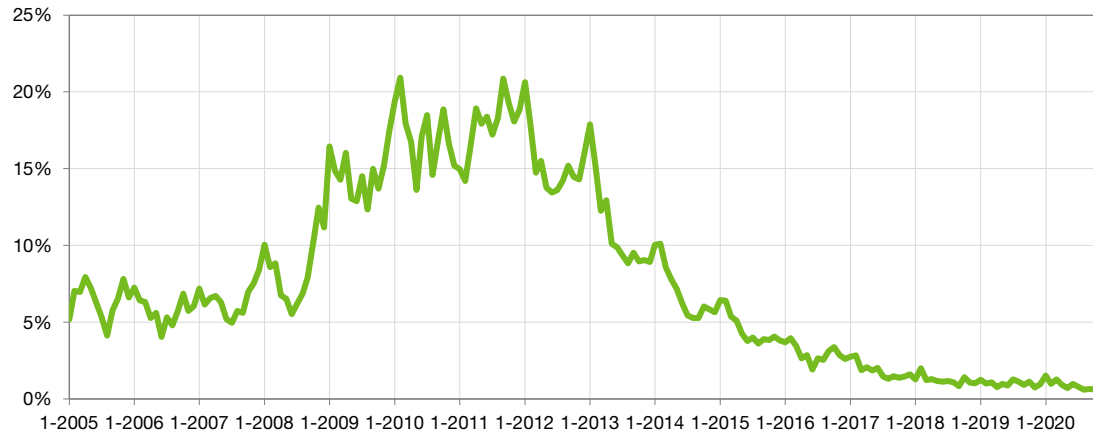


Charlotte Region Lender-Mediated Report – November 2020

A research tool provided by the Canopy Realtor® Association
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Share of Closed Sales That Were Lender-Mediated: 0.8%

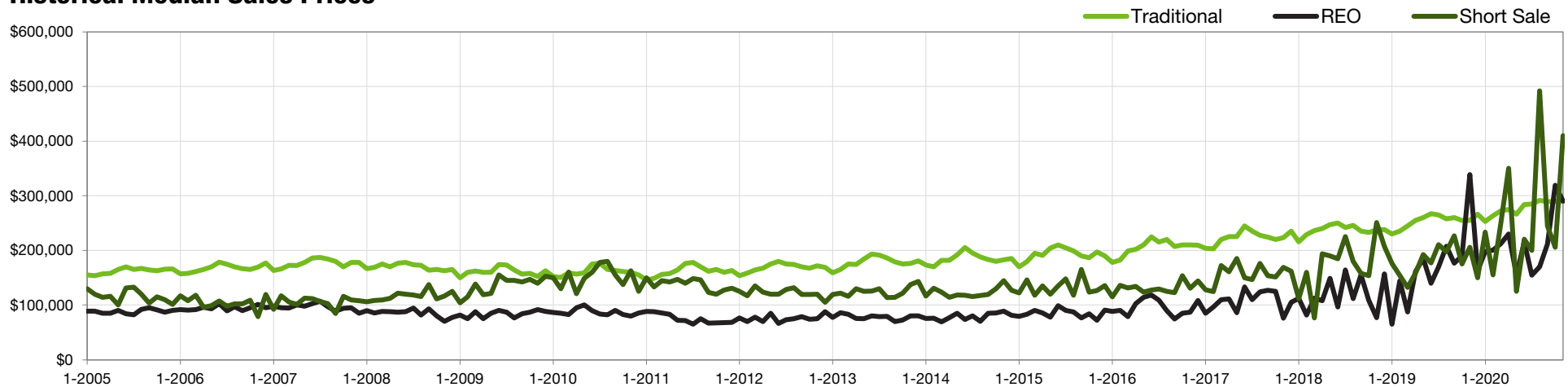


Closed Sales	11-2019	11-2020	+ / -
Traditional	3,801	4,210	+10.8%
Foreclosure	24	25	+4.2%
Short Sale	5	9	+80.0%
Total Market*	3,830	4,243	+10.8%

Median Sales Price	11-2019	11-2020	+ / -
Traditional	\$255,000	\$290,000	+13.7%
Foreclosure	\$339,171	\$290,000	-14.5%
Short Sale	\$205,500	\$410,000	+99.5%
Total Market*	\$255,000	\$290,000	+13.7%

* Total Market is not a sum of traditional, foreclosure and short sale activity, as some lender-mediated homes can be listed both as REO and short sale.

Historical Median Sales Prices



Charlotte Region Lender-Mediated Report – Activity by County

A research tool provided by the Canopy Realtor® Association

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November 2020	Inventory Current Month			Closed Sales Last 12 Months			Median Sales Price For the 12 Months Ending...						Average Sales Price For the 12 Months Ending...					
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	11-2019			11-2020			11-2019			11-2020		
							Lender-Mediated	Traditional Properties	+/-	Lender-Mediated	Traditional Properties	+/-	Lender-Mediated	Traditional Properties	+/-	Lender-Mediated	Traditional Properties	+/-
Charlotte Region	4,554	36	0.8%	53,204	463	0.9%	\$175,000	\$205,000	+17.1%	\$254,198	\$279,500	+10.0%	\$217,028	\$261,769	+20.6%	\$302,681	\$332,053	+9.7%
Charlotte MSA	3,652	24	0.7%	45,192	377	0.8%	\$186,500	\$223,550	+19.9%	\$259,900	\$285,000	+9.7%	\$237,468	\$280,834	+18.3%	\$308,331	\$338,083	+9.6%
Alexander County, NC	32	0	0.0%	159	1	0.6%	\$50,000	\$21,500	-57.0%	\$156,500	\$205,000	+31.0%	\$50,000	\$21,500	-57.0%	\$203,821	\$258,040	+26.6%
Anson County, NC	16	0	0.0%	130	4	3.1%	\$33,250	\$109,950	+230.7%	\$115,000	\$117,500	+2.2%	\$33,250	\$116,725	+251.1%	\$128,903	\$126,147	-2.1%
Cabarrus County, NC	222	1	0.5%	4,072	27	0.7%	\$190,000	\$220,000	+15.8%	\$245,000	\$265,000	+8.2%	\$225,750	\$215,970	-4.3%	\$261,523	\$285,643	+9.2%
Gaston County, NC	301	4	1.3%	3,819	39	1.0%	\$102,501	\$123,000	+20.0%	\$190,000	\$215,000	+13.2%	\$143,805	\$164,029	+14.1%	\$213,584	\$241,331	+13.0%
Iredell County, NC	388	5	1.3%	3,734	26	0.7%	\$117,500	\$203,000	+72.8%	\$267,060	\$293,635	+10.0%	\$152,802	\$256,073	+67.6%	\$331,556	\$371,086	+11.9%
Lincoln County, NC	236	0	0.0%	1,498	12	0.8%	\$117,805	\$118,000	+0.2%	\$280,000	\$305,000	+8.9%	\$193,389	\$181,375	-6.2%	\$311,747	\$348,671	+11.8%
Mecklenburg County, NC	1,794	13	0.7%	21,411	134	0.6%	\$211,115	\$275,000	+30.3%	\$269,900	\$296,500	+9.9%	\$284,087	\$344,021	+21.1%	\$339,689	\$371,009	+9.2%
Montgomery County, NC	93	0	0.0%	322	4	1.2%	\$82,000	\$642,500	+683.5%	\$134,500	\$175,000	+30.1%	\$82,000	\$646,340	+688.2%	\$242,182	\$258,434	+6.7%
Rowan County, NC	193	1	0.5%	1,824	36	2.0%	\$76,500	\$125,250	+63.7%	\$160,000	\$189,000	+18.1%	\$115,025	\$148,572	+29.2%	\$179,065	\$208,784	+16.6%
Stanly County, NC	82	1	1.2%	793	15	1.9%	\$105,000	\$97,090	-7.5%	\$182,490	\$190,000	+4.1%	\$213,945	\$134,759	-37.0%	\$204,836	\$215,978	+5.4%
Union County, NC	290	3	1.0%	4,683	49	1.0%	\$247,000	\$340,000	+37.7%	\$301,500	\$333,192	+10.5%	\$285,322	\$418,497	+46.7%	\$354,548	\$390,348	+10.1%
Lancaster County, SC	174	1	0.6%	2,225	19	0.9%	\$94,250	\$163,000	+72.9%	\$297,900	\$322,250	+8.2%	\$177,182	\$186,932	+5.5%	\$295,206	\$327,403	+10.9%
York County, SC	407	0	0.0%	5,438	50	0.9%	\$255,999	\$261,500	+2.1%	\$266,900	\$285,335	+6.9%	\$287,728	\$297,822	+3.5%	\$295,376	\$320,281	+8.4%

Explanation of Methodology: A listed property is considered to be "lender-mediated" when any of the following is included within the Canopy MLS, Inc. listing: The "Special Conditions" field notes "In Foreclosure Process," "REO/Lender Owned," "Short Sale/Subject to Lender Approval," "HUD" or "VA;" or when any of the following or substantially similar terms are included in any of the remarks fields: bank owned, bank-owned, foreclos, forclos, reo, hud acquire, hud-acquire, corporate owned, corporate-owned, corp owned, corp. owned, corp-owned or corp owner. In addition, a listed property is considered to be a "foreclosure" specifically when the "Special Conditions" field contains "REO" or "Lender Owned" or "HUD" or "VA;" and a listed property is considered to be a "short sale" specifically when the "Special Conditions" field contains "Short Sale" or "Subject to Lender Approval." This list may be adjusted at any time.

A listed property is considered to be "traditional" when the "Special Conditions" field is not marked or indicates "None" or if any of the following or substantially similar terms are included in any of the remarks fields: not a foreclosure, not a forclosure, no foreclosure, no forclosure, not foreclosure, not forclosure, not a short sale, not a shortsale, not a short-sale, not short sale, not shortsale, not short-sale, no short sale, no shortsale, no short-sale, not a bank, not bank, no bank, tired of short sale, tired of shortsale, tired of short-sale, tired of foreclosure or tired of forclosure. This list may be adjusted at any time.

This report provides a representative look at lender-mediated sales activity in the Canopy MLS, Inc. market, and in comparison to traditional sales activity. The information above is based upon data reported by Canopy MLS, Inc. This representation is based in whole or in part on data supplied by the participants in Canopy MLS, Inc. Neither the participants, nor their respective boards of Realtors® or Canopy MLS, Inc. guarantees or are in any way responsible for its accuracy. Any market data maintained by Canopy MLS, Inc. does not include information on listings not published at the request of the seller, listings of brokers who are not members of Canopy MLS, Inc., unlisted properties, etc. Data must be verified by the user.

Charlotte Region Lender-Mediated Report – Activity by Area

A research tool provided by the Canopy Realtor® Association

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November 2020	Inventory Current Month			Closed Sales Last 12 Months			Median Sales Price For the 12 Months Ending...						Average Sales Price For the 12 Months Ending...					
	Total	Lender-Mediated	Share	Total	Lender-Mediated	Share	11-2019	11-2020	+/-	11-2019	11-2020	+/-	11-2019	11-2020	+/-	11-2019	11-2020	+/-
							Lender-Mediated			Traditional Properties			Lender-Mediated			Traditional Properties		
Charlotte, NC	1,504	12	0.8%	16,920	111	0.7%	\$200,000	\$242,000	+21.0%	\$255,000	\$282,000	+10.6%	\$281,239	\$309,579	+10.1%	\$330,978	\$360,896	+9.0%
Concord, NC	129	1	0.8%	2,412	13	0.5%	\$154,000	\$220,000	+42.9%	\$244,900	\$265,950	+8.6%	\$183,103	\$199,715	+9.1%	\$261,402	\$288,736	+10.5%
Cornelius, NC	62	1	1.6%	875	5	0.6%	\$267,500	\$1,200,000	+348.6%	\$305,500	\$330,000	+8.0%	\$298,638	\$1,058,600	+254.5%	\$460,555	\$530,568	+15.2%
Davidson, NC	65	0	0.0%	626	3	0.5%	\$326,171	\$492,000	+50.8%	\$367,500	\$412,000	+12.1%	\$341,377	\$559,000	+63.7%	\$457,857	\$475,995	+4.0%
Denver, NC	104	0	0.0%	821	4	0.5%	\$361,000	\$415,500	+15.1%	\$339,797	\$357,000	+5.1%	\$386,500	\$423,750	+9.6%	\$393,523	\$426,948	+8.5%
Gastonia, NC	128	3	2.3%	1,566	17	1.1%	\$95,001	\$123,000	+29.5%	\$175,000	\$197,500	+12.9%	\$121,488	\$129,606	+6.7%	\$183,444	\$211,748	+15.4%
Huntersville, NC	100	0	0.0%	1,785	7	0.4%	\$305,000	\$344,000	+12.8%	\$318,000	\$345,000	+8.5%	\$291,333	\$372,447	+27.8%	\$340,865	\$372,865	+9.4%
Kannapolis, NC	61	0	0.0%	914	11	1.2%	\$120,000	\$190,000	+58.3%	\$160,000	\$185,000	+15.6%	\$127,900	\$178,630	+39.7%	\$173,870	\$206,669	+18.9%
Lincolnton, NC	67	0	0.0%	386	6	1.6%	\$87,900	\$95,500	+8.6%	\$181,000	\$200,000	+10.5%	\$105,828	\$93,167	-12.0%	\$199,741	\$224,519	+12.4%
Matthews, NC	61	0	0.0%	1,280	8	0.6%	\$249,550	\$313,750	+25.7%	\$310,000	\$330,000	+6.5%	\$301,813	\$307,550	+1.9%	\$354,122	\$368,947	+4.2%
Monroe, NC	68	2	2.9%	1,210	11	0.9%	\$207,750	\$187,000	-10.0%	\$225,000	\$249,900	+11.1%	\$220,578	\$200,186	-9.2%	\$239,691	\$261,742	+9.2%
Mooresville, NC	229	1	0.4%	2,386	10	0.4%	\$202,000	\$312,500	+54.7%	\$303,058	\$335,000	+10.5%	\$229,016	\$396,990	+73.3%	\$392,699	\$441,287	+12.4%
Salisbury, NC	103	1	1.0%	987	18	1.8%	\$112,500	\$123,300	+9.6%	\$160,000	\$190,000	+18.8%	\$126,000	\$151,197	+20.0%	\$178,746	\$206,681	+15.6%
Statesville, NC	120	4	3.3%	1,019	11	1.1%	\$106,750	\$151,000	+41.5%	\$185,000	\$201,888	+9.1%	\$111,667	\$184,955	+65.6%	\$198,771	\$215,825	+8.6%
Waxhaw, NC	104	1	1.0%	1,419	18	1.3%	\$383,000	\$630,000	+64.5%	\$380,000	\$420,000	+10.5%	\$392,003	\$611,578	+56.0%	\$449,210	\$494,326	+10.0%
Fort Mill, SC	109	0	0.0%	1,668	13	0.8%	\$293,500	\$303,000	+3.2%	\$315,000	\$341,500	+8.4%	\$430,783	\$397,523	-7.7%	\$353,303	\$380,613	+7.7%
Rock Hill, SC	113	0	0.0%	1,869	13	0.7%	\$163,600	\$185,000	+13.1%	\$210,000	\$234,479	+11.7%	\$158,371	\$188,829	+19.2%	\$222,492	\$248,901	+11.9%
Tega Cay, SC	22	0	0.0%	342	9	2.6%	\$420,000	\$410,000	-2.4%	\$353,000	\$373,567	+5.8%	\$412,850	\$394,211	-4.5%	\$373,519	\$394,627	+5.7%
Lake Norman	292	3	1.0%	2,684	14	0.5%	\$255,000	\$614,000	+140.8%	\$380,498	\$419,475	+10.2%	\$319,176	\$770,036	+141.3%	\$503,922	\$572,680	+13.6%
Lake Wylie	171	0	0.0%	1,558	19	1.2%	\$441,000	\$394,000	-10.7%	\$350,000	\$370,000	+5.7%	\$567,250	\$412,607	-27.3%	\$400,048	\$423,492	+5.9%
Uptown Charlotte	97	1	1.0%	344	1	0.3%	\$499,000	\$230,000	-53.9%	\$295,000	\$282,000	-4.4%	\$499,000	\$230,000	-53.9%	\$363,927	\$327,565	-10.0%