

Weekly Market Activity Report



A RESEARCH TOOL PROVIDED BY THE CHARLOTTE REGIONAL REALTOR® ASSOCIATION
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For Week Ending May 9, 2015

Data current as of May 18, 2015

As we press through May, the residential real estate market is really hitting its paces. Sales activity has been plentiful and REALTORS® are busier than ever. The Bureau of Labor Statistics recently released April numbers, and they are still quite positive. The nation added 223,000 jobs and the national unemployment rate dropped to 5.4%. The need for more inventory is an ongoing issue, but not one that thwarts optimism in the marketplace.

In the Charlotte region, for the week ending May 9:

- New Listings increased 6.5% to 1,320
- Pending Sales increased 27.7% to 1,135
- Inventory decreased 21.4% to 13,244

For the month of April:

- Median Sales Price increased 8.6% to \$190,000
- List to Close decreased 7.3% to 127
- Percent of Original List Price Received increased 1.1% to 94.9%
- Months Supply of Inventory decreased 31.7% to 4.0

Quick Facts

+ 6.5% **+ 27.7%** **- 21.4%**

Change in
New Listings

Change in
Pending Sales

Change in
Inventory

Metrics by Week

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

List to Close	5
Days on Market Until Sale	6
Cumulative Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of Original List Price Received	10
Housing Affordability Index	11
Months Supply of Inventory	12

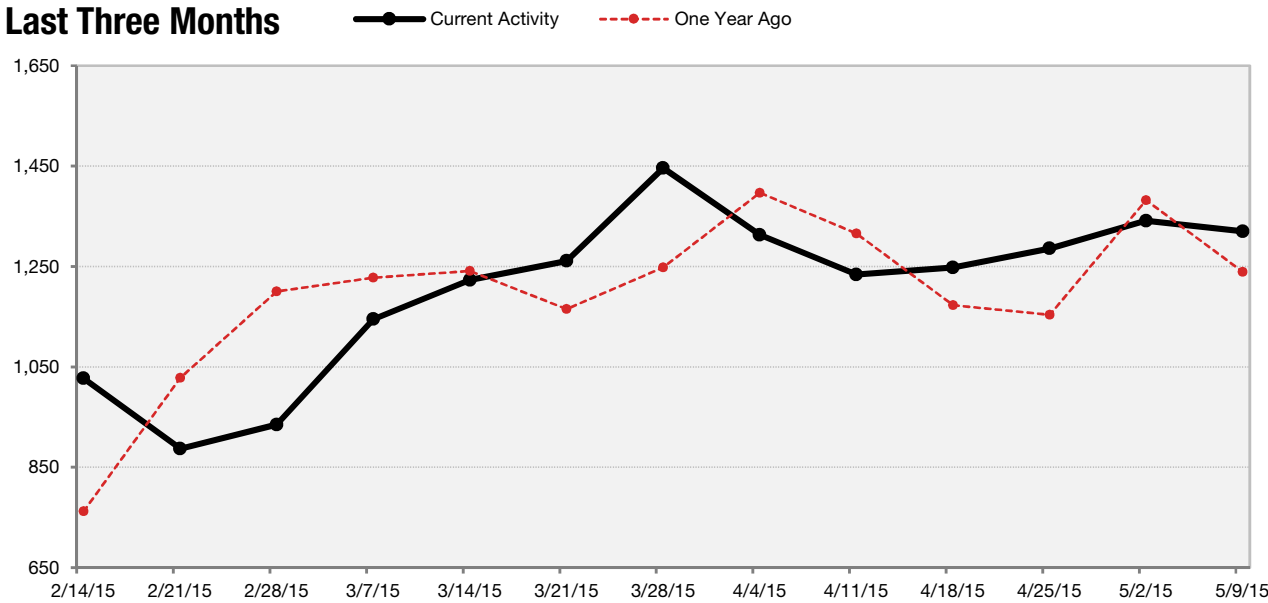


New Listings

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

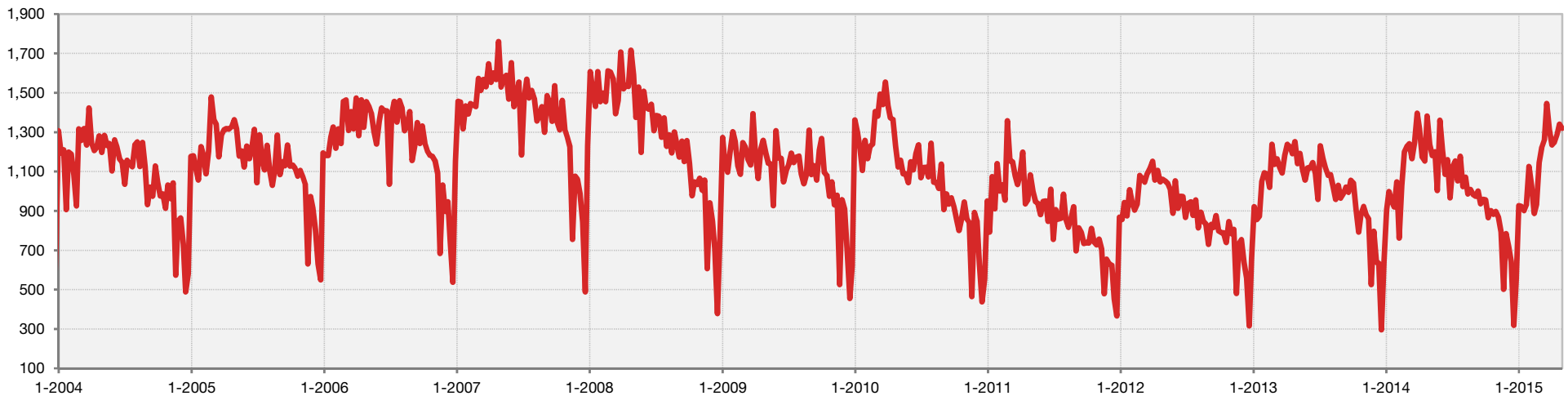


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/14/2015	1,027	762	+ 34.8%
2/21/2015	887	1,028	- 13.7%
2/28/2015	935	1,200	- 22.1%
3/7/2015	1,145	1,228	- 6.8%
3/14/2015	1,223	1,241	- 1.5%
3/21/2015	1,261	1,165	+ 8.2%
3/28/2015	1,446	1,248	+ 15.9%
4/4/2015	1,313	1,397	- 6.0%
4/11/2015	1,234	1,316	- 6.2%
4/18/2015	1,248	1,173	+ 6.4%
4/25/2015	1,286	1,154	+ 11.4%
5/2/2015	1,341	1,382	- 3.0%
5/9/2015	1,320	1,239	+ 6.5%
3-Month Total	15,666	15,533	+ 0.9%

Historical New Listing Activity



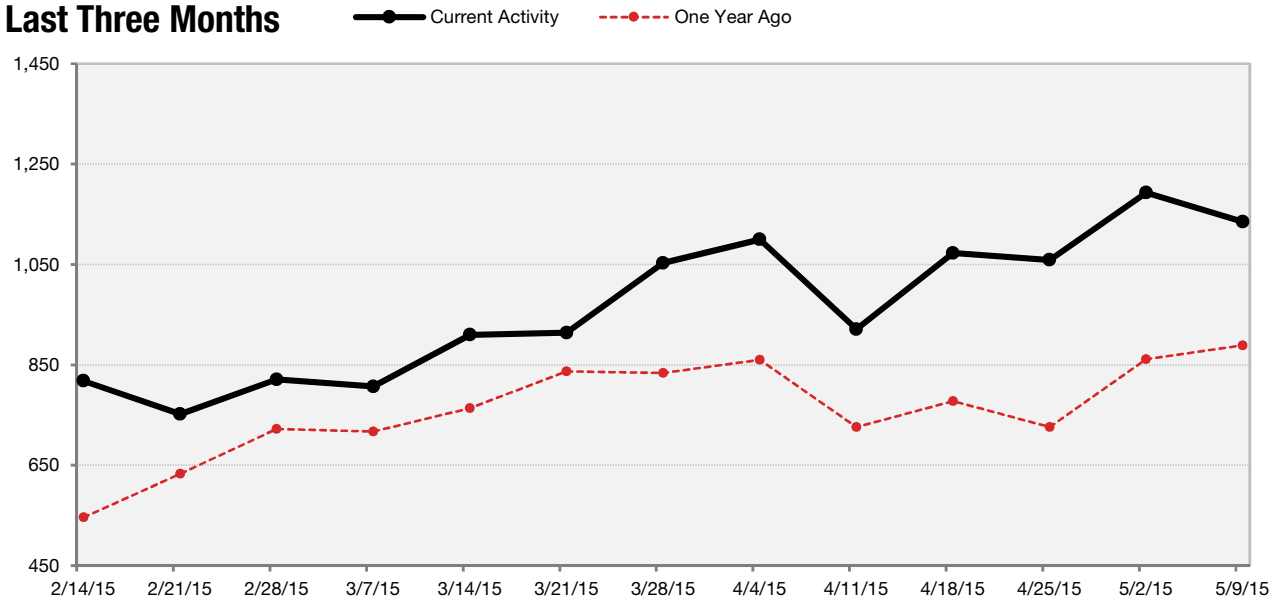
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported. Current as of May 18, 2015. All data from CarolinaMLS. Report provided by the Charlotte Regional REALTOR® Association. Powered by 10K Research and Marketing. | 2

Pending Sales

A count of the properties on which contracts have been accepted in a given week. Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.



Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/14/2015	818	546	+ 49.8%
2/21/2015	752	633	+ 18.8%
2/28/2015	821	722	+ 13.7%
3/7/2015	807	717	+ 12.6%
3/14/2015	910	764	+ 19.1%
3/21/2015	914	837	+ 9.2%
3/28/2015	1,053	834	+ 26.3%
4/4/2015	1,100	860	+ 27.9%
4/11/2015	921	726	+ 26.9%
4/18/2015	1,073	778	+ 37.9%
4/25/2015	1,059	726	+ 45.9%
5/2/2015	1,193	861	+ 38.6%
5/9/2015	1,135	889	+ 27.7%
3-Month Total	12,556	9,893	+ 26.9%

Historical Pending Sales Activity



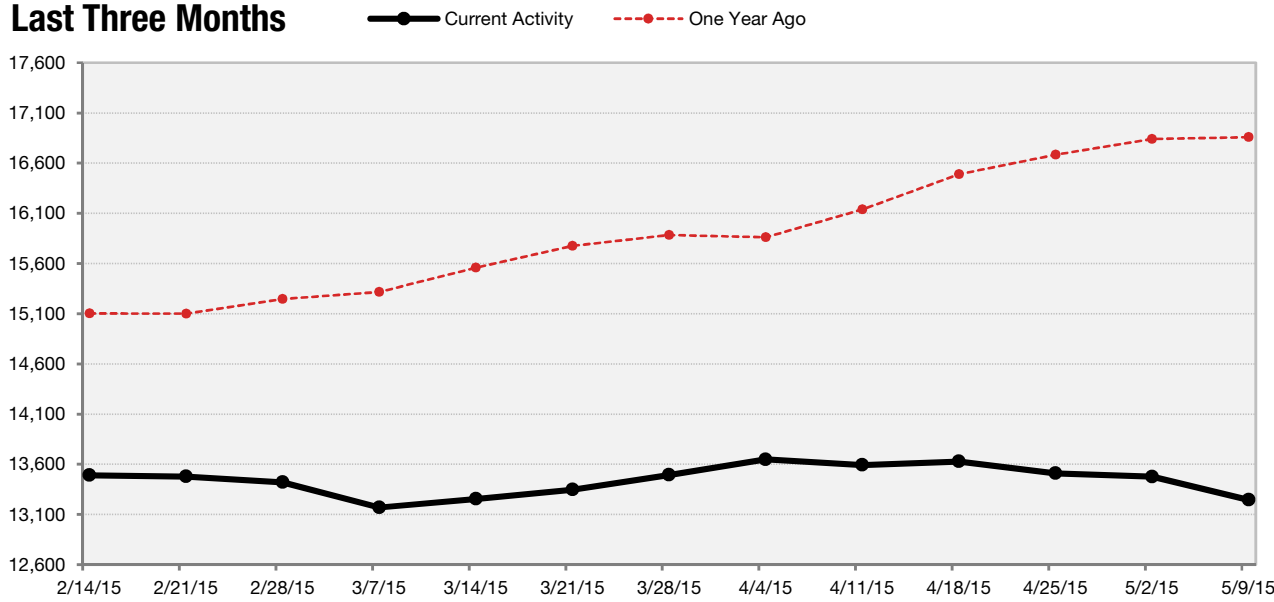
Note: CarolinaMLS did not include "showable" under contract listings in the "Pending Sales" stats before July 2012. Listing agents report listings as "Under Contract-Show" earlier in the transaction. As a result, the new "Pending Sales" stats trend higher and the new "Months Supply of Inventory" stats trend lower since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported. Current as of May 18, 2015. All data from CarolinaMLS. Report provided by the Charlotte Regional REALTOR® Association. Powered by 10K Research and Marketing. | 3

Inventory of Homes for Sale

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

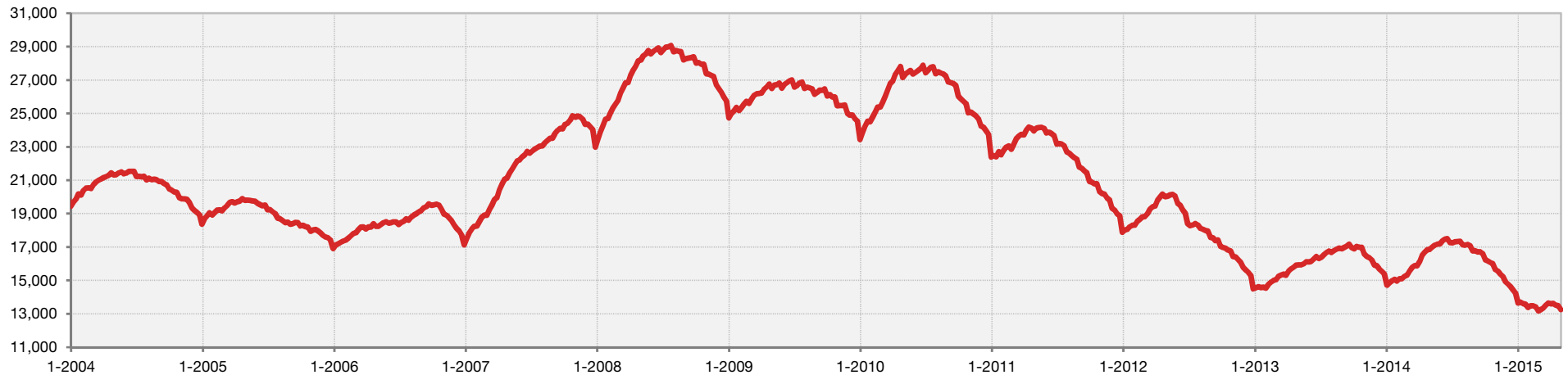


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/14/2015	13,491	15,104	- 10.7%
2/21/2015	13,478	15,101	- 10.7%
2/28/2015	13,420	15,245	- 12.0%
3/7/2015	13,169	15,317	- 14.0%
3/14/2015	13,254	15,559	- 14.8%
3/21/2015	13,347	15,776	- 15.4%
3/28/2015	13,493	15,885	- 15.1%
4/4/2015	13,648	15,863	- 14.0%
4/11/2015	13,592	16,139	- 15.8%
4/18/2015	13,628	16,490	- 17.4%
4/25/2015	13,509	16,683	- 19.0%
5/2/2015	13,476	16,842	- 20.0%
5/9/2015	13,244	16,859	- 21.4%
3-Month Avg	13,442	15,913	- 15.5%

Historical Inventory Activity



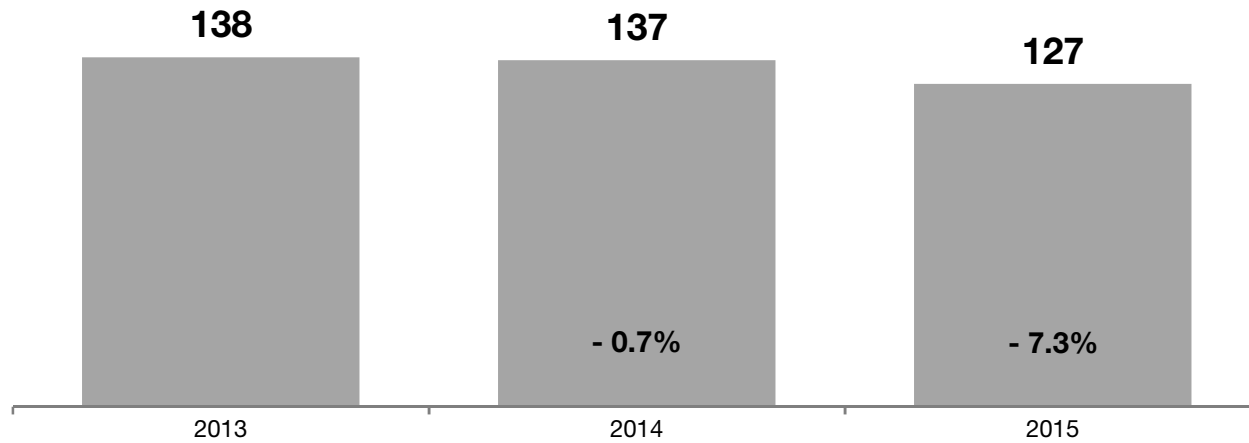
List to Close

"List to Close" provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."



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April



Month	Current Activity	One Year Previous	+ / -
May	126	133	- 5.3%
June	125	128	- 2.3%
July	125	125	0.0%
August	123	132	- 6.8%
September	129	129	0.0%
October	128	130	- 1.5%
November	131	132	- 0.8%
December	130	134	- 3.0%
January	141	141	0.0%
February	139	141	- 1.4%
March	133	136	- 2.2%
April	127	137	- 7.3%
12-Month Avg	74	95	- 22.1%

Historical List to Close



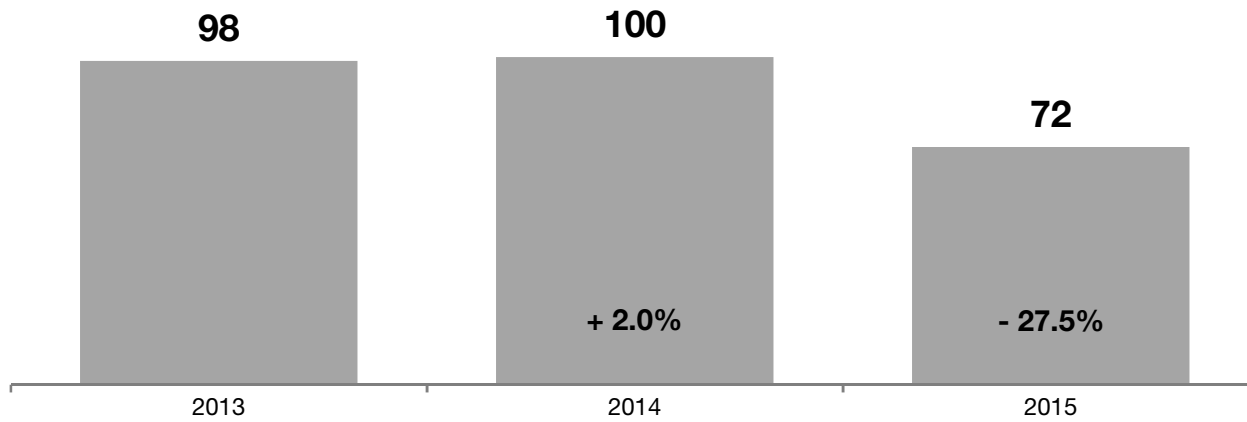
Days on Market



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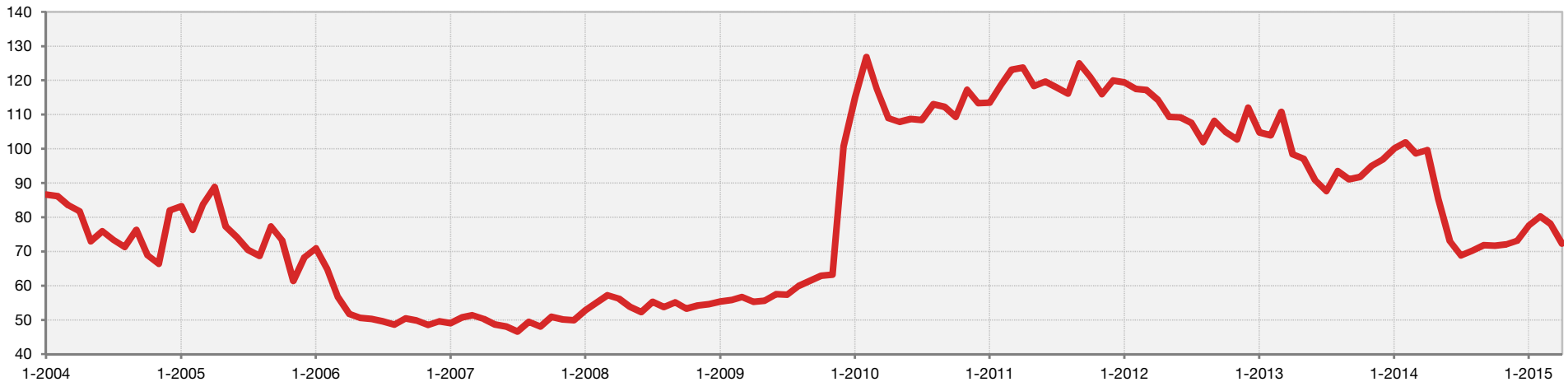
Days on Market ("DOM") tracks the days on market for a property specific to the MLS number. "DOM" accrues for "Active" and "Under Contract-Show" statuses. "DOM" does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

April



Month	Current Activity	One Year Previous	+/-
May	85	97	- 12.4%
June	73	91	- 19.8%
July	69	88	- 21.6%
August	70	94	- 25.5%
September	72	91	- 20.9%
October	72	92	- 21.7%
November	72	95	- 24.2%
December	73	97	- 24.7%
January	78	100	- 22.0%
February	80	102	- 21.6%
March	78	99	- 21.2%
April	72	100	- 27.5%
12-Month Avg	74	95	- 22.1%

Historical Days on Market



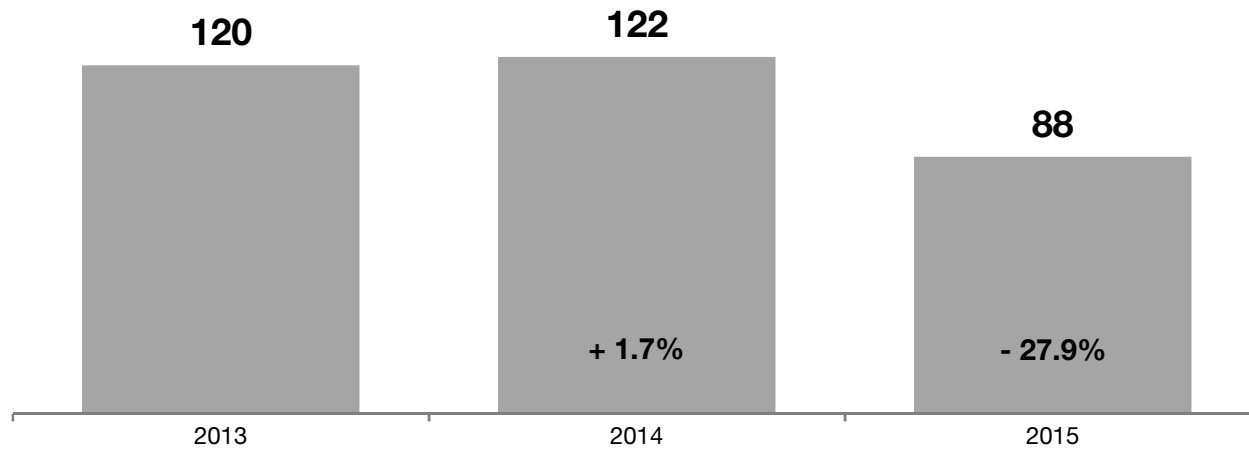
Cumulative Days on Market

Cumulative Days on Market ("CDOM") functions like "DOM"; however, "CDOM" tracks the days on market for a property over multiple listings on the property. When a new listing is entered, the "CDOM" only resets to zero if the previous listing closed (as in sold), or if the previous listing has been off market (expired or withdrawn) for more than 90 days.



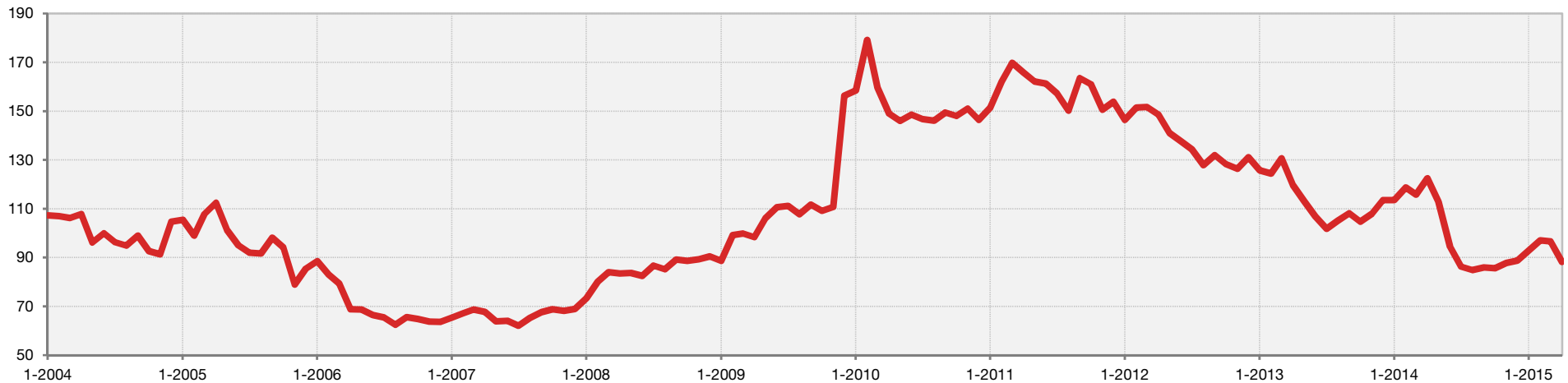
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April



Month	Current Activity	One Year Previous	+/-
May	113	113	0.0%
June	94	107	- 12.1%
July	86	102	- 15.7%
August	85	105	- 19.0%
September	86	108	- 20.4%
October	86	105	- 18.1%
November	88	108	- 18.5%
December	89	114	- 21.9%
January	93	114	- 18.4%
February	97	119	- 18.5%
March	97	116	- 16.4%
April	88	122	- 27.9%
12-Month Avg	91	110	- 17.3%

Historical Cumulative Days on Market

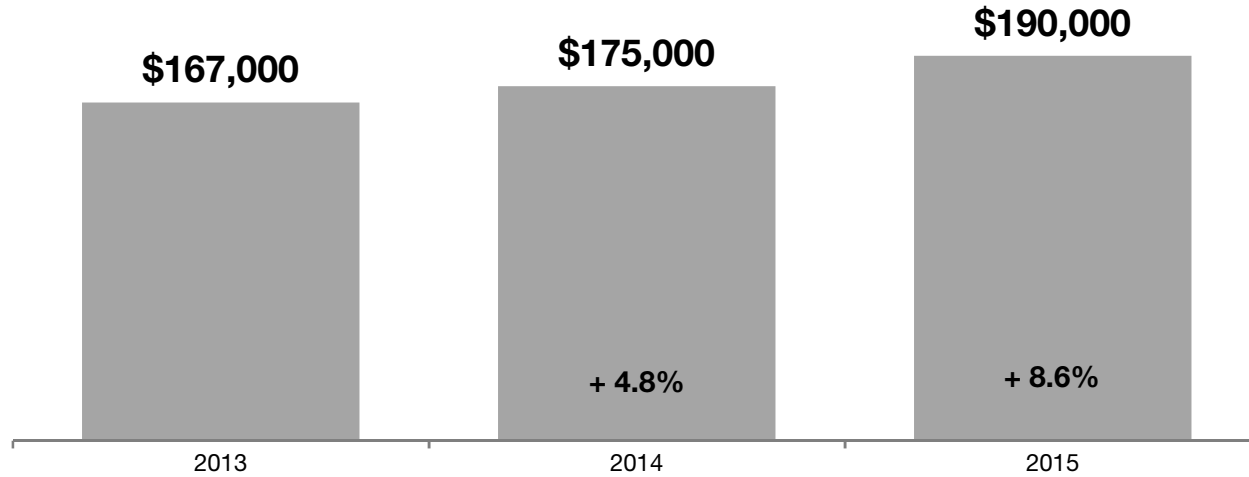


Median Sales Price

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



April



Month	Current Activity	One Year Previous	+ / -
May	\$185,065	\$173,000	+ 7.0%
June	\$197,240	\$184,115	+ 7.1%
July	\$192,000	\$182,000	+ 5.5%
August	\$185,500	\$182,500	+ 1.6%
September	\$179,000	\$174,024	+ 2.9%
October	\$180,000	\$169,950	+ 5.9%
November	\$180,000	\$175,000	+ 2.9%
December	\$180,000	\$172,500	+ 4.3%
January	\$175,000	\$167,573	+ 4.4%
February	\$175,000	\$164,975	+ 6.1%
March	\$189,000	\$172,000	+ 9.9%
April	\$190,000	\$175,000	+ 8.6%
12-Month Avg	\$185,000	\$175,000	+ 5.7%

Historical Median Sales Price



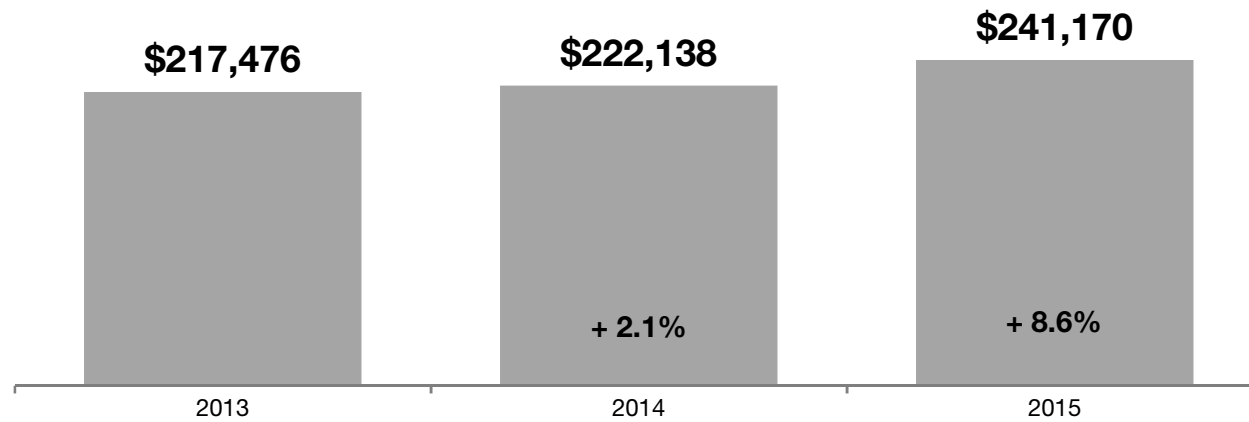
Average Sales Price

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



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April



Month	Current Activity	One Year Previous	+ / -
May	\$235,323	\$232,905	+ 1.0%
June	\$257,861	\$239,945	+ 7.5%
July	\$241,499	\$232,878	+ 3.7%
August	\$242,110	\$237,364	+ 2.0%
September	\$228,090	\$220,935	+ 3.2%
October	\$228,084	\$210,303	+ 8.5%
November	\$227,103	\$223,718	+ 1.5%
December	\$229,415	\$224,014	+ 2.4%
January	\$223,484	\$217,059	+ 3.0%
February	\$218,182	\$206,345	+ 5.7%
March	\$234,313	\$214,892	+ 9.0%
April	\$241,170	\$222,138	+ 8.6%
12-Month Avg	\$235,130	\$225,074	+ 4.5%

Historical Average Sales Price

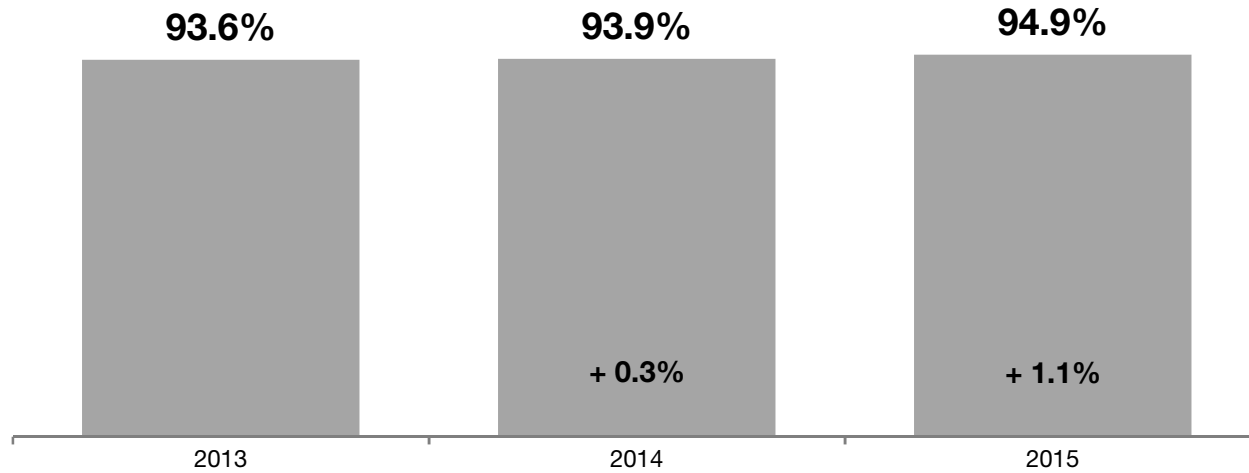


Percent of Original List Price Received

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.



April



Month	Current Activity	One Year Previous	+ / -
May	94.6%	94.3%	+ 0.3%
June	94.8%	95.1%	- 0.3%
July	94.6%	94.7%	- 0.1%
August	94.7%	94.6%	+ 0.1%
September	94.3%	94.6%	- 0.3%
October	93.9%	93.8%	+ 0.1%
November	94.0%	93.8%	+ 0.2%
December	93.8%	93.2%	+ 0.6%
January	93.6%	93.1%	+ 0.5%
February	93.5%	92.7%	+ 0.9%
March	94.6%	93.2%	+ 1.5%
April	94.9%	93.9%	+ 1.1%
12-Month Avg	94.3%	94.0%	+ 0.3%

Historical Percent of Original List Price Received



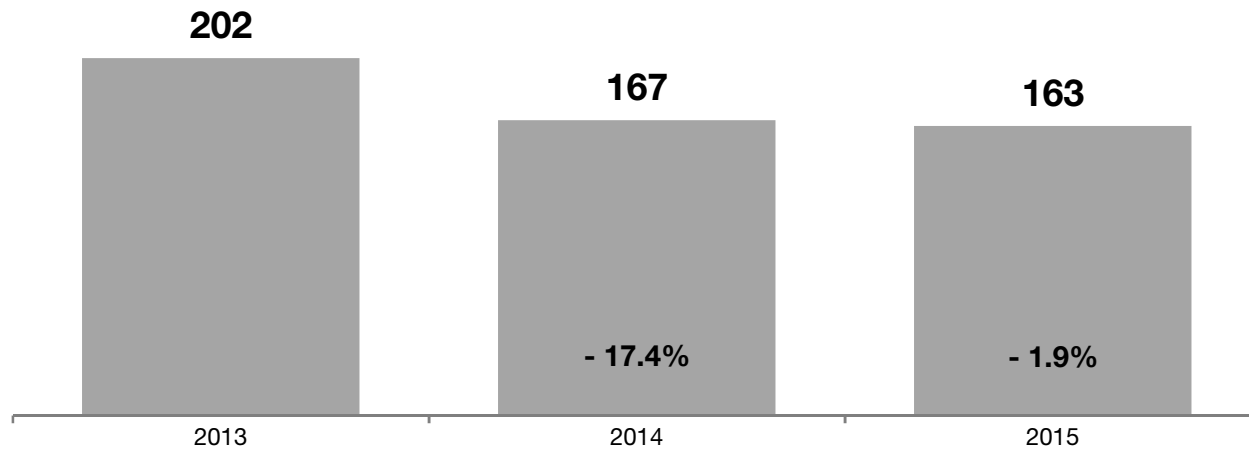
Housing Affordability Index

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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April



Month	Current Activity	One Year Previous	+ / -
May	162	188	- 13.9%
June	152	167	- 9.1%
July	156	170	- 8.5%
August	162	168	- 3.5%
September	166	178	- 6.9%
October	168	183	- 8.0%
November	168	188	- 10.2%
December	170	182	- 6.6%
January	178	172	+ 3.2%
February	178	177	+ 0.3%
March	163	171	- 4.6%
April	163	167	- 1.9%
12-Month Avg	165	176	- 5.9%

Historical Housing Affordability Index



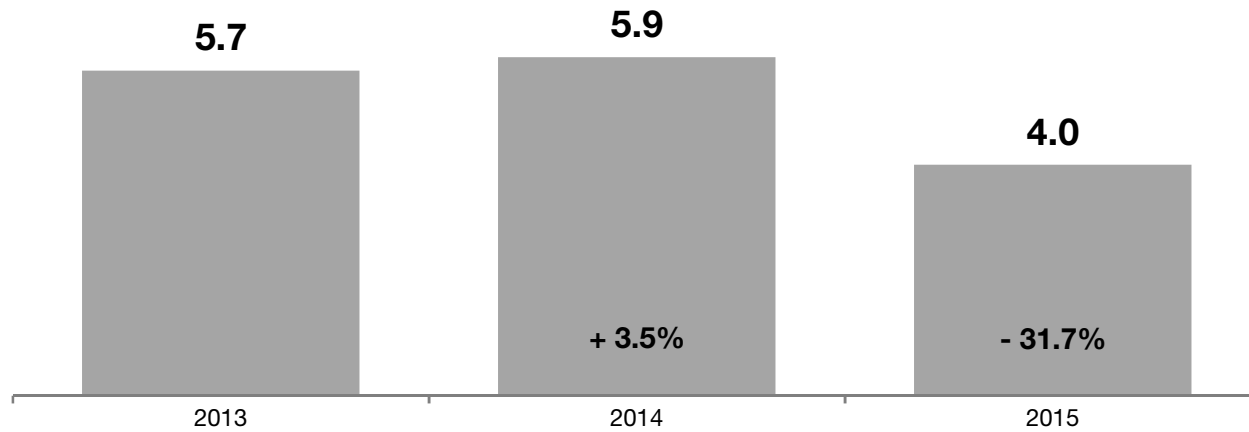
Months Supply of Inventory

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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April



Month	Current Activity	One Year Previous	+ / -
May	6.0	5.8	+ 3.4%
June	6.0	5.9	+ 1.7%
July	5.9	6.0	- 1.7%
August	5.7	6.0	- 5.0%
September	5.5	6.0	- 8.3%
October	5.2	5.9	- 11.9%
November	5.0	5.6	- 10.7%
December	4.5	5.1	- 11.8%
January	4.3	5.2	- 17.3%
February	4.2	5.4	- 22.2%
March	4.2	5.6	- 25.0%
April	4.0	5.9	- 31.7%
12-Month Avg	5.1	5.7	- 10.5%

Historical Months Supply of Inventory



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