

# Charlotte Region Housing Supply Overview



## May 2020

Sellers are taking a more cautious approach to entering the housing market, even as buyers are returning in force due to near-record low interest rates. As the country continues to reopen, seller activity is likely to continue to improve however, continued concerns around COVID-19 may keep some reluctant sellers on the sidelines for now. For the 12-month period spanning June 2019 through May 2020, Pending Sales in the Charlotte region were up 6.0 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 19.8 percent.

The overall Median Sales Price was up 8.0 percent to \$262,325. The property type with the largest price gain was the Condo-Townhome segment, where prices increased 11.1 percent to \$220,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 23 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 57 days.

Market-wide, inventory levels were down 37.0 percent. The property type that lost the least inventory was the Condo-Townhome segment, where it decreased 21.5 percent. That amounts to 1.6 months supply for Single-Family homes and 1.5 months supply for Condos-Townhomes.

## Quick Facts

<b>+ 19.8%</b>	<b>+ 7.5%</b>	<b>+ 11.5%</b>
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
<b>\$300,001 and Above</b>	<b>4 Bedrooms or More</b>	<b>Condo-Townhome</b>

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	<b>2</b>
List to Close	<b>3</b>
Days on Market Until Sale	<b>4</b>
Cumulative Days on Market Until Sale	<b>5</b>
Median Sales Price	<b>6</b>
Percent of Original List Price Received	<b>7</b>
Inventory of Homes for Sale	<b>8</b>
Months Supply of Homes for Sale	<b>9</b>
Additional Price Ranges	<b>10</b>

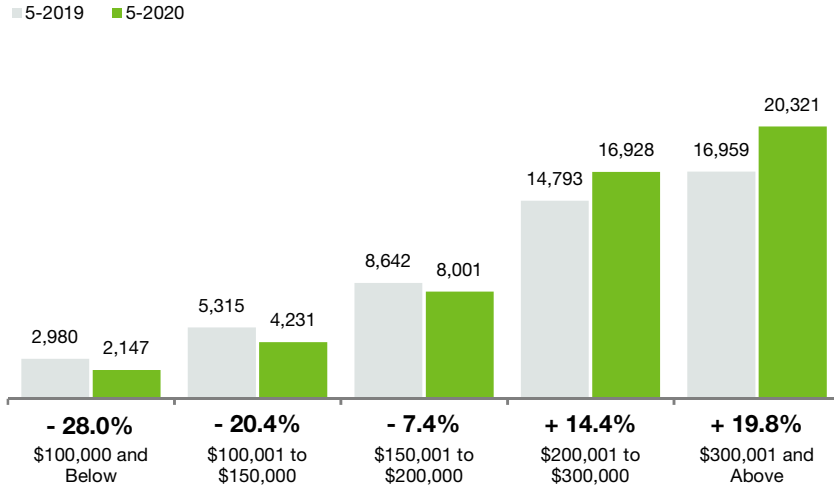


# Pending Sales

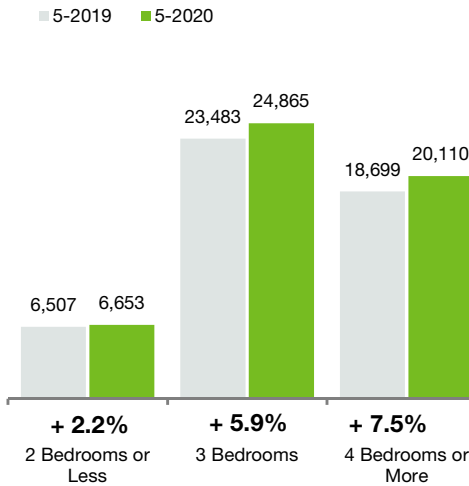
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



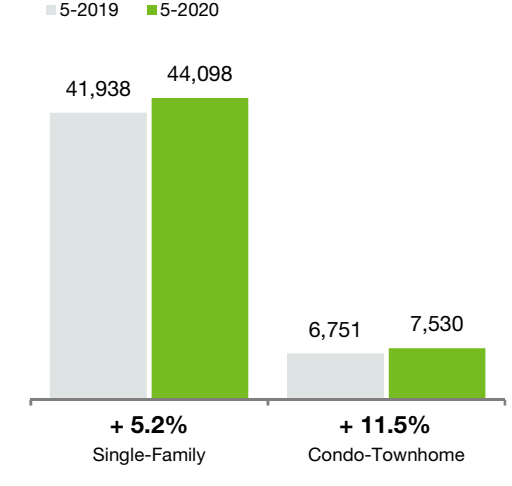
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	2,980	2,147	- 28.0%
\$100,001 to \$150,000	5,315	4,231	- 20.4%
\$150,001 to \$200,000	8,642	8,001	- 7.4%
\$200,001 to \$300,000	14,793	16,928	+ 14.4%
\$300,001 and Above	16,959	20,321	+ 19.8%
<b>All Price Ranges</b>	<b>48,689</b>	<b>51,628</b>	<b>+ 6.0%</b>

### Single-Family

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	2,583	1,889	- 26.9%
\$100,001 to \$150,000	4,097	3,366	- 17.8%
\$150,001 to \$200,000	6,847	6,197	- 9.5%
\$200,001 to \$300,000	12,583	14,027	+ 11.5%
\$300,001 and Above	15,828	18,619	+ 17.6%
<b>All Price Ranges</b>	<b>41,938</b>	<b>44,098</b>	<b>+ 5.2%</b>

### Condo-Townhome

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	397	258	- 35.0%
\$100,001 to \$150,000	1,218	865	- 29.0%
\$150,001 to \$200,000	1,795	1,804	+ 0.5%
\$200,001 to \$300,000	2,210	2,901	+ 31.3%
\$300,001 and Above	1,131	1,702	+ 50.5%
<b>All Price Ranges</b>	<b>6,751</b>	<b>7,530</b>	<b>+ 11.5%</b>

### By Bedroom Count

By Bedroom Count	5-2019	5-2020	Change
2 Bedrooms or Less	6,507	6,653	+ 2.2%
3 Bedrooms	23,483	24,865	+ 5.9%
4 Bedrooms or More	18,699	20,110	+ 7.5%
<b>All Bedroom Counts</b>	<b>48,689</b>	<b>51,628</b>	<b>+ 6.0%</b>

By Bedroom Count	5-2019	5-2020	Change
2 Bedrooms or Less	3,070	3,246	+ 5.7%
3 Bedrooms	20,456	21,241	+ 3.8%
4 Bedrooms or More	18,412	19,611	+ 6.5%
<b>All Bedroom Counts</b>	<b>41,938</b>	<b>44,098</b>	<b>+ 5.2%</b>

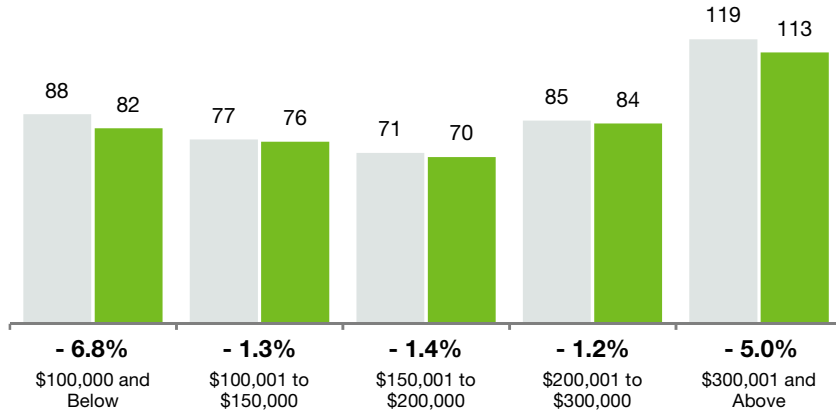
By Bedroom Count	5-2019	5-2020	Change
2 Bedrooms or Less	3,437	3,407	- 0.9%
3 Bedrooms	3,027	3,624	+ 19.7%
4 Bedrooms or More	287	499	+ 73.9%
<b>All Bedroom Counts</b>	<b>6,751</b>	<b>7,530</b>	<b>+ 11.5%</b>

# 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.

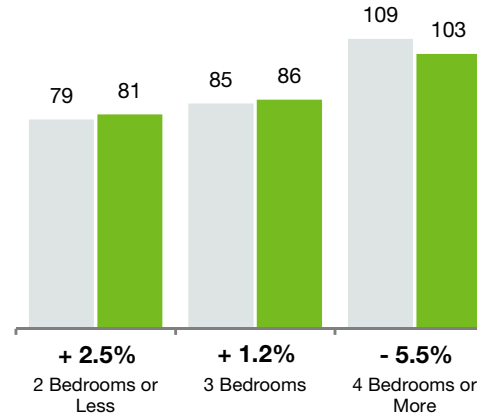
## By Price Range

5-2019 5-2020



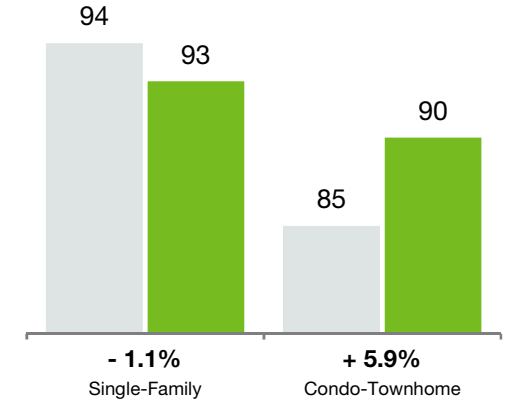
## By Bedroom Count

5-2019 5-2020



## By Property Type

5-2019 5-2020



### All Properties

#### By Price Range

	5-2019	5-2020	Change
\$100,000 and Below	88	82	- 6.8%
\$100,001 to \$150,000	77	76	- 1.3%
\$150,001 to \$200,000	71	70	- 1.4%
\$200,001 to \$300,000	85	84	- 1.2%
\$300,001 and Above	119	113	- 5.0%
<b>All Price Ranges</b>	<b>93</b>	<b>92</b>	<b>- 1.1%</b>

### Single-Family

	5-2019	5-2020	Change
2 Bedrooms or Less	91	84	- 7.7%
3 Bedrooms	82	81	- 1.2%
4 Bedrooms or More	74	72	- 2.7%
	84	83	- 1.2%
	117	111	- 5.1%
<b>All Single-Family</b>	<b>94</b>	<b>93</b>	<b>- 1.1%</b>

### Condo-Townhome

	5-2019	5-2020	Change
	65	64	- 1.5%
	60	56	- 6.7%
	63	63	0.0%
	93	89	- 4.3%
	145	146	+ 0.7%
<b>All Condo-Townhome</b>	<b>85</b>	<b>90</b>	<b>+ 5.9%</b>

#### By Bedroom Count

	5-2019	5-2020	Change
2 Bedrooms or Less	79	81	+ 2.5%
3 Bedrooms	85	86	+ 1.2%
4 Bedrooms or More	109	103	- 5.5%
<b>All Bedroom Counts</b>	<b>93</b>	<b>92</b>	<b>- 1.1%</b>

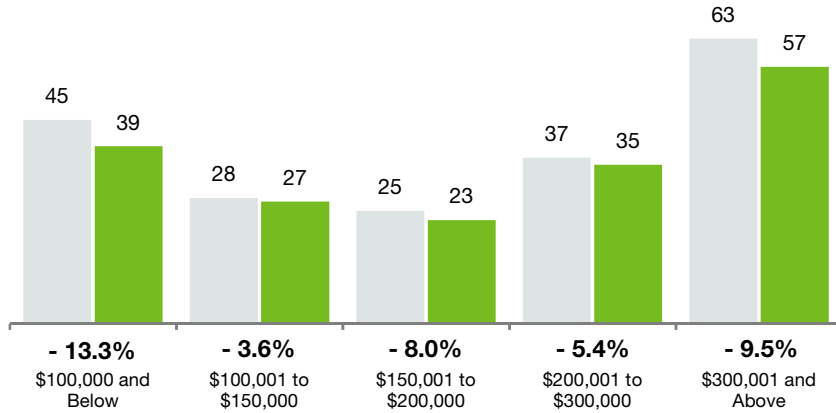
	5-2019	5-2020	Change
2 Bedrooms or Less	87	86	- 1.1%
3 Bedrooms	83	84	+ 1.2%
4 Bedrooms or More	109	103	- 5.5%
<b>All Single-Family</b>	<b>94</b>	<b>93</b>	<b>- 1.1%</b>

# 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.**

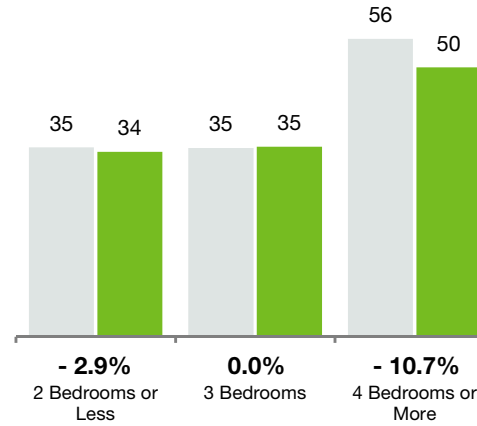
## By Price Range

■ 5-2019 ■ 5-2020



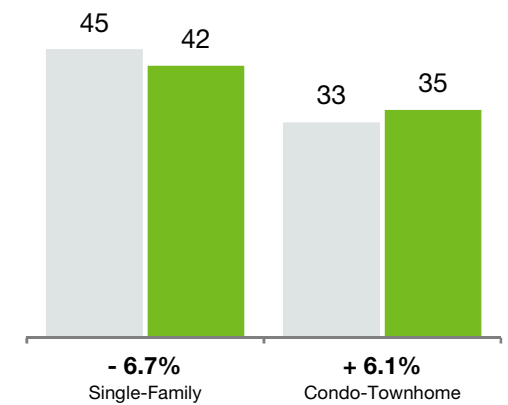
## By Bedroom Count

■ 5-2019 ■ 5-2020



## By Property Type

■ 5-2019 ■ 5-2020



### All Properties

#### By Price Range

	5-2019	5-2020	Change
\$100,000 and Below	45	39	- 13.3%
\$100,001 to \$150,000	28	27	- 3.6%
\$150,001 to \$200,000	25	23	- 8.0%
\$200,001 to \$300,000	37	35	- 5.4%
\$300,001 and Above	63	57	- 9.5%
<b>All Price Ranges</b>	<b>43</b>	<b>41</b>	<b>- 4.7%</b>

### Single-Family

	5-2019	5-2020	Change
2 Bedrooms or Less	48	42	- 12.5%
3 Bedrooms	31	30	- 3.2%
4 Bedrooms or More	26	24	- 7.7%
	37	35	- 5.4%
	63	56	- 11.1%
<b>All Single-Family</b>	<b>45</b>	<b>42</b>	<b>- 6.7%</b>

### Condo-Townhome

	5-2019	5-2020	Change
	25	22	- 12.0%
	19	17	- 10.5%
	23	20	- 13.0%
	38	37	- 2.6%
	60	62	+ 3.3%
<b>All Condo-Townhome</b>	<b>33</b>	<b>35</b>	<b>+ 6.1%</b>

#### By Bedroom Count

	5-2019	5-2020	Change
2 Bedrooms or Less	35	34	- 2.9%
3 Bedrooms	35	35	0.0%
4 Bedrooms or More	56	50	- 10.7%
<b>All Bedroom Counts</b>	<b>43</b>	<b>41</b>	<b>- 4.7%</b>

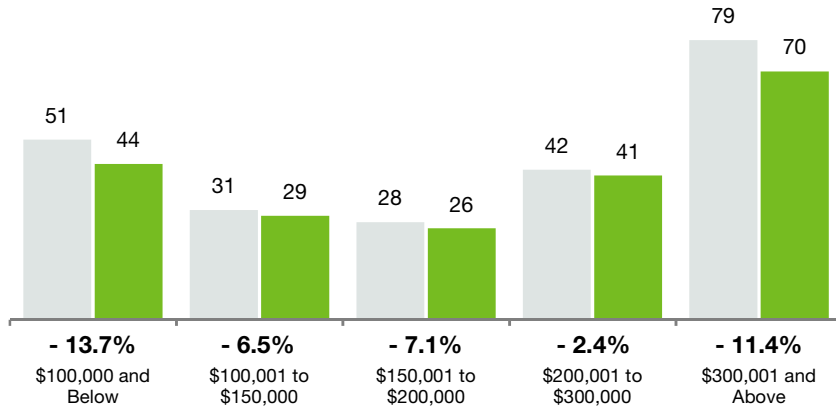
	5-2019	5-2020	Change
2 Bedrooms or Less	42	40	- 4.8%
3 Bedrooms	35	35	0.0%
4 Bedrooms or More	56	50	- 10.7%
<b>All Single-Family</b>	<b>45</b>	<b>42</b>	<b>- 6.7%</b>
	5-2019	5-2020	Change
	29	30	+ 3.4%
	35	38	+ 8.6%
	58	53	- 8.6%
<b>All Condo-Townhome</b>	<b>33</b>	<b>35</b>	<b>+ 6.1%</b>

# 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.**

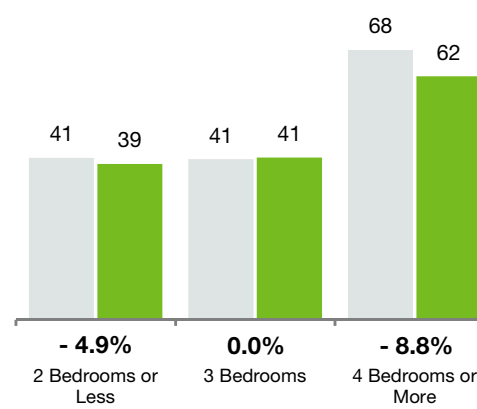
## By Price Range

■ 5-2019 ■ 5-2020



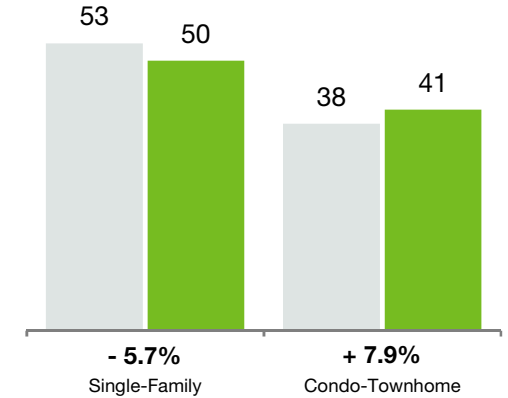
## By Bedroom Count

■ 5-2019 ■ 5-2020



## By Property Type

■ 5-2019 ■ 5-2020



### All Properties

#### By Price Range

	5-2019	5-2020	Change
\$100,000 and Below	51	44	-13.7%
\$100,001 to \$150,000	31	29	-6.5%
\$150,001 to \$200,000	28	26	-7.1%
\$200,001 to \$300,000	42	41	-2.4%
\$300,001 and Above	79	70	-11.4%
<b>All Price Ranges</b>	<b>51</b>	<b>49</b>	<b>-3.9%</b>

### Single-Family

	5-2019	5-2020	Change
2 Bedrooms or Less	54	47	-13.0%
3 Bedrooms	34	32	-5.9%
4 Bedrooms or More	28	27	-3.6%
Single-Family	42	40	-4.8%
Condo-Townhome	73	77	+5.5%
<b>All Property Types</b>	<b>53</b>	<b>50</b>	<b>-5.7%</b>

### Condo-Townhome

#### By Bedroom Count

	5-2019	5-2020	Change
2 Bedrooms or Less	41	39	-4.9%
3 Bedrooms	41	41	0.0%
4 Bedrooms or More	68	62	-8.8%
<b>All Bedroom Counts</b>	<b>51</b>	<b>49</b>	<b>-3.9%</b>

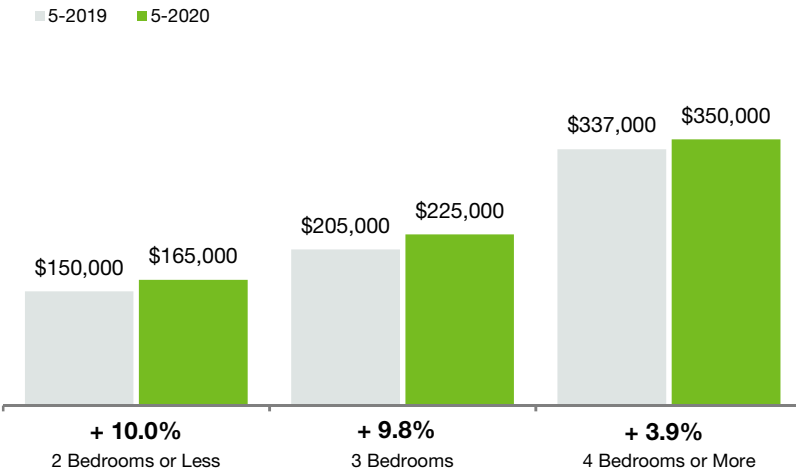
	5-2019	5-2020	Change
2 Bedrooms or Less	48	45	-6.3%
3 Bedrooms	41	40	-2.4%
4 Bedrooms or More	68	61	-10.3%
Single-Family	66	64	-3.0%
Condo-Townhome	34	34	0.0%
<b>All Property Types</b>	<b>53</b>	<b>50</b>	<b>-5.7%</b>

# Median Sales Price

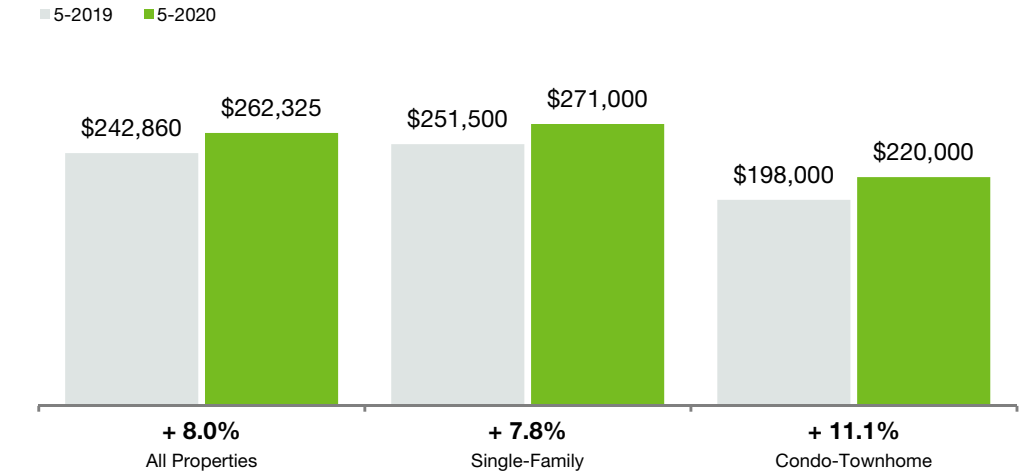


Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	5-2019	5-2020	Change
2 Bedrooms or Less	\$150,000	\$165,000	+ 10.0%
3 Bedrooms	\$205,000	\$225,000	+ 9.8%
4 Bedrooms or More	\$337,000	\$350,000	+ 3.9%
<b>All Bedroom Counts</b>	<b>\$242,860</b>	<b>\$262,325</b>	<b>+ 8.0%</b>

### Single-Family

5-2019	5-2020	Change
\$120,000	\$138,000	+ 15.0%
\$201,900	\$223,000	+ 10.5%
\$338,000	\$351,000	+ 3.8%
<b>\$251,500</b>	<b>\$271,000</b>	<b>+ 7.8%</b>

### Condo-Townhome

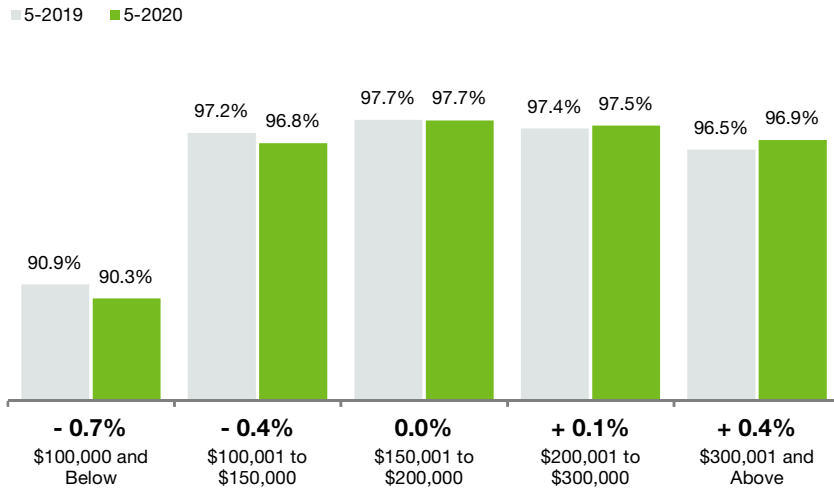
5-2019	5-2020	Change
\$169,000	\$184,000	+ 8.9%
\$225,000	\$240,775	+ 7.0%
\$278,875	\$295,000	+ 5.8%
<b>\$198,000</b>	<b>\$220,000</b>	<b>+ 11.1%</b>

# Percent of Original List Price Received

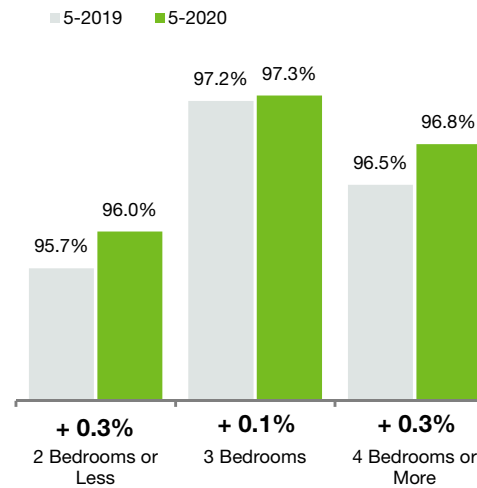


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

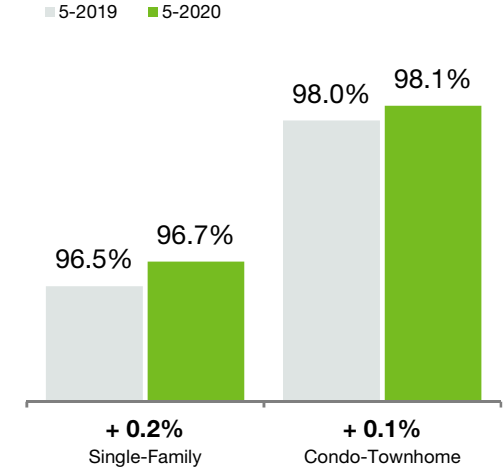
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	90.9%	90.3%	- 0.7%
\$100,001 to \$150,000	97.2%	96.8%	- 0.4%
\$150,001 to \$200,000	97.7%	97.7%	0.0%
\$200,001 to \$300,000	97.4%	97.5%	+ 0.1%
\$300,001 and Above	96.5%	96.9%	+ 0.4%
<b>All Price Ranges</b>	<b>96.7%</b>	<b>96.9%</b>	<b>+ 0.2%</b>

### Single-Family

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	90.3%	89.5%	- 0.9%
\$100,001 to \$150,000	97.0%	96.5%	- 0.5%
\$150,001 to \$200,000	97.7%	97.6%	- 0.1%
\$200,001 to \$300,000	97.2%	97.4%	+ 0.2%
\$300,001 and Above	96.3%	96.8%	+ 0.5%
<b>All Price Ranges</b>	<b>96.5%</b>	<b>96.7%</b>	<b>+ 0.2%</b>

### Condo-Townhome

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	94.6%	95.3%	+ 0.7%
\$100,001 to \$150,000	98.0%	97.9%	- 0.1%
\$150,001 to \$200,000	98.0%	98.2%	+ 0.2%
\$200,001 to \$300,000	98.2%	98.2%	0.0%
\$300,001 and Above	98.6%	98.5%	- 0.1%
<b>All Price Ranges</b>	<b>98.0%</b>	<b>98.1%</b>	<b>+ 0.1%</b>

### By Bedroom Count

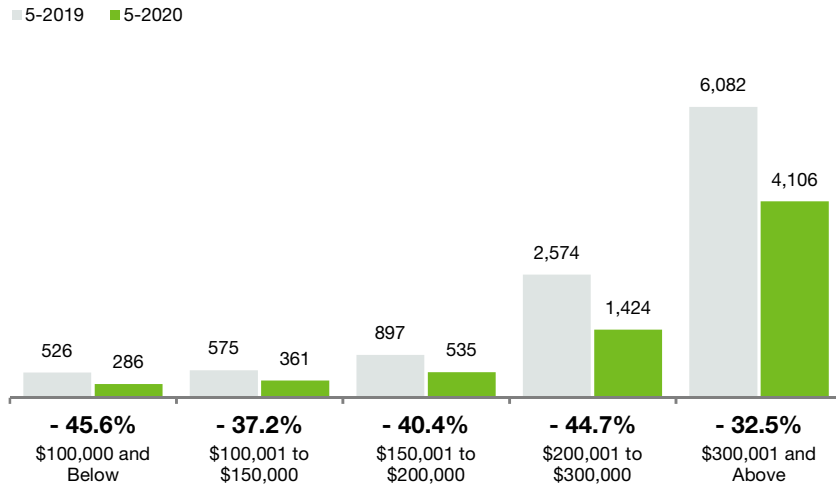
By Bedroom Count	5-2019	5-2020	Change
2 Bedrooms or Less	95.7%	96.0%	+ 0.3%
3 Bedrooms	97.2%	97.3%	+ 0.1%
4 Bedrooms or More	96.5%	96.8%	+ 0.3%
<b>All Bedroom Counts</b>	<b>96.7%</b>	<b>96.9%</b>	<b>+ 0.2%</b>

By Bedroom Count	5-2019	5-2020	Change
2 Bedrooms or Less	93.6%	94.2%	+ 0.6%
3 Bedrooms	97.0%	97.1%	+ 0.1%
4 Bedrooms or More	96.4%	96.8%	+ 0.4%
<b>All Bedroom Counts</b>	<b>96.5%</b>	<b>96.7%</b>	<b>+ 0.2%</b>

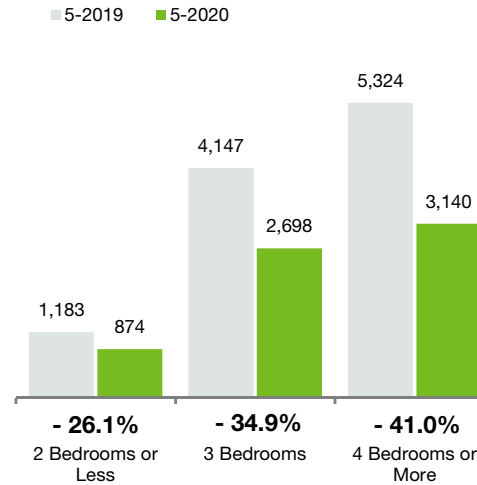
# Inventory of Homes for Sale

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

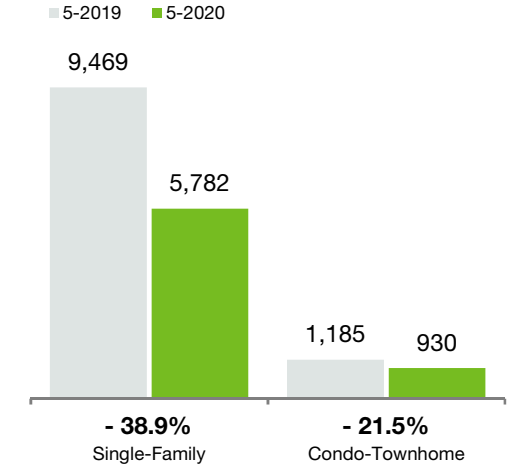
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2019	5-2020	Change
\$100,000 and Below	526	286	- 45.6%
\$100,001 to \$150,000	575	361	- 37.2%
\$150,001 to \$200,000	897	535	- 40.4%
\$200,001 to \$300,000	2,574	1,424	- 44.7%
\$300,001 and Above	6,082	4,106	- 32.5%
<b>All Price Ranges</b>	<b>10,654</b>	<b>6,712</b>	<b>- 37.0%</b>

### Single-Family

5-2019	5-2020	Change
484	256	- 47.1%
498	321	- 35.5%
735	445	- 39.5%
2,143	1,141	- 46.8%
5,609	3,619	- 35.5%
<b>9,469</b>	<b>5,782</b>	<b>- 38.9%</b>

### Condo-Townhome

5-2019	5-2020	Change
42	30	- 28.6%
77	40	- 48.1%
162	90	- 44.4%
431	283	- 34.3%
473	487	+ 3.0%
<b>1,185</b>	<b>930</b>	<b>- 21.5%</b>

### By Bedroom Count

5-2019	5-2020	Change
1,183	874	- 26.1%
4,147	2,698	- 34.9%
5,324	3,140	- 41.0%
<b>10,654</b>	<b>6,712</b>	<b>- 37.0%</b>

5-2019	5-2020	Change
735	513	- 30.2%
3,543	2,234	- 36.9%
5,191	3,035	- 41.5%
<b>9,469</b>	<b>5,782</b>	<b>- 38.9%</b>

5-2019	5-2020	Change
448	361	- 19.4%
604	464	- 23.2%
133	105	- 21.1%
<b>1,185</b>	<b>930</b>	<b>- 21.5%</b>



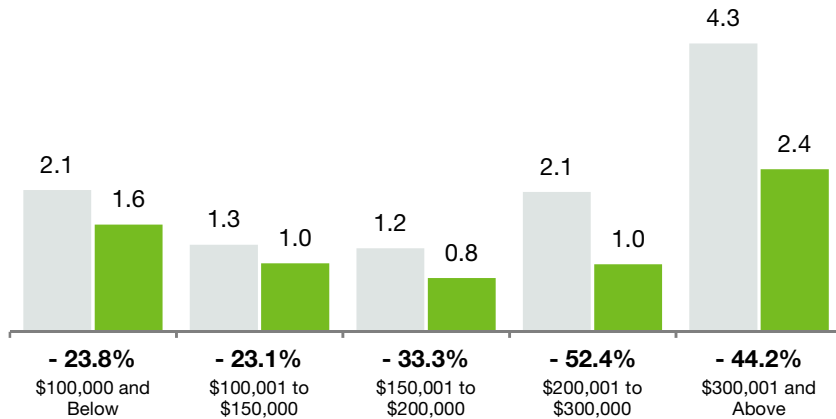
# Months Supply of Homes for Sale



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.

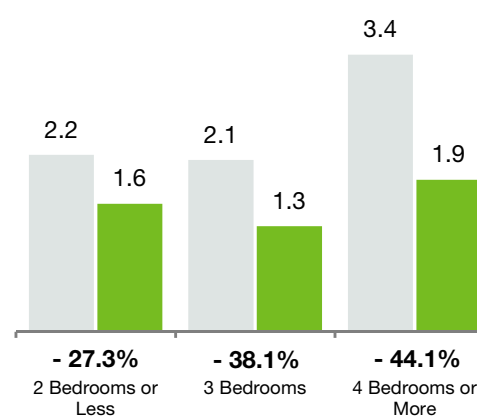
## By Price Range

5-2019 5-2020



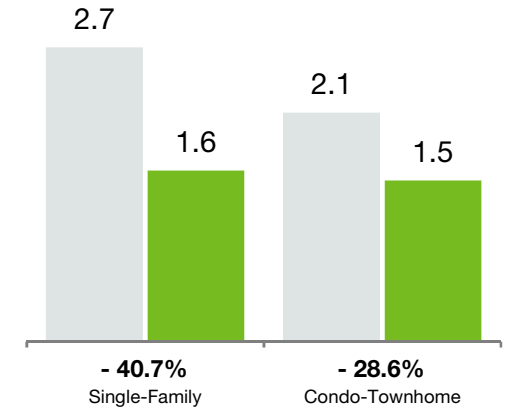
## By Bedroom Count

5-2019 5-2020



## By Property Type

5-2019 5-2020



### All Properties

#### By Price Range

	5-2019	5-2020	Change
\$100,000 and Below	2.1	1.6	- 23.8%
\$100,001 to \$150,000	1.3	1.0	- 23.1%
\$150,001 to \$200,000	1.2	0.8	- 33.3%
\$200,001 to \$300,000	2.1	1.0	- 52.4%
\$300,001 and Above	4.3	2.4	- 44.2%
<b>All Price Ranges</b>	<b>2.6</b>	<b>1.6</b>	<b>- 38.5%</b>

### Single-Family

	5-2019	5-2020	Change
2 Bedrooms or Less	2.2	1.6	- 27.3%
3 Bedrooms	1.5	1.1	- 26.7%
4 Bedrooms or More	1.3	0.9	- 30.8%
2.0	2.0	1.0	- 50.0%
4.3	4.3	2.3	- 46.5%
<b>All Single-Family</b>	<b>2.7</b>	<b>1.6</b>	<b>- 40.7%</b>

### Condo-Townhome

	5-2019	5-2020	Change
1.3	1.3	1.4	+ 7.7%
0.8	0.8	0.6	- 25.0%
1.1	1.1	0.6	- 45.5%
2.3	2.3	1.2	- 47.8%
5.0	5.0	3.4	- 32.0%
<b>All Condo-Townhome</b>	<b>2.1</b>	<b>1.5</b>	<b>- 28.6%</b>

#### By Bedroom Count

	5-2019	5-2020	Change
2 Bedrooms or Less	2.2	1.6	- 27.3%
3 Bedrooms	2.1	1.3	- 38.1%
4 Bedrooms or More	3.4	1.9	- 44.1%
<b>All Bedroom Counts</b>	<b>2.6</b>	<b>1.6</b>	<b>- 38.5%</b>

	5-2019	5-2020	Change
2.9	2.9	1.9	- 34.5%
2.1	2.1	1.3	- 38.1%
3.4	3.4	1.9	- 44.1%
<b>All Single-Family</b>	<b>2.7</b>	<b>1.6</b>	<b>- 40.7%</b>

	5-2019	5-2020	Change
1.6	1.6	1.3	- 18.8%
2.4	2.4	1.5	- 37.5%
5.6	5.6	2.5	- 55.4%
<b>All Condo-Townhome</b>	<b>2.1</b>	<b>1.5</b>	<b>- 28.6%</b>

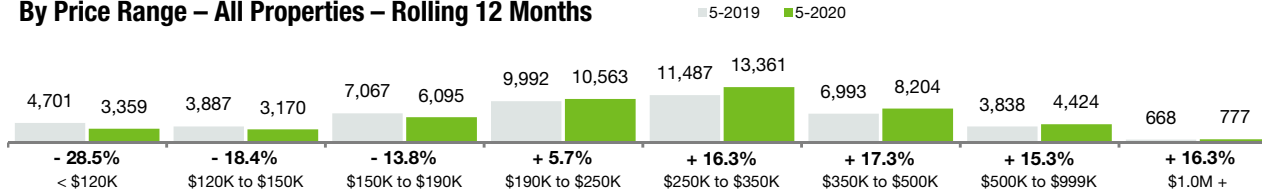
# Additional Price Ranges

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.

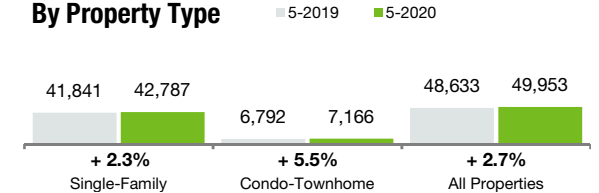
## Closed Sales

Actual sales that have closed in a given month.

### By Price Range – All Properties – Rolling 12 Months



### By Property Type



#### Rolling 12 Months

By Price Range	Single-Family			Condo-Townhome		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$120,000 and Below	3,967	2,863	-27.8%	734	496	-32.4%
\$120,001 to \$150,000	2,932	2,536	-13.5%	955	634	-33.6%
\$150,001 to \$190,000	5,595	4,633	-17.2%	1,472	1,462	-0.7%
\$190,001 to \$250,000	8,371	8,619	+3.0%	1,621	1,944	+19.9%
\$250,001 to \$350,000	10,168	11,703	+15.1%	1,319	1,658	+25.7%
\$350,001 to \$500,000	6,569	7,562	+15.1%	424	642	+51.4%
\$500,001 to \$999,999	3,600	4,146	+15.2%	238	278	+16.8%
\$1M and Above	639	725	+13.5%	29	52	+79.3%
<b>All Price Ranges</b>	<b>41,841</b>	<b>42,787</b>	<b>+2.3%</b>	<b>6,792</b>	<b>7,166</b>	<b>+5.5%</b>

#### Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	4-2020	5-2020	Change	4-2020	5-2020	Change
\$120,000 and Below	173	173	0.0%	28	27	-3.6%
\$120,001 to \$150,000	188	191	+1.6%	35	44	+25.7%
\$150,001 to \$190,000	310	313	+1.0%	78	116	+48.7%
\$190,001 to \$250,000	612	609	-0.5%	155	156	+0.6%
\$250,001 to \$350,000	896	886	-1.1%	122	126	+3.3%
\$350,001 to \$500,000	612	536	-12.4%	42	52	+23.8%
\$500,001 to \$999,999	356	303	-14.9%	20	21	+5.0%
\$1M and Above	71	43	-39.4%	4	2	-50.0%
<b>All Price Ranges</b>	<b>3,218</b>	<b>3,054</b>	<b>-5.1%</b>	<b>484</b>	<b>544</b>	<b>+12.4%</b>

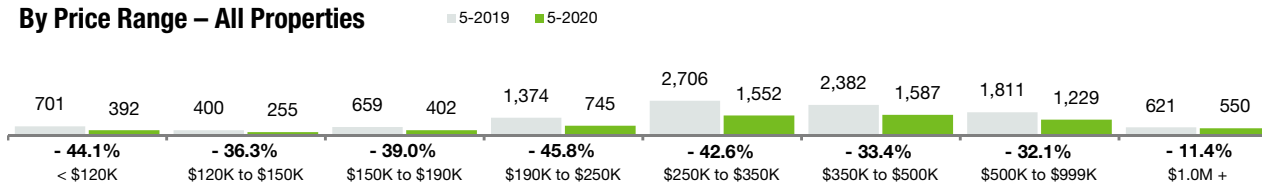
#### Year to Date

By Price Range	Single-Family			Condo-Townhome		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$120,000 and Below	1,528	969	-36.6%	259	158	-39.0%
\$120,001 to \$150,000	1,117	904	-19.1%	365	223	-38.9%
\$150,001 to \$190,000	2,076	1,619	-22.0%	587	519	-11.6%
\$190,001 to \$250,000	3,355	3,030	-9.7%	670	735	+9.7%
\$250,001 to \$350,000	4,240	4,421	+4.3%	568	633	+11.4%
\$350,001 to \$500,000	2,584	2,739	+6.0%	185	282	+52.4%
\$500,001 to \$999,999	1,443	1,494	+3.5%	94	110	+17.0%
\$1M and Above	270	253	-6.3%	12	18	+50.0%
<b>All Price Ranges</b>	<b>16,613</b>	<b>15,429</b>	<b>-7.1%</b>	<b>2,740</b>	<b>2,678</b>	<b>-2.3%</b>

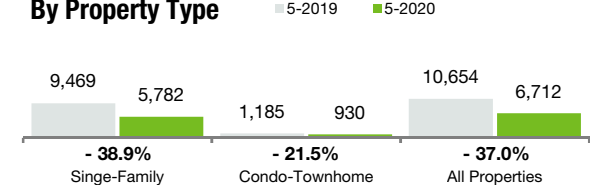
## Inventory of Homes for Sale

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



#### Year over Year

By Price Range	Single-Family			Condo-Townhome		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$120,000 and Below	635	352	-44.6%	66	40	-39.4%
\$120,001 to \$150,000	347	225	-35.2%	53	30	-43.4%
\$150,001 to \$190,000	548	337	-38.5%	111	65	-41.4%
\$190,001 to \$250,000	1,097	597	-45.6%	277	148	-46.6%
\$250,001 to \$350,000	2,383	1,308	-45.1%	323	244	-24.5%
\$350,001 to \$500,000	2,179	1,362	-37.5%	203	225	+10.8%
\$500,001 to \$999,999	1,695	1,101	-35.0%	116	128	+10.3%
\$1M and Above	585	500	-14.5%	36	50	+38.9%
<b>All Price Ranges</b>	<b>9,469</b>	<b>5,782</b>	<b>-38.9%</b>	<b>1,185</b>	<b>930</b>	<b>-21.5%</b>

#### Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	4-2020	5-2020	Change	4-2020	5-2020	Change
\$120,000 and Below	490	352	-28.2%	65	40	-38.5%
\$120,001 to \$150,000	291	225	-22.7%	47	30	-36.2%
\$150,001 to \$190,000	473	337	-28.8%	111	65	-41.4%
\$190,001 to \$250,000	926	597	-35.5%	202	148	-26.7%
\$250,001 to \$350,000	1,678	1,308	-22.1%	317	244	-23.0%
\$350,001 to \$500,000	1,621	1,362	-16.0%	211	225	+6.6%
\$500,001 to \$999,999	1,254	1,101	-12.2%	128	128	0.0%
\$1M and Above	490	500	+2.0%	38	50	+31.6%
<b>All Price Ranges</b>	<b>7,223</b>	<b>5,782</b>	<b>-20.0%</b>	<b>1,119</b>	<b>930</b>	<b>-16.9%</b>

#### Year to Date

By Price Range	Single-Family	Condo-Townhome
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.		