

Weekly Market Activity Report



A RESEARCH TOOL PROVIDED BY THE CHARLOTTE REGIONAL REALTOR® ASSOCIATION

For Week Ending June 4, 2011

Buyers outpaced their 2010 activity levels for the current reporting week, though sellers didn't follow suit. Changing patterns at this time last year can sometimes make for seemingly large shifts in the numbers. For that reason, it's important to watch overarching trends as opposed to any one weekly snapshot.

In the Charlotte region, for the week ending June 4:

- New Listings decreased 17.2% to 864
- Pending Sales increased 32.3% to 524
- Inventory decreased 16.3% to 23,030

For the month of May:

- Median Sales Price decreased 3.2% to \$151,995
- List to Close increased 8.2% to 150
- Percent of Original List Price Received decreased 1.8% to 89.6%

Quick Facts

- 17.2%

Change in
New Listings

+ 32.3%

Change in
Pending Sales

- 16.3%

Change in
Inventory

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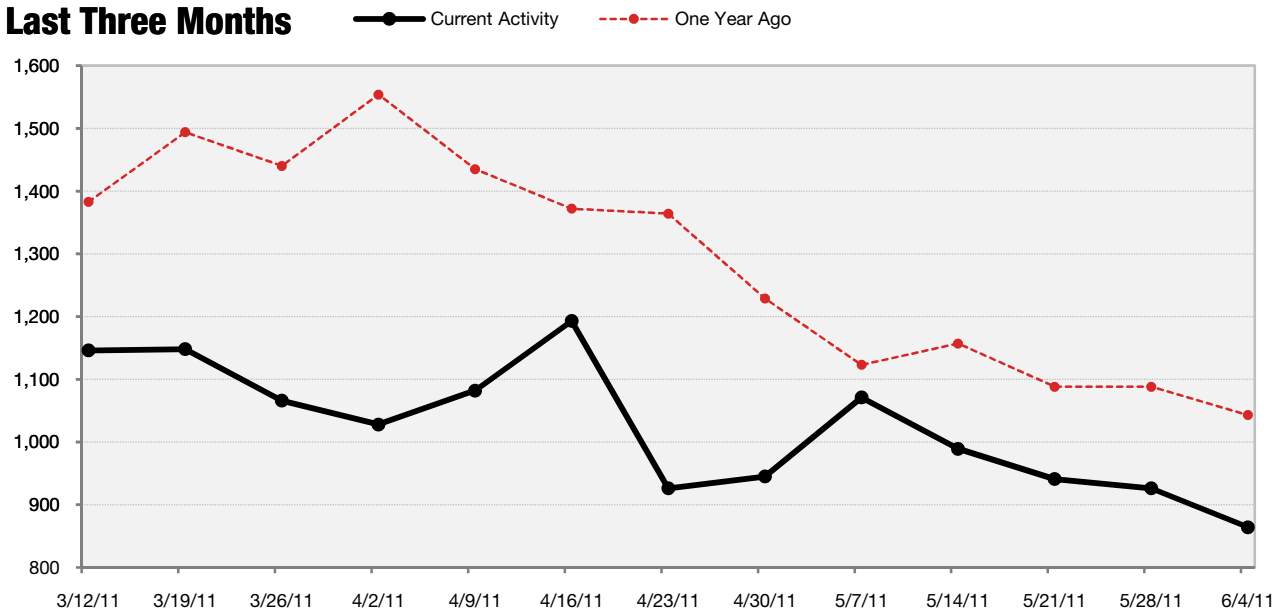
[Click on desired metric to jump to that page.](#)

New Listings

A count of the properties that have been newly listed on the market in a given week.



Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/12/2011	1,146	1,383	- 17.1%
3/19/2011	1,148	1,494	- 23.2%
3/26/2011	1,066	1,440	- 26.0%
4/2/2011	1,028	1,554	- 33.8%
4/9/2011	1,082	1,435	- 24.6%
4/16/2011	1,193	1,372	- 13.0%
4/23/2011	926	1,364	- 32.1%
4/30/2011	945	1,229	- 23.1%
5/7/2011	1,071	1,123	- 4.6%
5/14/2011	989	1,157	- 14.5%
5/21/2011	941	1,088	- 13.5%
5/28/2011	926	1,088	- 14.9%
6/4/2011	864	1,043	- 17.2%
3-Month Total	13,325	16,770	- 20.5%

Historical New Listing Activity



Pending Sales

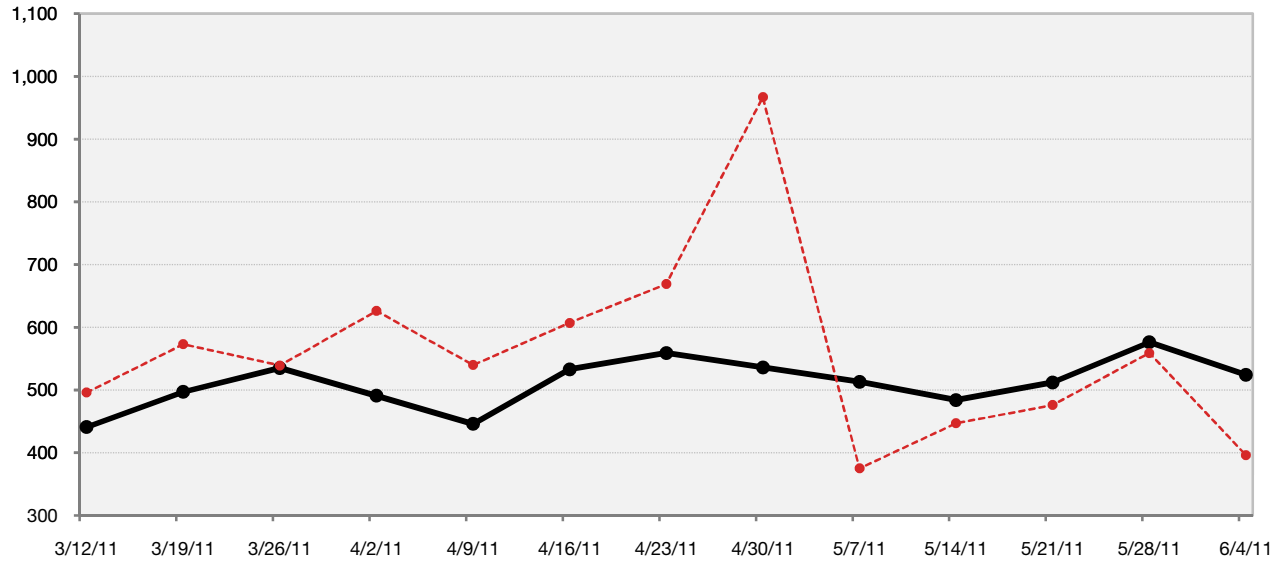
A count of the properties that have offers accepted on them in a given week.



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Last Three Months

—●— Current Activity - - - - One Year Ago



For the Week Ending	Current Activity	One Year Ago	+ / -
3/12/2011	441	496	- 11.1%
3/19/2011	497	573	- 13.3%
3/26/2011	535	539	- 0.7%
4/2/2011	491	626	- 21.6%
4/9/2011	446	540	- 17.4%
4/16/2011	533	607	- 12.2%
4/23/2011	559	669	- 16.4%
4/30/2011	536	967	- 44.6%
5/7/2011	513	375	+ 36.8%
5/14/2011	484	447	+ 8.3%
5/21/2011	512	476	+ 7.6%
5/28/2011	576	559	+ 3.0%
6/4/2011	524	396	+ 32.3%
3-Month Total	6,647	7,270	- 8.6%

Historical Pending Sales Activity

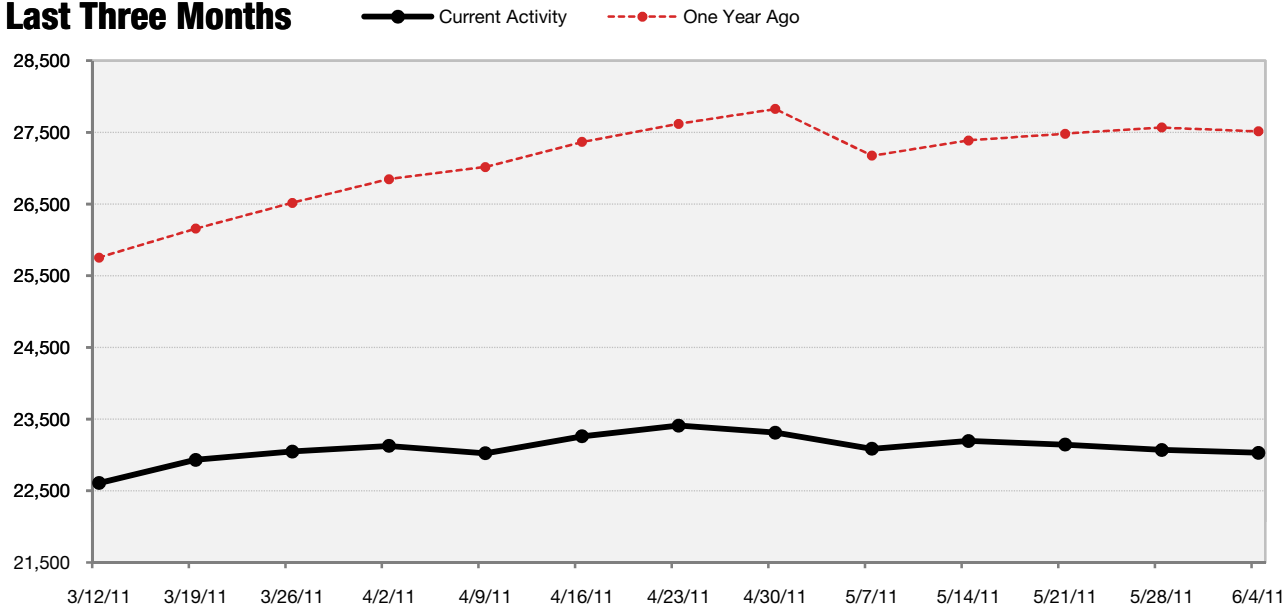


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.



Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/12/2011	22,608	25,752	- 12.2%
3/19/2011	22,931	26,156	- 12.3%
3/26/2011	23,047	26,516	- 13.1%
4/2/2011	23,126	26,846	- 13.9%
4/9/2011	23,024	27,016	- 14.8%
4/16/2011	23,260	27,367	- 15.0%
4/23/2011	23,409	27,618	- 15.2%
4/30/2011	23,310	27,827	- 16.2%
5/7/2011	23,085	27,175	- 15.1%
5/14/2011	23,196	27,386	- 15.3%
5/21/2011	23,143	27,481	- 15.8%
5/28/2011	23,069	27,567	- 16.3%
6/4/2011	23,030	27,514	- 16.3%
3-Month Avg	23,095	27,094	- 14.8%

Historical Inventory Activity



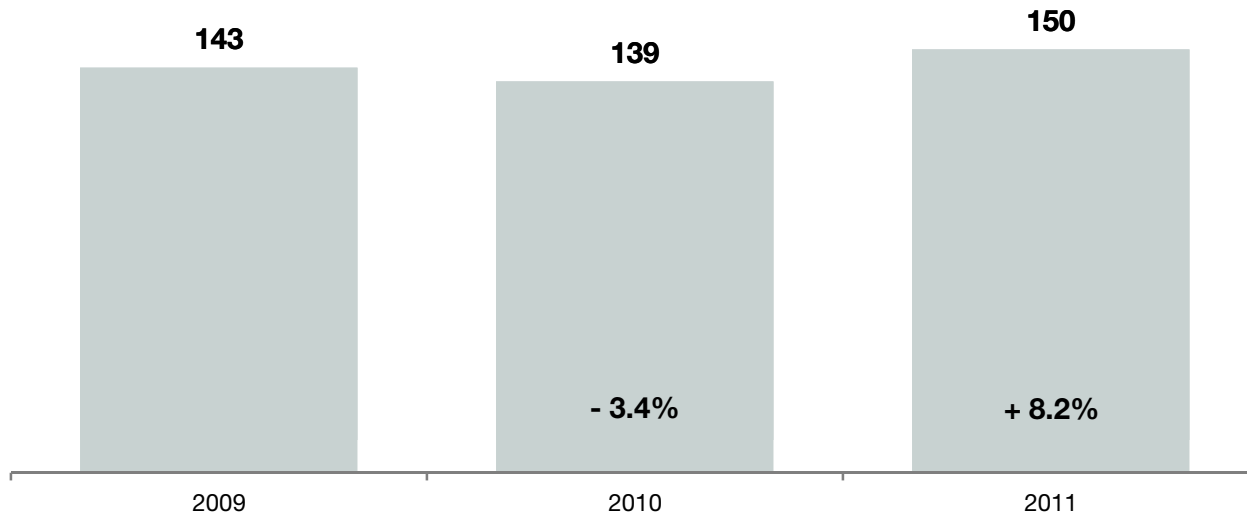
List to Close

A count of the days between the date listed and the date closed for all properties sold in a given month.



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May



Month	Current Activity	One Year Previous	+ / -
June	143	146	- 1.9%
July	144	143	+ 0.6%
August	146	146	- 0.0%
September	145	140	+ 3.4%
October	144	140	+ 2.8%
November	149	143	+ 4.5%
December	150	139	+ 7.6%
January	155	146	+ 6.4%
February	154	148	+ 3.9%
March	156	145	+ 7.8%
April	154	141	+ 8.6%
May	150	139	+ 8.2%
12-Month Avg	149	143	+ 4.3%

Historical List to Close



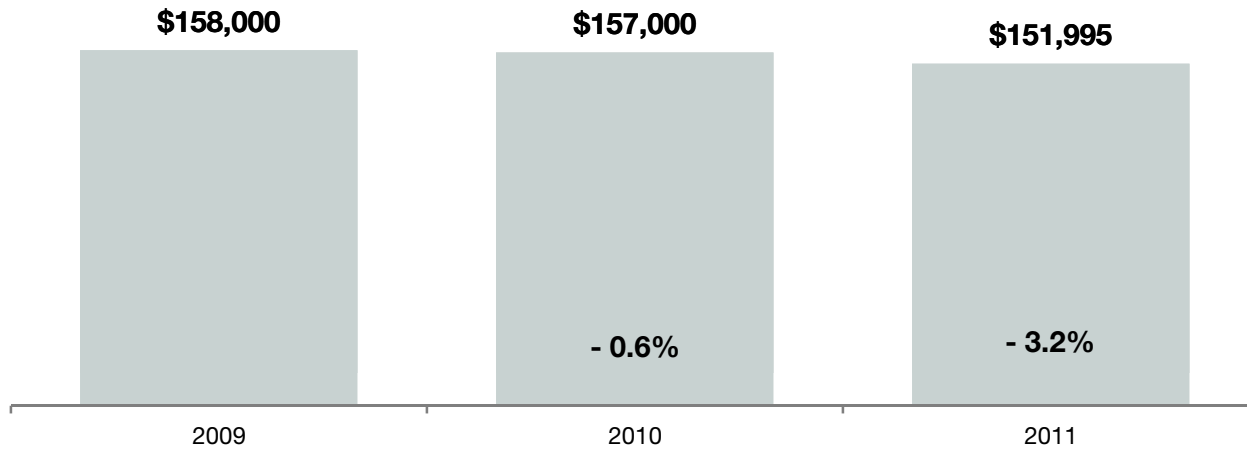
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.



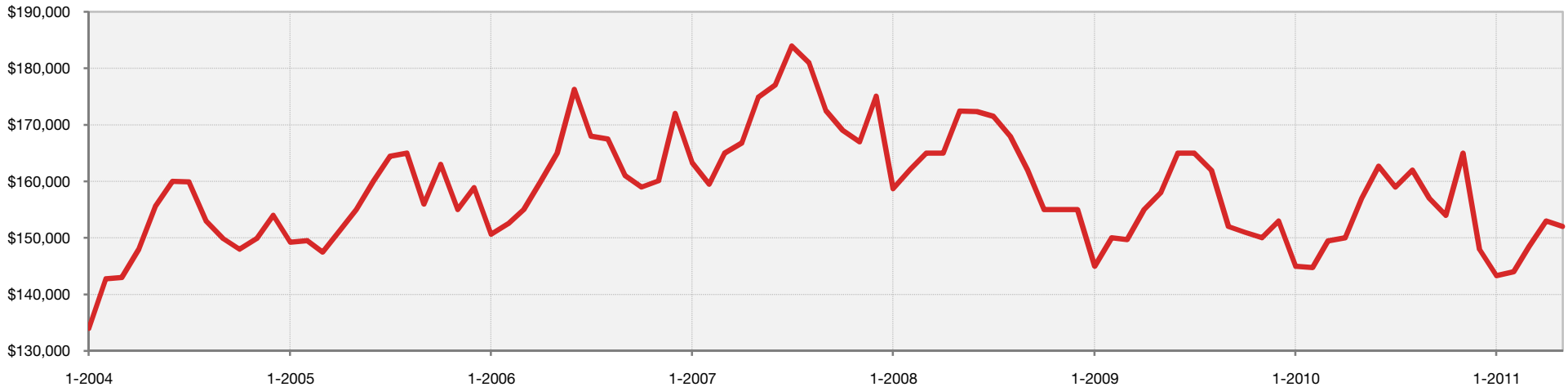
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May



Month	Current Activity	One Year Previous	+ / -
June	\$162,699	\$165,000	- 1.4%
July	\$159,000	\$165,000	- 3.6%
August	\$162,000	\$161,950	+ 0.0%
September	\$157,000	\$152,000	+ 3.3%
October	\$154,000	\$151,000	+ 2.0%
November	\$165,000	\$150,000	+ 10.0%
December	\$147,990	\$153,000	- 3.3%
January	\$143,327	\$145,000	- 1.2%
February	\$144,000	\$144,750	- 0.5%
March	\$148,500	\$149,450	- 0.6%
April	\$153,000	\$150,000	+ 2.0%
May	\$151,995	\$157,000	- 3.2%
12-Month Avg	\$154,457	\$155,000	- 0.4%

Historical Median Sales Price



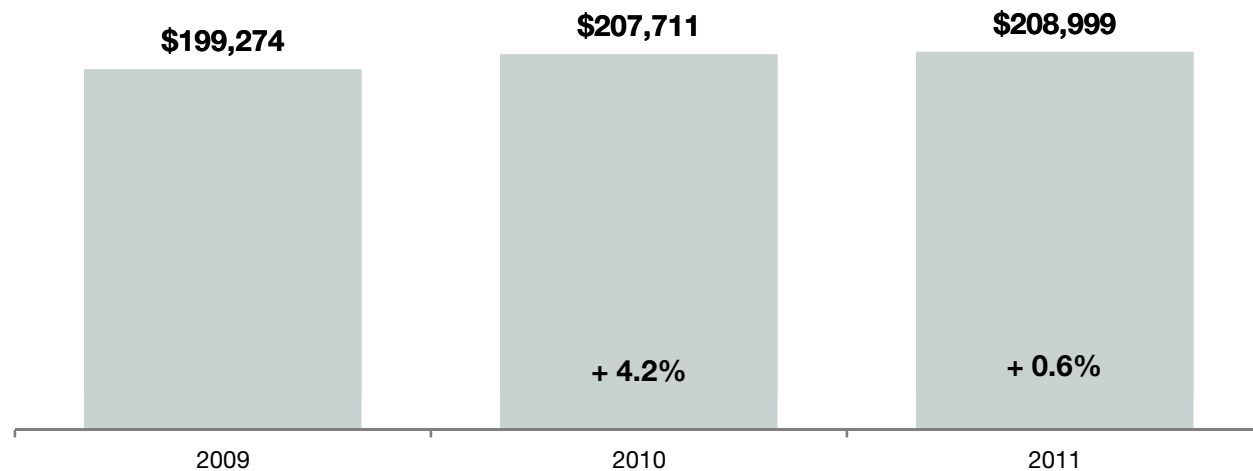
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



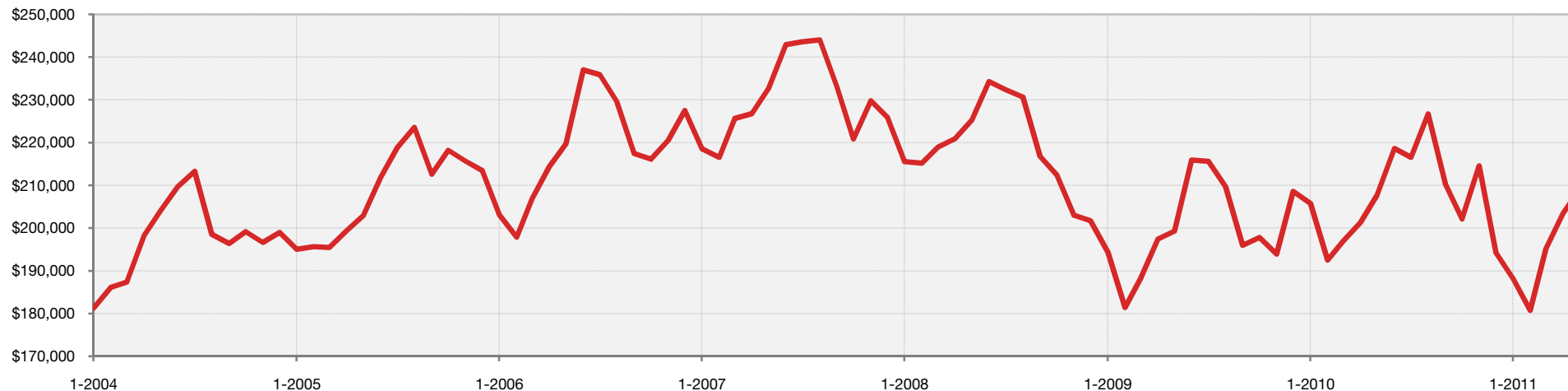
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May



Month	Current Activity	One Year Previous	+ / -
June	\$218,638	\$215,905	+ 1.3%
July	\$216,528	\$215,586	+ 0.4%
August	\$226,716	\$209,674	+ 8.1%
September	\$210,247	\$195,947	+ 7.3%
October	\$202,146	\$197,788	+ 2.2%
November	\$214,554	\$193,901	+ 10.7%
December	\$194,146	\$208,590	- 6.9%
January	\$188,105	\$205,782	- 8.6%
February	\$180,754	\$192,493	- 6.1%
March	\$195,226	\$196,918	- 0.9%
April	\$203,480	\$201,324	+ 1.1%
May	\$208,999	\$207,711	+ 0.6%
12-Month Avg	\$206,186	\$203,924	+ 1.1%

Historical Average Sales Price



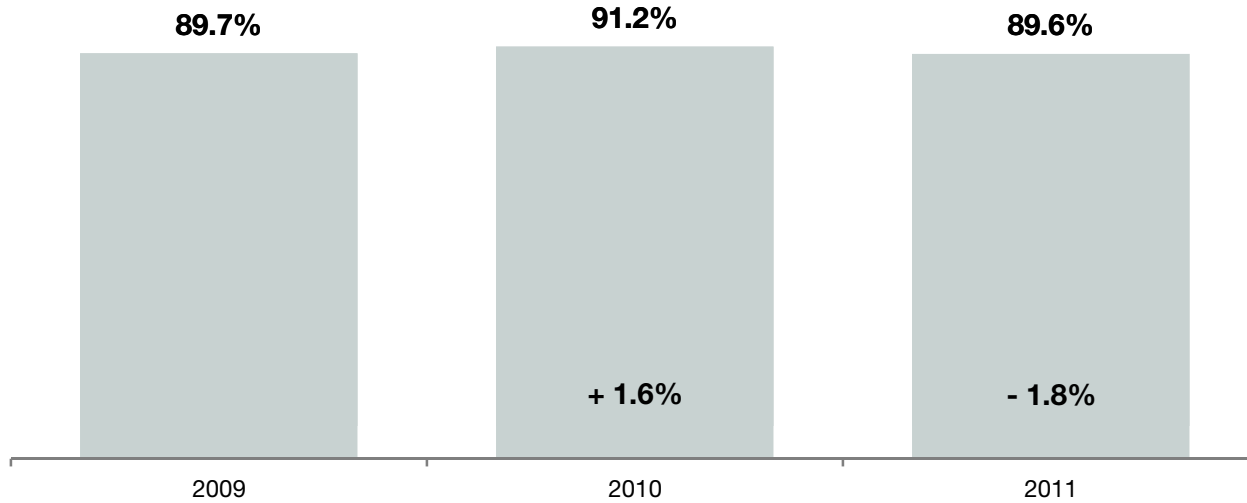
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



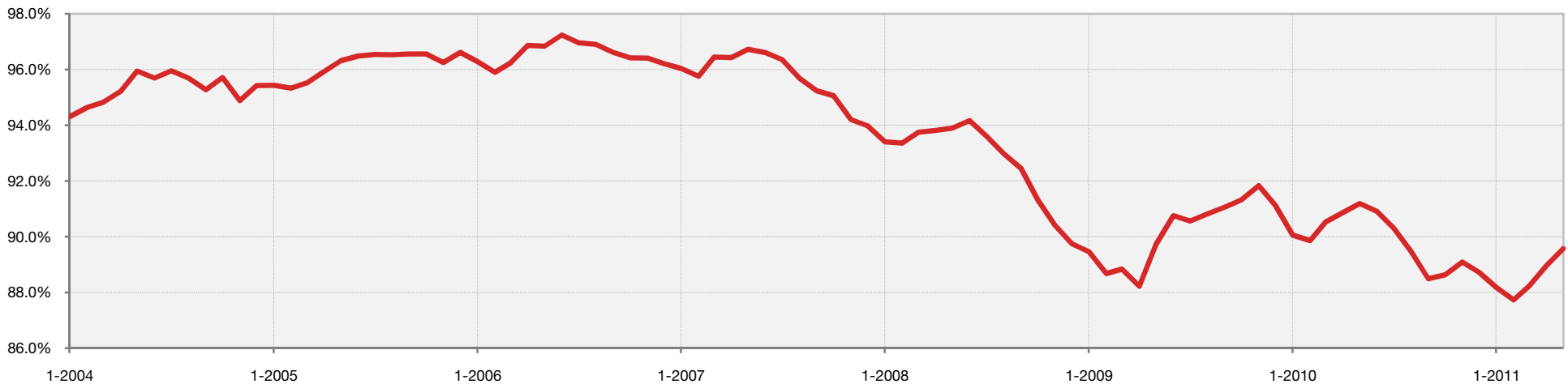
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May



Month	Current Activity	One Year Previous	+ / -
June	90.9%	90.8%	+ 0.2%
July	90.3%	90.6%	- 0.3%
August	89.5%	90.8%	- 1.5%
September	88.5%	91.1%	- 2.8%
October	88.6%	91.3%	- 2.9%
November	89.1%	91.8%	- 3.0%
December	88.7%	91.1%	- 2.6%
January	88.2%	90.1%	- 2.1%
February	87.7%	89.9%	- 2.4%
March	88.2%	90.5%	- 2.5%
April	89.0%	90.9%	- 2.1%
May	89.6%	91.2%	- 1.8%
12-Month Avg	89.2%	90.9%	- 1.9%

Historical Percent of Original List Price Received



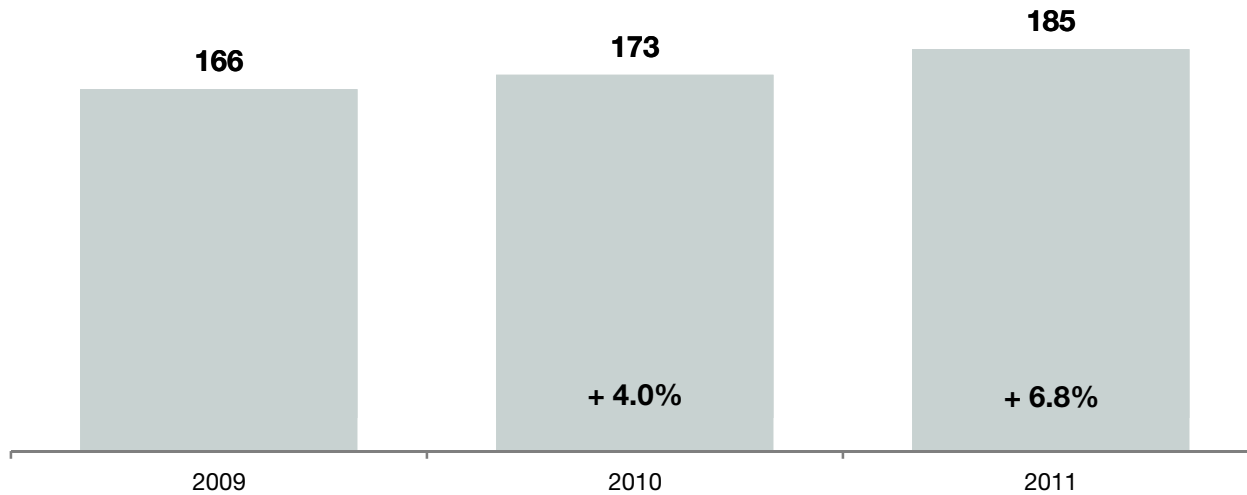
Housing Affordability Index

This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



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May



Month	Current Activity	One Year Previous	+ / -
June	172	161	+ 7.2%
July	179	162	+ 10.6%
August	178	167	+ 6.5%
September	183	178	+ 3.0%
October	187	179	+ 4.6%
November	178	183	- 2.5%
December	192	174	+ 10.2%
January	190	185	+ 2.8%
February	187	185	+ 1.3%
March	184	180	+ 2.0%
April	181	180	+ 0.7%
May	185	173	+ 6.8%
12-Month Avg	183	175	+ 4.3%

Historical Housing Affordability Index



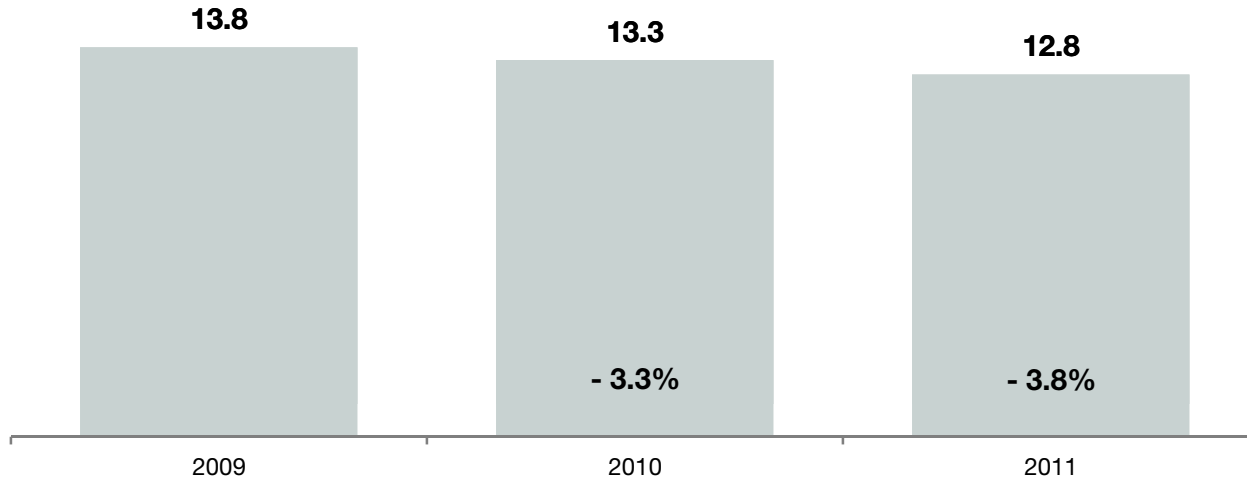
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



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May



Month	Current Activity	One Year Previous	+ / -
June	13.5	14.3	- 6.1%
July	13.5	14.5	- 6.8%
August	13.4	14.5	- 7.3%
September	13.3	14.6	- 8.6%
October	12.9	14.2	- 8.8%
November	12.9	13.6	- 4.8%
December	12.3	12.9	- 4.5%
January	11.9	12.9	- 8.3%
February	12.1	13.4	- 9.9%
March	12.4	14.0	- 11.0%
April	12.7	13.9	- 8.4%
May	12.8	13.3	- 3.8%
12-Month Avg	12.8	13.8	- 7.4%

Historical Months Supply of Inventory

