

Weekly Market Activity Report



A RESEARCH TOOL PROVIDED BY THE CHARLOTTE REGIONAL REALTOR® ASSOCIATION
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For Week Ending August 8, 2015

Data current as of August 17, 2015

That time of year is here for some and on its way for others: School. The summer's fun is winding down. Perceived as good for some weary parents, bad for some summer-loving kids and standard fare for real estate professionals that know August as a quiet identifier of the expectation of housing market slowdown. That said, home sales and housing prices have both continued to edge up across the country on a macro level compared to last year's numbers. Let's take a look at the local trends.

In the Charlotte region, for the week ending August 8:

- New Listings decreased 0.4% to 1,019
- Pending Sales increased 31.7% to 967
- Inventory decreased 21.1% to 13,566

For the month of July:

- Median Sales Price increased 5.5% to \$202,500
- List to Close decreased 8.8% to 114
- Percent of Original List Price Received increased 1.0% to 95.5%
- Months Supply of Inventory decreased 31.8% to 4.1

Quick Facts

- 0.4%	+ 31.7%	- 21.1%
Change in New Listings	Change in Pending Sales	Change in Inventory

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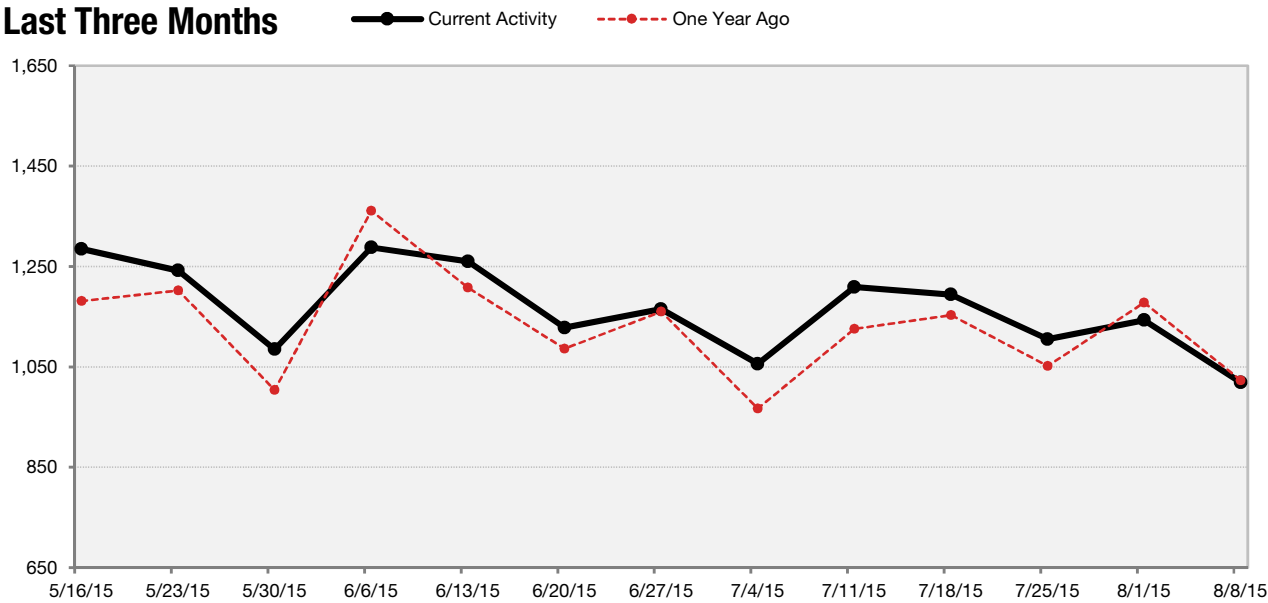


New Listings

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

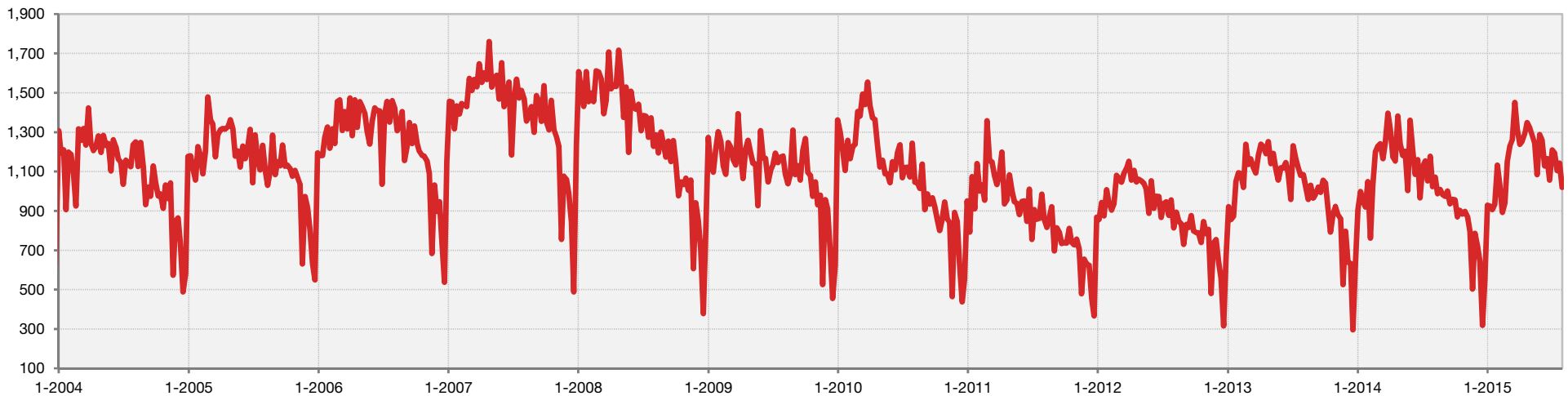


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/16/2015	1,285	1,181	+ 8.8%
5/23/2015	1,242	1,202	+ 3.3%
5/30/2015	1,085	1,004	+ 8.1%
6/6/2015	1,288	1,361	- 5.4%
6/13/2015	1,260	1,208	+ 4.3%
6/20/2015	1,128	1,086	+ 3.9%
6/27/2015	1,165	1,160	+ 0.4%
7/4/2015	1,056	967	+ 9.2%
7/11/2015	1,209	1,126	+ 7.4%
7/18/2015	1,194	1,153	+ 3.6%
7/25/2015	1,105	1,052	+ 5.0%
8/1/2015	1,143	1,178	- 3.0%
8/8/2015	1,019	1,023	- 0.4%
3-Month Total	15,179	14,701	+ 3.3%

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 August 17, 2015. All data from CarolinaMLS. Report provided by the Charlotte Regional REALTOR® Association. Powered by 10K Research and Marketing. | 2

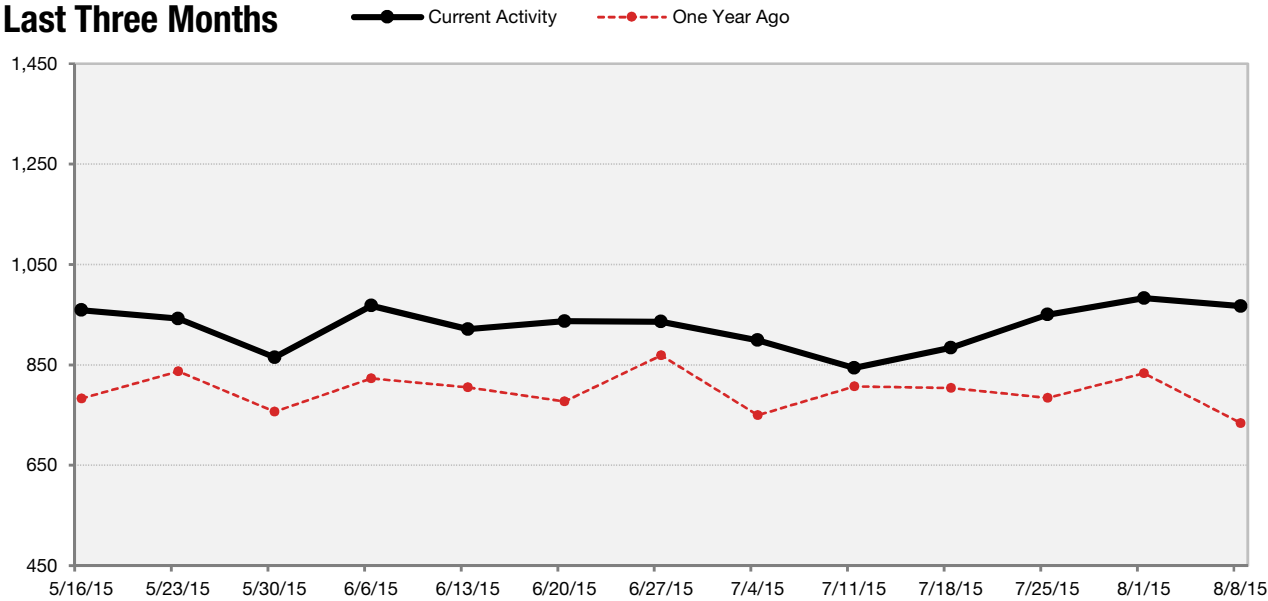
Pending Sales

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.



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Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/16/2015	959	783	+ 22.5%
5/23/2015	942	837	+ 12.5%
5/30/2015	865	757	+ 14.3%
6/6/2015	968	823	+ 17.6%
6/13/2015	921	805	+ 14.4%
6/20/2015	937	777	+ 20.6%
6/27/2015	936	869	+ 7.7%
7/4/2015	899	750	+ 19.9%
7/11/2015	844	807	+ 4.6%
7/18/2015	884	804	+ 10.0%
7/25/2015	950	784	+ 21.2%
8/1/2015	983	833	+ 18.0%
8/8/2015	967	734	+ 31.7%
3-Month Total	12,055	10,363	+ 16.3%

Historical Pending Sales Activity



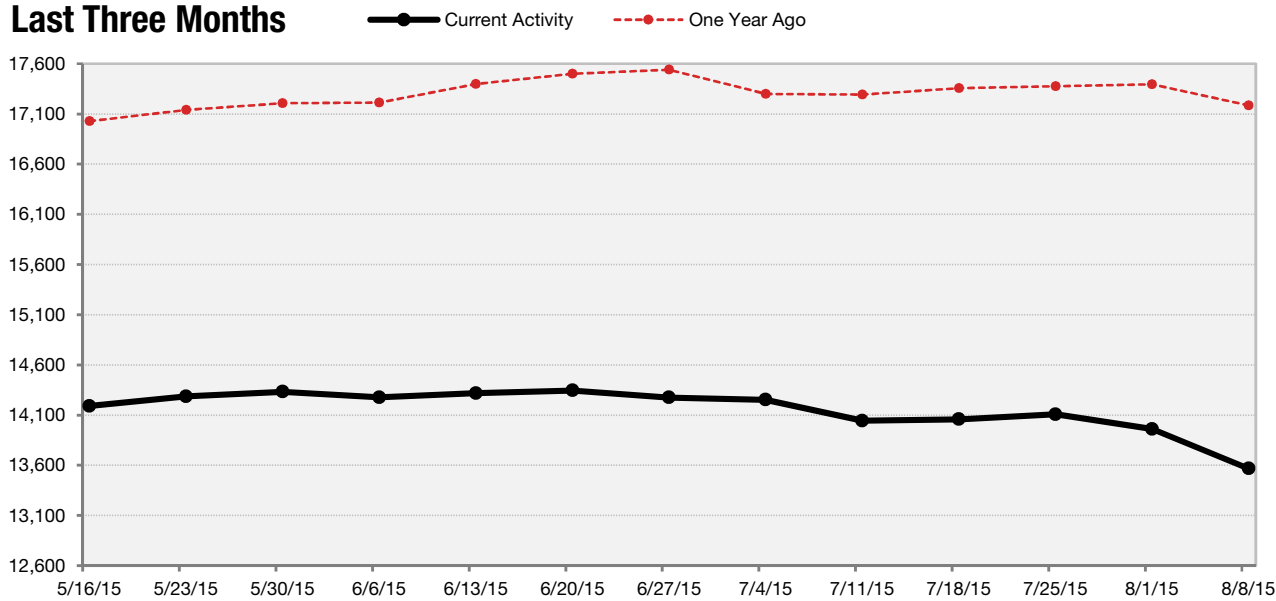
Note: CarolinaMLS did not include "showable" under contract listings in the "Pending Sales" stats before July 2012. Listing agents report listings as "Under Contract-Show" earlier in the transaction. As a result, the new "Pending Sales" stats trend higher and the new "Months Supply of Inventory" stats 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 August 17, 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	+ / -
5/16/2015	14,190	17,029	- 16.7%
5/23/2015	14,286	17,141	- 16.7%
5/30/2015	14,332	17,207	- 16.7%
6/6/2015	14,277	17,215	- 17.1%
6/13/2015	14,318	17,400	- 17.7%
6/20/2015	14,344	17,502	- 18.0%
6/27/2015	14,274	17,541	- 18.6%
7/4/2015	14,252	17,301	- 17.6%
7/11/2015	14,044	17,294	- 18.8%
7/18/2015	14,058	17,358	- 19.0%
7/25/2015	14,108	17,377	- 18.8%
8/1/2015	13,961	17,395	- 19.7%
8/8/2015	13,566	17,186	- 21.1%
3-Month Avg	14,155	17,304	- 18.2%

Historical Inventory Activity



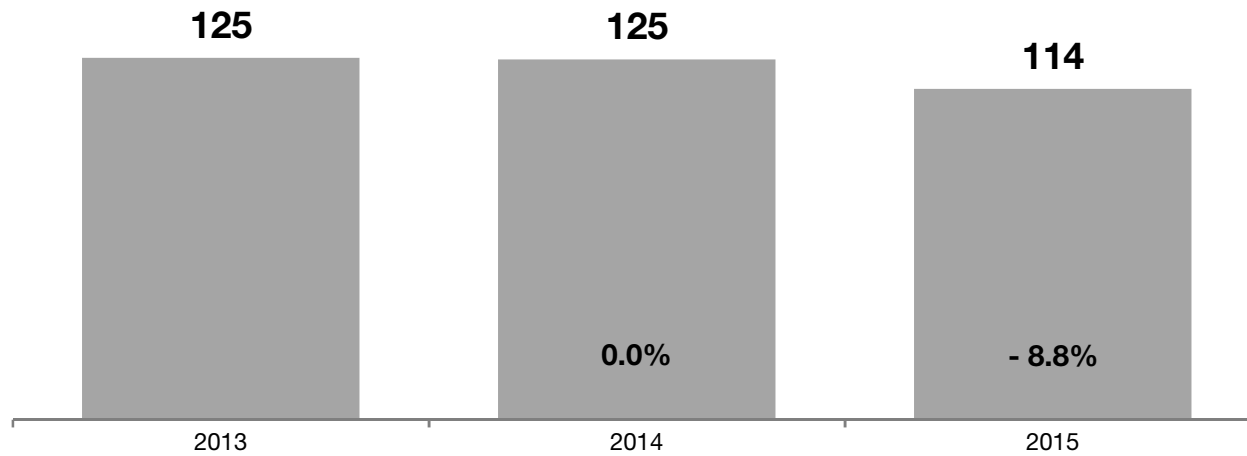
List to Close

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



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July



Month	Current Activity	One Year Previous	+ / -
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%
May	119	126	- 5.6%
June	119	125	- 4.8%
July	114	125	- 8.8%
12-Month Avg	70	90	- 22.2%

Historical List to Close



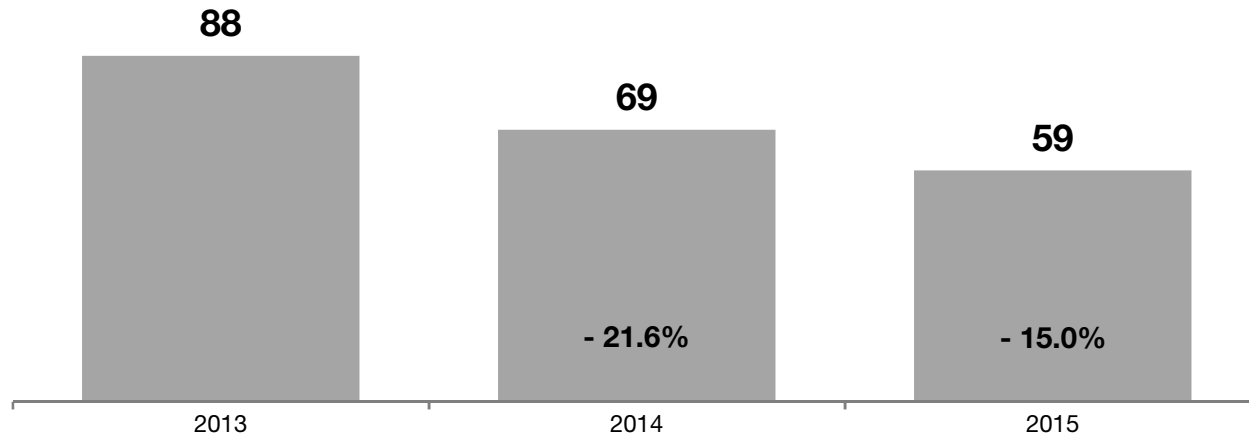
Days on Market

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.



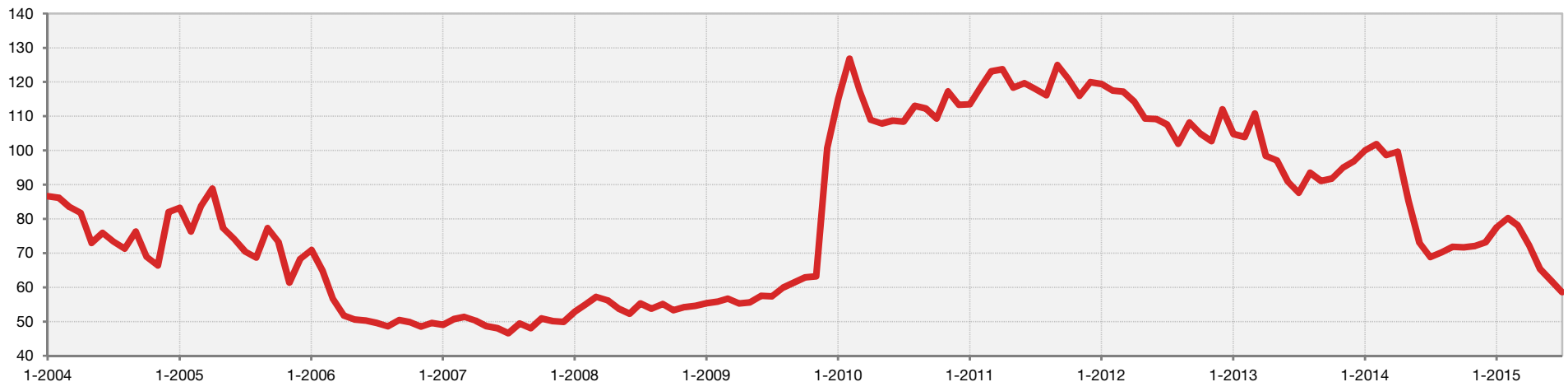
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July



Month	Current Activity	One Year Previous	+/-
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	- 28.0%
May	65	85	- 23.5%
June	62	73	- 15.1%
July	59	69	- 15.0%
12-Month Avg	70	90	- 22.2%

Historical Days on Market



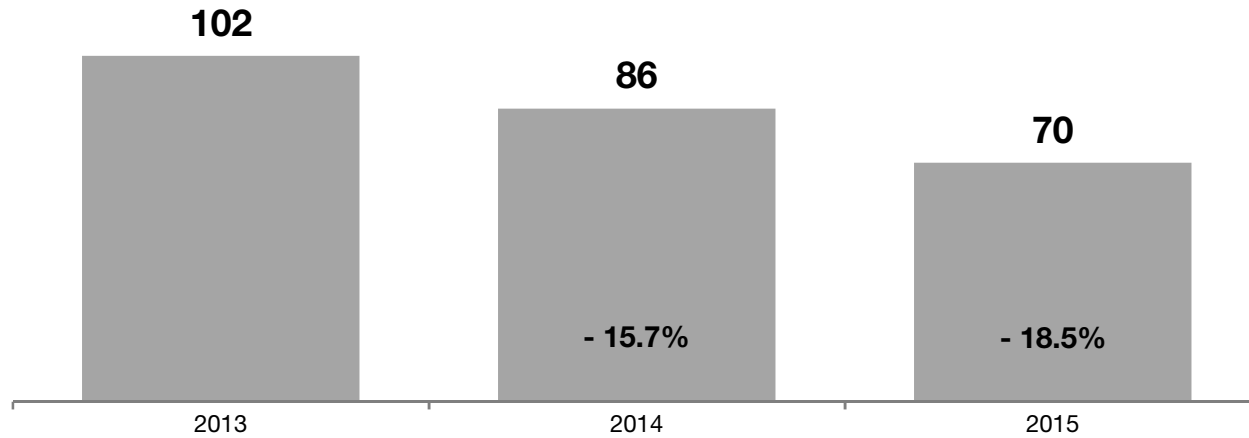
Cumulative Days on Market

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.



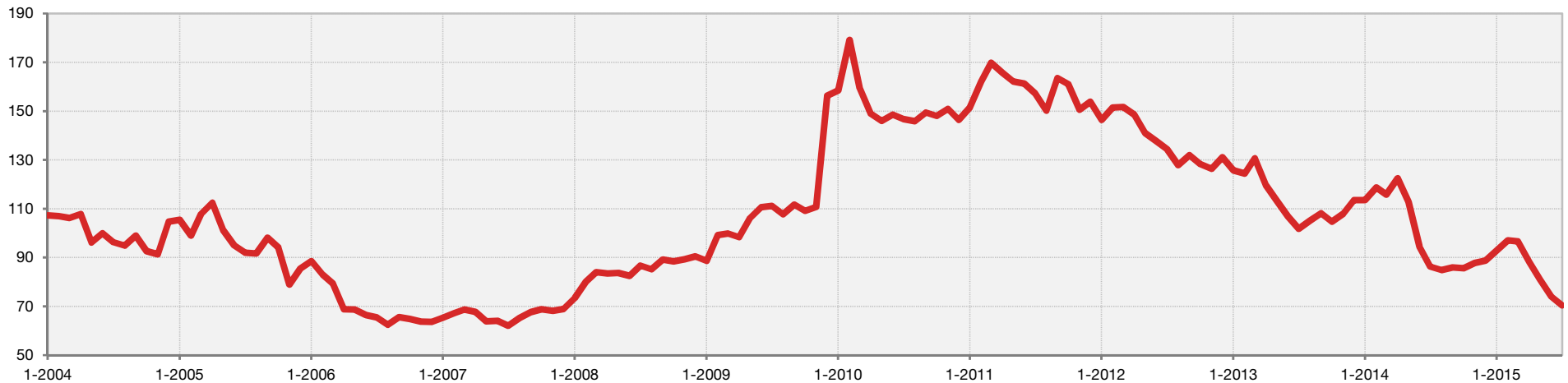
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July



Month	Current Activity	One Year Previous	+/-
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%
May	81	113	- 28.3%
June	74	94	- 21.3%
July	70	86	- 18.5%
12-Month Avg	85	107	- 20.6%

Historical Cumulative Days on Market

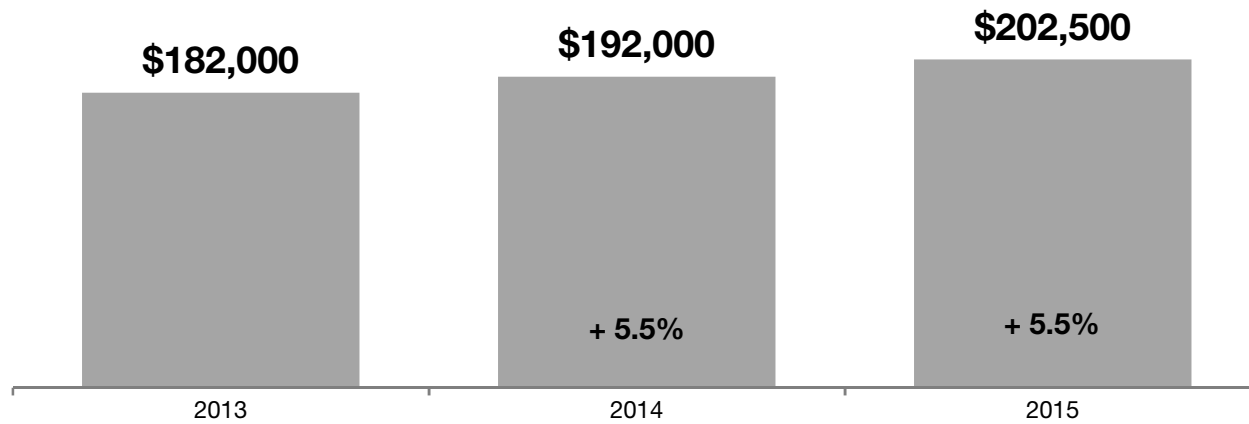


Median Sales Price

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



July



Month	Current Activity	One Year Previous	+ / -
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%
May	\$199,990	\$185,065	+ 8.1%
June	\$206,295	\$197,240	+ 4.6%
July	\$202,500	\$192,000	+ 5.5%
12-Month Avg	\$189,000	\$178,500	+ 5.9%

Historical Median Sales Price



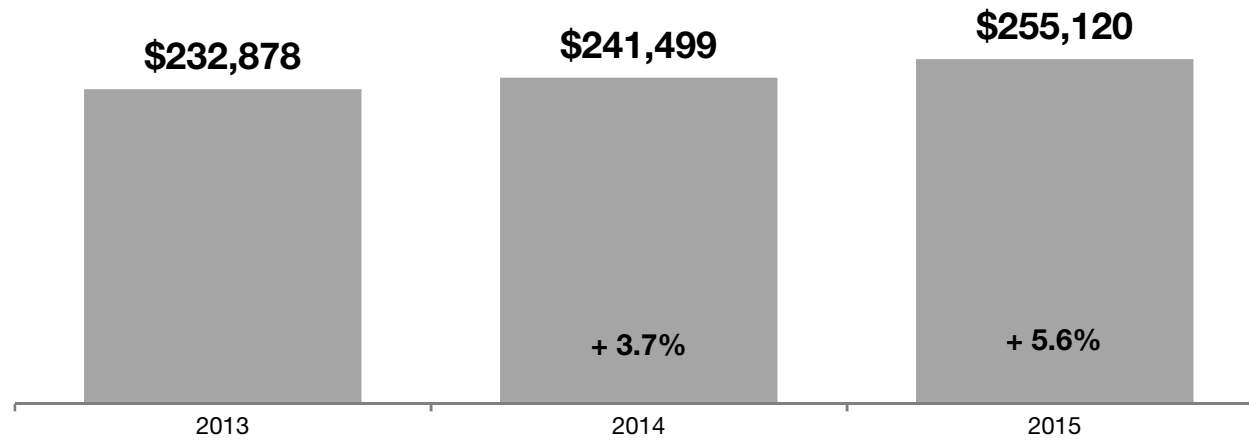
Average Sales Price

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



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July



Month	Current Activity	One Year Previous	+ / -
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	\$229,187	\$224,014	+ 2.3%
January	\$223,484	\$217,059	+ 3.0%
February	\$218,184	\$206,345	+ 5.7%
March	\$234,241	\$214,892	+ 9.0%
April	\$241,144	\$222,138	+ 8.6%
May	\$245,164	\$235,323	+ 4.2%
June	\$260,004	\$257,861	+ 0.8%
July	\$255,120	\$241,499	+ 5.6%
12-Month Avg	\$238,358	\$228,168	+ 4.5%

Historical Average Sales Price



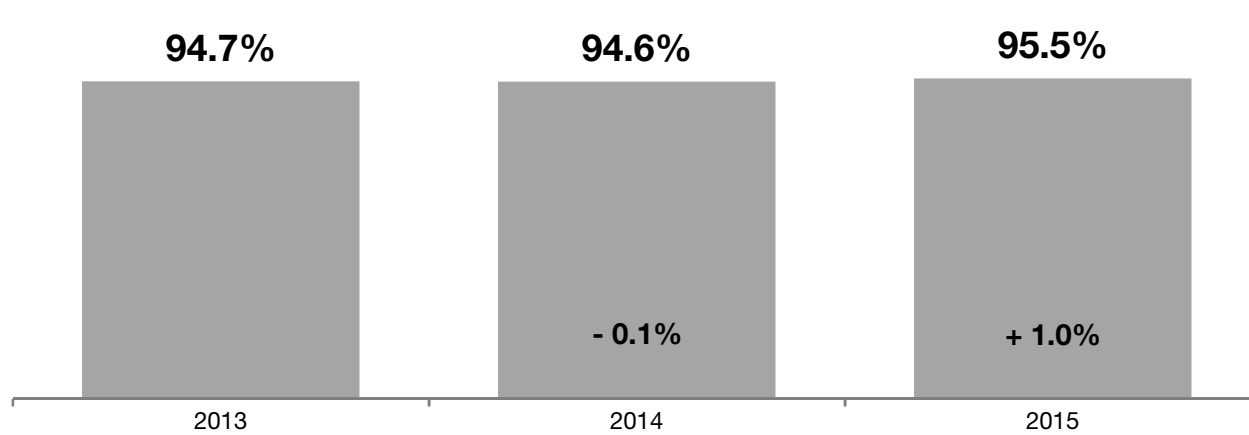
Percent of Original List Price Received

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.



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July



Month	Current Activity	One Year Previous	+ / -
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%
May	95.4%	94.6%	+ 0.8%
June	95.6%	94.8%	+ 0.8%
July	95.5%	94.6%	+ 1.0%
12-Month Avg	94.6%	94.0%	+ 0.6%

Historical Percent of Original List Price Received



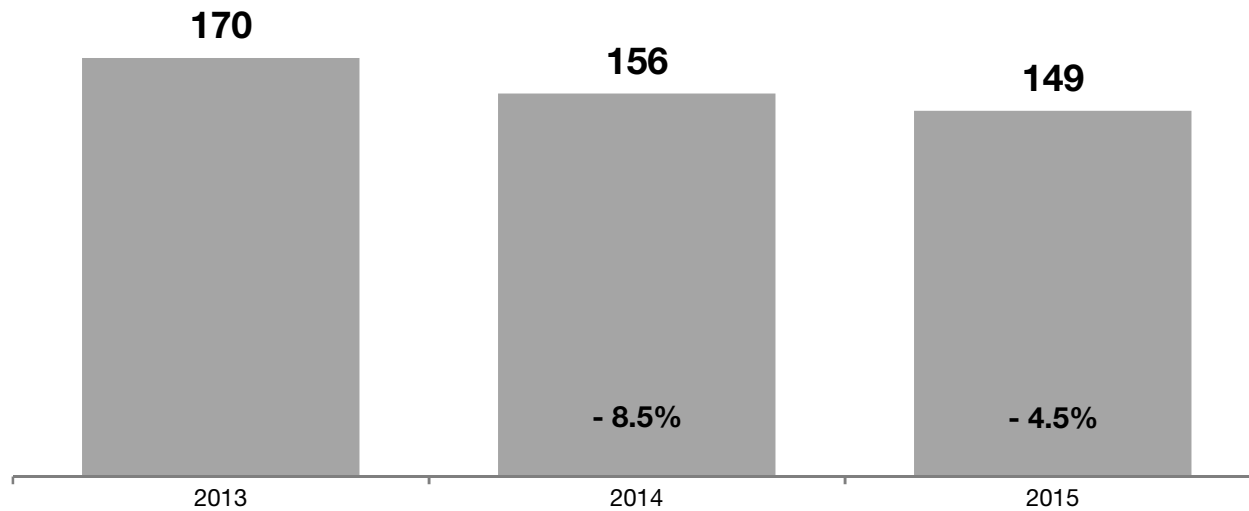
Housing Affordability Index

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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July



Month	Current Activity	One Year Previous	+ / -
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%
May	156	162	- 3.9%
June	148	152	- 2.4%
July	149	156	- 4.5%
12-Month Avg	164	171	- 4.2%

Historical Housing Affordability Index



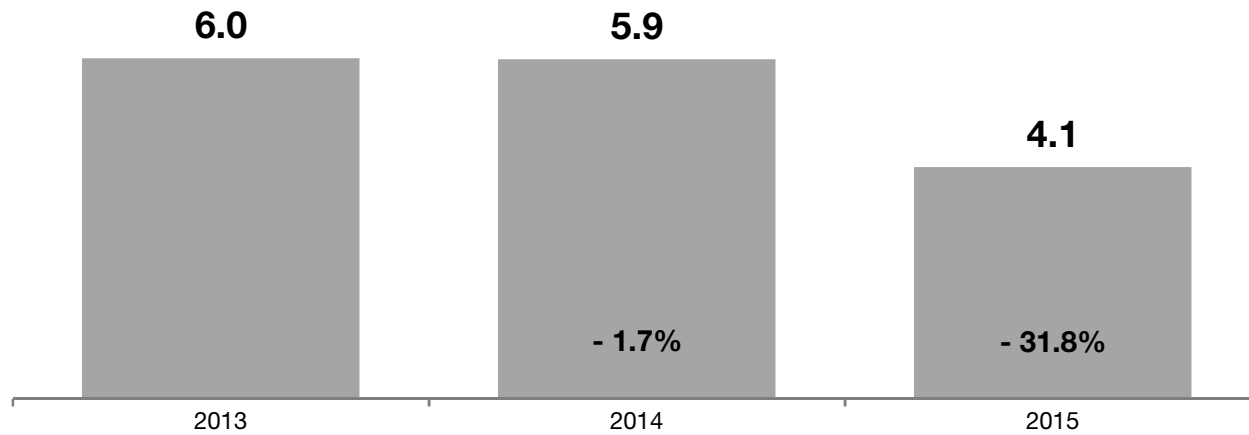
Months Supply of Inventory

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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July



Month	Current Activity	One Year Previous	+ / -
August	5.7	6.1	- 6.6%
September	5.5	6.0	- 8.3%
October	5.3	5.9	- 10.2%
November	5.0	5.6	- 10.7%
December	4.5	5.2	- 13.5%
January	4.4	5.3	- 17.0%
February	4.3	5.4	- 20.4%
March	4.4	5.6	- 21.4%
April	4.3	5.9	- 27.1%
May	4.3	6.1	- 29.5%
June	4.2	6.0	- 30.0%
July	4.1	5.9	- 31.8%
12-Month Avg	4.7	5.7	- 17.5%

Historical Months Supply of Inventory



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