%
Townhome	2.5	2.2	-12.0%
All Townhome	1.1	1.4	+27.3%

	9-2022	9-2023	Change
Single-Family	1.0	1.0	0.0%
Townhome	1.8	1.6	-11.1%
Condominium	2.5	2.2	-12.0%
All Condominium	1.6	1.5	-6.3%

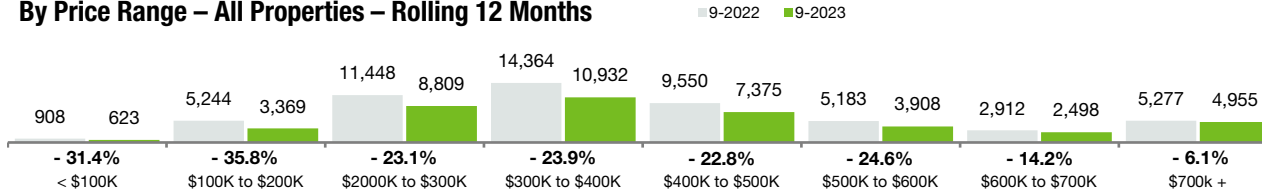
Additional Price Ranges

Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.

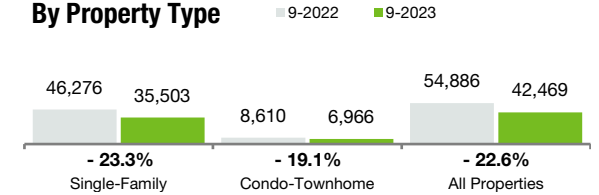
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

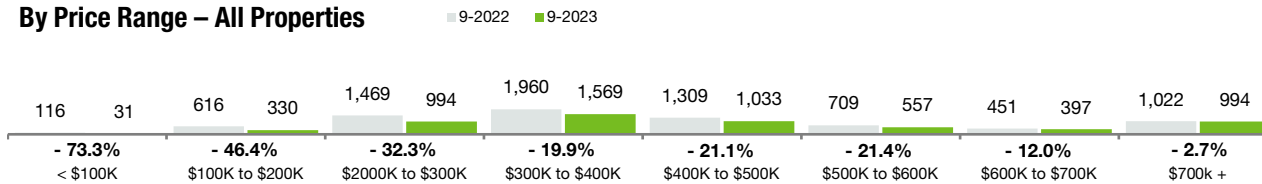


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date					
	9-2022	9-2023	Change	9-2022	9-2023	Change	8-2023	9-2023	Change	9-2022	9-2023	Change
	Single-Family			Condo-Townhome			Single-Family			Condo-Townhome		
\$100,000 & Below	844	593	-29.7%	64	30	-53.1%	45	39	-13.3%	4	2	-50.0%
\$100,001 to \$200,000	4,232	2,834	-33.0%	1,012	535	-47.1%	225	197	-12.4%	43	35	-18.6%
\$200,001 to \$300,000	8,667	6,997	-19.3%	2,781	1,812	-34.8%	596	492	-17.4%	151	126	-16.6%
\$300,001 to \$400,000	11,708	8,476	-27.6%	2,656	2,456	-7.5%	847	736	-13.1%	272	205	-24.6%
\$400,001 to \$500,000	8,430	6,237	-26.0%	1,120	1,138	+1.6%	561	474	-15.5%	140	113	-19.3%
\$500,001 to \$600,000	4,751	3,447	-27.4%	432	461	+6.7%	307	241	-21.5%	43	50	+16.3%
\$600,001 to \$700,000	2,681	2,279	-15.0%	231	219	-5.2%	205	159	-22.4%	29	25	-13.8%
\$700,001 and Above	4,963	4,640	-6.5%	314	315	+0.3%	498	395	-20.7%	37	27	-27.0%
All Price Ranges	46,276	35,503	-23.3%	8,610	6,966	-19.1%	3,284	2,733	-16.8%	719	583	-18.9%
	Single-Family			Condo-Townhome			Single-Family			Condo-Townhome		
9-2022	628	416	-33.8%	37	17	-54.1%	2,883	2,063	-28.4%	650	387	-40.5%
9-2023	2,883	2,063	-28.4%	650	387	-40.5%	5,926	5,367	-9.4%	1,908	1,355	-29.0%
Change	8,347	6,494	-22.2%	2,005	1,983	-1.1%	8,347	6,494	-22.2%	2,005	1,983	-1.1%
9-2022	6,368	4,660	-26.8%	896	894	-0.2%	6,368	4,660	-26.8%	896	894	-0.2%
9-2023	3,671	2,628	-28.4%	341	358	+5.0%	3,671	2,628	-28.4%	341	358	+5.0%
Change	2,111	1,708	-19.1%	189	178	-5.8%	2,111	1,708	-19.1%	189	178	-5.8%
9-2022	3,914	3,625	-7.4%	250	242	-3.2%	3,914	3,625	-7.4%	250	242	-3.2%
9-2023	33,848	26,961	-20.3%	6,276	5,414	-13.7%	33,848	26,961	-20.3%	6,276	5,414	-13.7%

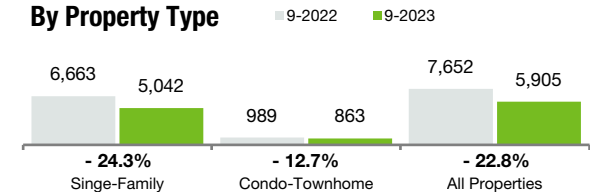
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

By Price Range – All Properties



By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date					
	9-2022	9-2023	Change	9-2022	9-2023	Change	8-2023	9-2023	Change			
	Single-Family			Condo-Townhome			Single-Family			Condo-Townhome		
\$100,000 & Below	114	31	-72.8%	2	0	-100.0%	52	31	-40.4%	1	0	-100.0%
\$100,001 to \$200,000	550	281	-48.9%	66	49	-25.8%	288	281	-2.4%	46	49	+6.5%
\$200,001 to \$300,000	1,264	839	-33.6%	205	155	-24.4%	832	839	+0.8%	131	155	+18.3%
\$300,001 to \$400,000	1,606	1,271	-20.9%	354	298	-15.8%	1,196	1,271	+6.3%	259	298	+15.1%
\$400,001 to \$500,000	1,153	892	-22.6%	156	141	-9.6%	820	892	+8.8%	135	141	+4.4%
\$500,001 to \$600,000	612	484	-20.9%	97	73	-24.7%	473	484	+2.3%	78	73	-6.4%
\$600,001 to \$700,000	421	343	-18.5%	30	54	+80.0%	314	343	+9.2%	55	54	-1.8%
\$700,001 and Above	943	901	-4.5%	79	93	+17.7%	876	901	+2.9%	78	93	+19.2%
All Price Ranges	6,663	5,042	-24.3%	989	863	-12.7%	4,851	5,042	+3.9%	783	863	+10.2%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

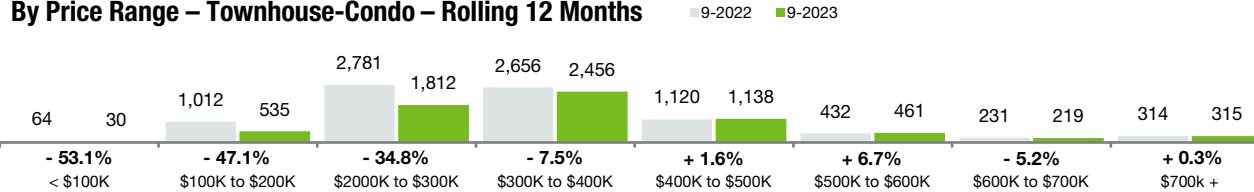
Additional Price Ranges

Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.

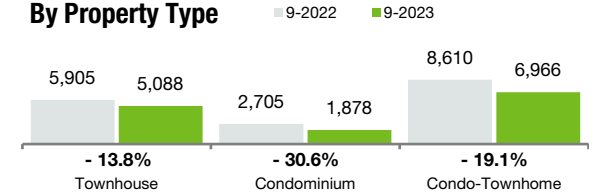
Closed Sales

Actual sales that have closed in a given month.

By Price Range – Townhouse-Condo – Rolling 12 Months



By Property Type

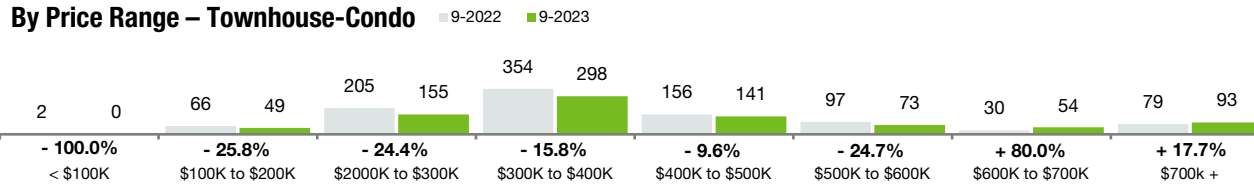


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date											
	Townhouse	Condominium	Change	Townhouse	Condominium	Change	Townhouse	Condominium	Change									
\$100,000 & Below	1	2	+100.0%	63	28	-55.6%	0	0	--	4	2	-50.0%	1	0	-100.0%	36	17	-52.8%
\$100,001 to \$200,000	368	135	-63.3%	644	400	-37.9%	13	10	-23.1%	30	25	-16.7%	212	96	-54.7%	438	291	-33.6%
\$200,001 to \$300,000	1,883	1,207	-35.9%	898	605	-32.6%	95	74	-22.1%	56	52	-7.1%	1,245	910	-26.9%	663	445	-32.9%
\$300,001 to \$400,000	2,054	2,053	-0.0%	602	403	-33.1%	234	175	-25.2%	38	30	-21.1%	1,538	1,675	+8.9%	467	308	-34.0%
\$400,001 to \$500,000	909	955	+5.1%	211	183	-13.3%	125	93	-25.6%	15	20	+33.3%	725	753	+3.9%	171	141	-17.5%
\$500,001 to \$600,000	315	364	+15.6%	117	97	-17.1%	36	39	+8.3%	7	11	+57.1%	246	285	+15.9%	95	73	-23.2%
\$600,001 to \$700,000	176	173	-1.7%	55	46	-16.4%	20	19	-5.0%	9	6	-33.3%	144	139	-3.5%	45	39	-13.3%
\$700,001 and Above	199	199	0.0%	115	116	+0.9%	24	15	-37.5%	13	12	-7.7%	166	147	-11.4%	84	95	+13.1%
All Price Ranges	5,905	5,088	-13.8%	2,705	1,878	-30.6%	547	425	-22.3%	172	158	-8.1%	4,277	4,005	-6.4%	1,999	1,409	-29.5%

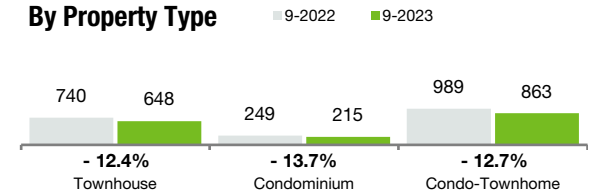
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. Based on one month of activity.

By Price Range – Townhouse-Condo



By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date								
	Townhouse	Condominium	Change	Townhouse	Condominium	Change	Townhouse	Condominium	Change						
\$100,000 & Below	0	0	--	2	0	-100.0%	0	0	--	1	0	-100.0%	There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.		
\$100,001 to \$200,000	12	9	-25.0%	54	40	-25.9%	9	9	0.0%	37	40	+8.1%			
\$200,001 to \$300,000	140	93	-33.6%	65	62	-4.6%	73	93	+27.4%	58	62	+6.9%			
\$300,001 to \$400,000	311	256	-17.7%	43	42	-2.3%	225	256	+13.8%	34	42	+23.5%			
\$400,001 to \$500,000	126	121	-4.0%	30	20	-33.3%	122	121	-0.8%	13	20	+53.8%			
\$500,001 to \$600,000	76	62	-18.4%	21	11	-47.6%	71	62	-12.7%	7	11	+57.1%			
\$600,001 to \$700,000	28	45	+60.7%	2	9	+350.0%	49	45	-8.2%	6	9	+50.0%			
\$700,001 and Above	47	62	+31.9%	32	31	-3.1%	50	62	+24.0%	28	31	+10.7%			
All Price Ranges	740	648	-12.4%	249	215	-13.7%	599	648	+8.2%	184	215	+16.8%			