

Charlotte Region Housing Supply Overview



August 2022

Builder sentiment slid into negative territory in August, as higher costs continue to impact buyers and builders alike. Buyer traffic has declined considerably this summer, with new home sales down 29.6% nationally compared to a year ago and falling to their lowest level since 2016, according to the U.S. Census Bureau. As sales slow and new home inventory piles up, builders are lowering prices to entice buyers, with about 1 in 5 builders cutting prices in August to boost sales and limit cancellations, according to the National Association of Home Builders. For the 12-month period spanning September 2021 through August 2022, Pending Sales in the Charlotte region were down 8.6 percent overall. The price range with the largest gain in sales was the \$300,001 and Above range, where they increased 13.6 percent.

The overall Median Sales Price was up 17.8 percent to \$365,000. The property type with the largest price gain was the Condo-Townhome segment, where prices increased 20.2 percent to \$310,000. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 15 days; the price range that tended to sell the slowest was the \$100,000 and Below range at 31 days.

Market-wide, inventory levels were up 25.8 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 30.1 percent. That amounts to 1.5 months supply for Single-Family homes and 1.2 months supply for Condos-Townhomes.

Quick Facts

| | | |
|---------------------------------------|-------------------------------------|-------------------------------------|
| + 13.6% | - 4.1% | - 8.4% |
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| \$300,001 and Above | 2 Bedrooms or Less | Single-Family |

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

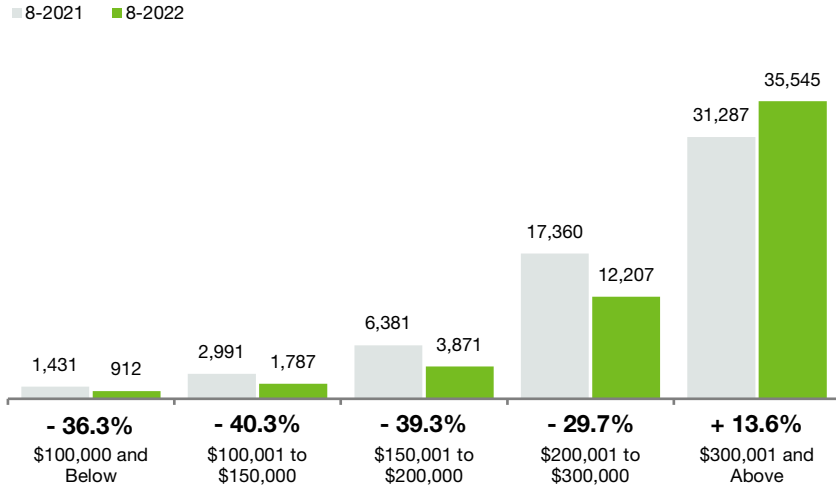


Pending Sales

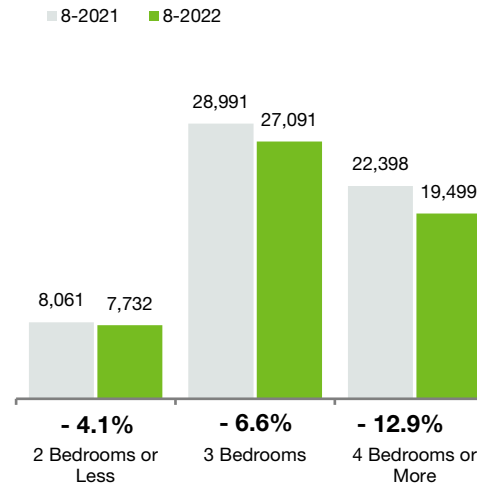
A count of properties on which offers have been accepted. Based on a rolling 12-month total.



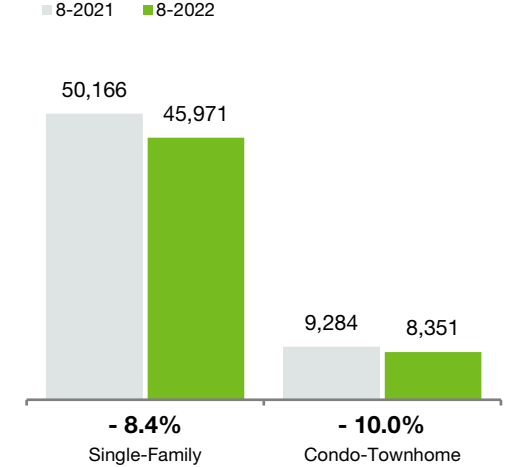
By Price Range



By Bedroom Count



By Property Type



All Properties

| By Price Range | 8-2021 | 8-2022 | Change |
|-------------------------|---------------|---------------|---------------|
| \$100,000 and Below | 1,431 | 912 | - 36.3% |
| \$100,001 to \$150,000 | 2,991 | 1,787 | - 40.3% |
| \$150,001 to \$200,000 | 6,381 | 3,871 | - 39.3% |
| \$200,001 to \$300,000 | 17,360 | 12,207 | - 29.7% |
| \$300,001 and Above | 31,287 | 35,545 | + 13.6% |
| All Price Ranges | 59,450 | 54,322 | - 8.6% |

Single-Family

| By Price Range | 8-2021 | 8-2022 | Change |
|-------------------------|---------------|---------------|---------------|
| \$100,000 and Below | 1,261 | 847 | - 32.8% |
| \$100,001 to \$150,000 | 2,406 | 1,443 | - 40.0% |
| \$150,001 to \$200,000 | 4,816 | 3,119 | - 35.2% |
| \$200,001 to \$300,000 | 13,782 | 9,421 | - 31.6% |
| \$300,001 and Above | 27,901 | 31,141 | + 11.6% |
| All Price Ranges | 50,166 | 45,971 | - 8.4% |

Condo-Townhome

| By Price Range | 8-2021 | 8-2022 | Change |
|-------------------------|--------------|--------------|----------------|
| \$100,000 and Below | 170 | 65 | - 61.8% |
| \$100,001 to \$150,000 | 585 | 344 | - 41.2% |
| \$150,001 to \$200,000 | 1,565 | 752 | - 51.9% |
| \$200,001 to \$300,000 | 3,578 | 2,786 | - 22.1% |
| \$300,001 and Above | 3,386 | 4,404 | + 30.1% |
| All Price Ranges | 9,284 | 8,351 | - 10.0% |

By Bedroom Count

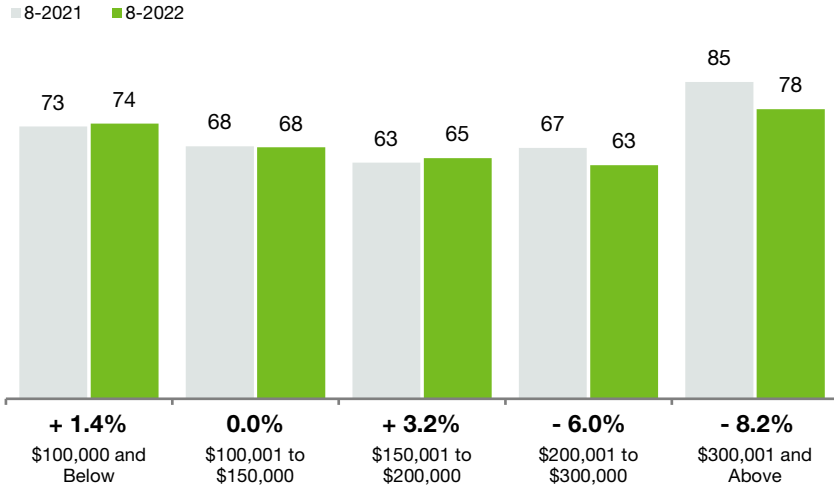
| By Bedroom Count | 8-2021 | 8-2022 | Change |
|---------------------------|---------------|---------------|---------------|
| 2 Bedrooms or Less | 8,061 | 7,732 | - 4.1% |
| 3 Bedrooms | 28,991 | 27,091 | - 6.6% |
| 4 Bedrooms or More | 22,398 | 19,499 | - 12.9% |
| All Bedroom Counts | 59,450 | 54,322 | - 8.6% |

| By Bedroom Count | 8-2021 | 8-2022 | Change |
|---------------------------|---------------|---------------|---------------|
| 2 Bedrooms or Less | 3,991 | 4,049 | + 1.5% |
| 3 Bedrooms | 24,328 | 23,077 | - 5.1% |
| 4 Bedrooms or More | 21,847 | 18,845 | - 13.7% |
| All Bedroom Counts | 50,166 | 45,971 | - 8.4% |

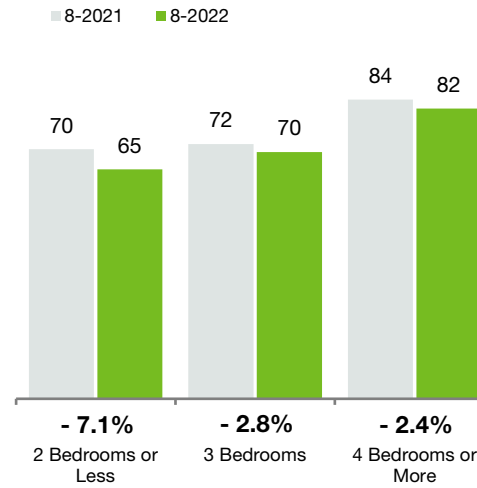
List to Close

A count of the days between the date listed and the date closed for all properties sold. Based on a rolling 12-month average.

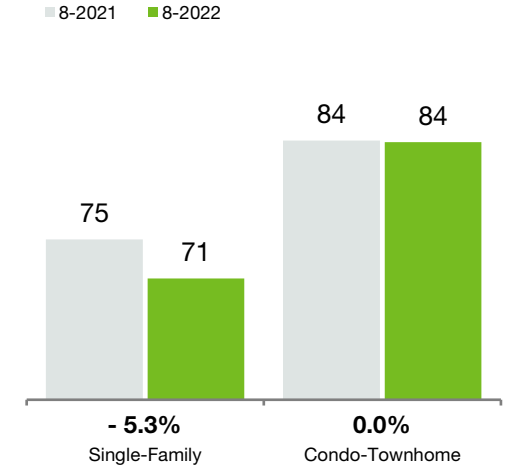
By Price Range



By Bedroom Count



By Property Type



All Properties

| By Price Range | 8-2021 | 8-2022 | Change |
|-------------------------|-----------|-----------|---------------|
| \$100,000 and Below | 73 | 74 | + 1.4% |
| \$100,001 to \$150,000 | 68 | 68 | 0.0% |
| \$150,001 to \$200,000 | 63 | 65 | + 3.2% |
| \$200,001 to \$300,000 | 67 | 63 | - 6.0% |
| \$300,001 and Above | 85 | 78 | - 8.2% |
| All Price Ranges | 76 | 73 | - 3.9% |

Single-Family

| | 8-2021 | 8-2022 | Change |
|--------------------------|-----------|-----------|---------------|
| | 72 | 72 | 0.0% |
| | 71 | 70 | - 1.4% |
| | 65 | 67 | + 3.1% |
| | 65 | 62 | - 4.6% |
| | 82 | 74 | - 9.8% |
| All Single-Family | 75 | 71 | - 5.3% |

Condo-Townhome

| | 8-2021 | 8-2022 | Change |
|---------------------------|-----------|-----------|-------------|
| | 81 | 95 | + 17.3% |
| | 53 | 56 | + 5.7% |
| | 57 | 55 | - 3.5% |
| | 78 | 66 | - 15.4% |
| | 112 | 102 | - 8.9% |
| All Condo-Townhome | 84 | 84 | 0.0% |

By Bedroom Count

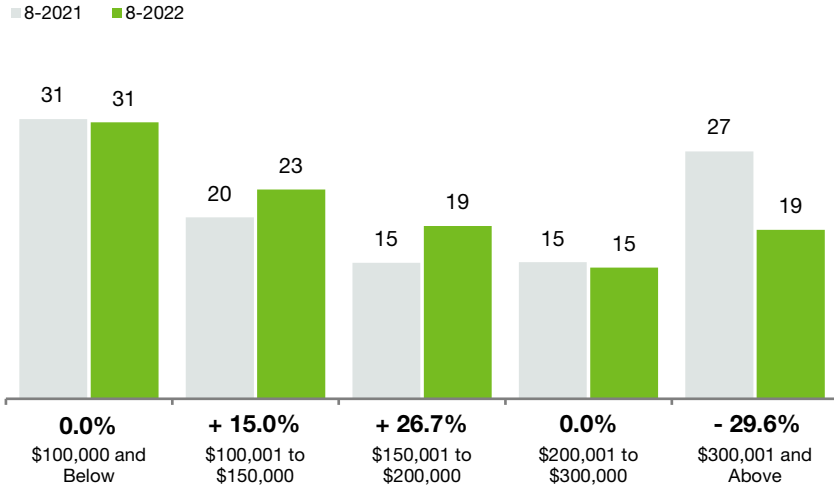
| | 8-2021 | 8-2022 | Change |
|---------------------------|-----------|-----------|---------------|
| 2 Bedrooms or Less | 70 | 65 | - 7.1% |
| 3 Bedrooms | 72 | 70 | - 2.8% |
| 4 Bedrooms or More | 84 | 82 | - 2.4% |
| All Bedroom Counts | 76 | 73 | - 3.9% |

| | 8-2021 | 8-2022 | Change |
|---------------------------|-----------|-----------|---------------|
| | 75 | 69 | - 8.0% |
| | 67 | 64 | - 4.5% |
| | 84 | 80 | - 4.8% |
| All Single-Family | 75 | 71 | - 5.3% |
| | 66 | 60 | - 9.1% |
| | 97 | 99 | + 2.1% |
| | 119 | 130 | + 9.2% |
| All Condo-Townhome | 84 | 84 | 0.0% |

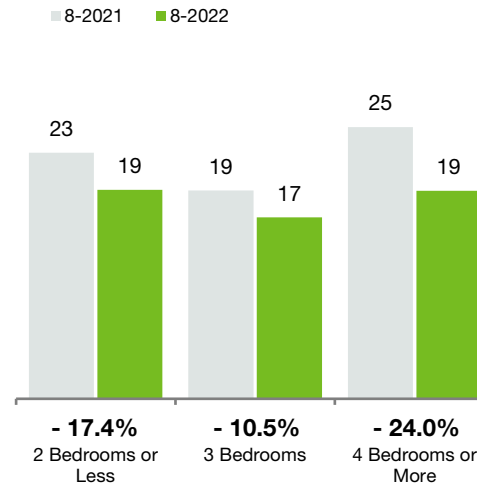
Days on Market Until Sale

Average number of days between when a property is first listed and when an offer is accepted. Based on a rolling 12-month average.

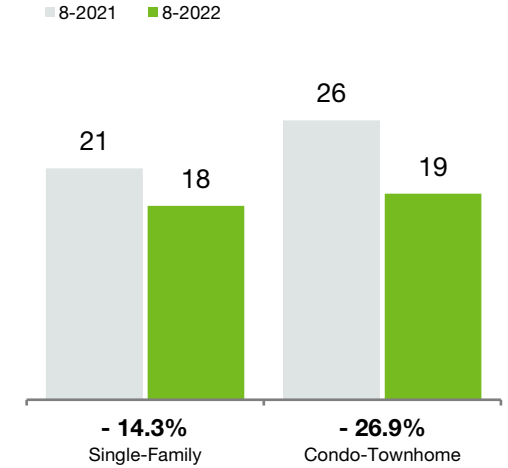
By Price Range



By Bedroom Count



By Property Type



All Properties

| By Price Range | 8-2021 | 8-2022 | Change |
|-------------------------|-----------|-----------|----------------|
| \$100,000 and Below | 31 | 31 | 0.0% |
| \$100,001 to \$150,000 | 20 | 23 | + 15.0% |
| \$150,001 to \$200,000 | 15 | 19 | + 26.7% |
| \$200,001 to \$300,000 | 15 | 15 | 0.0% |
| \$300,001 and Above | 27 | 19 | - 29.6% |
| All Price Ranges | 22 | 18 | - 18.2% |

Single-Family

| 8-2021 | 8-2022 | Change |
|-----------|-----------|----------------|
| 31 | 30 | - 3.2% |
| 22 | 25 | + 13.6% |
| 16 | 20 | + 25.0% |
| 14 | 15 | + 7.1% |
| 26 | 18 | - 30.8% |
| 21 | 18 | - 14.3% |

Condo-Townhome

| 8-2021 | 8-2022 | Change |
|-----------|-----------|----------------|
| 31 | 32 | + 3.2% |
| 11 | 16 | + 45.5% |
| 11 | 14 | + 27.3% |
| 20 | 12 | - 40.0% |
| 43 | 25 | - 41.9% |
| 26 | 19 | - 26.9% |

By Bedroom Count

| 8-2021 | 8-2022 | Change |
|-----------|-----------|----------------|
| 23 | 19 | - 17.4% |
| 19 | 17 | - 10.5% |
| 25 | 19 | - 24.0% |
| 22 | 18 | - 18.2% |

| 8-2021 | 8-2022 | Change |
|-----------|-----------|----------------|
| 24 | 23 | - 4.2% |
| 18 | 16 | - 11.1% |
| 25 | 19 | - 24.0% |
| 21 | 18 | - 14.3% |

| 8-2021 | 8-2022 | Change |
|-----------|-----------|----------------|
| 22 | 16 | - 27.3% |
| 29 | 21 | - 27.6% |
| 38 | 25 | - 34.2% |
| 26 | 19 | - 26.9% |

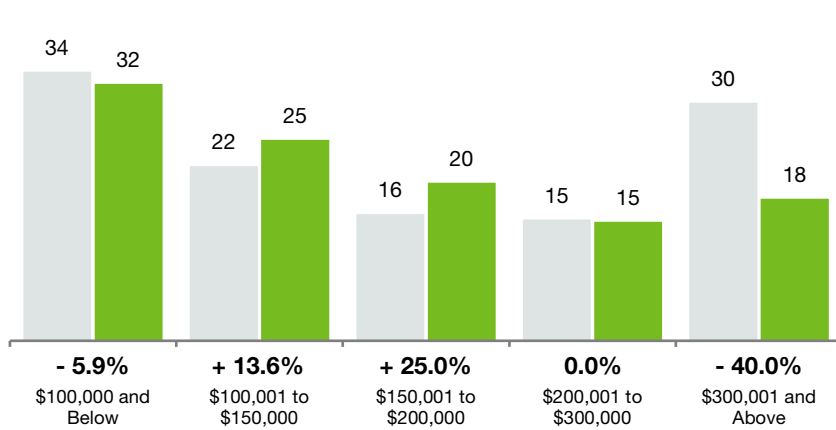
Cumulative Days on Market Until Sale



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.**

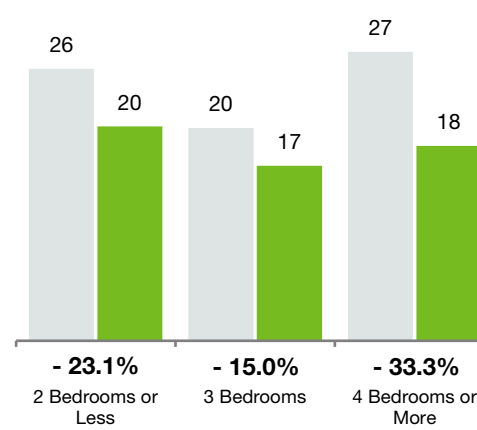
By Price Range

8-2021 8-2022



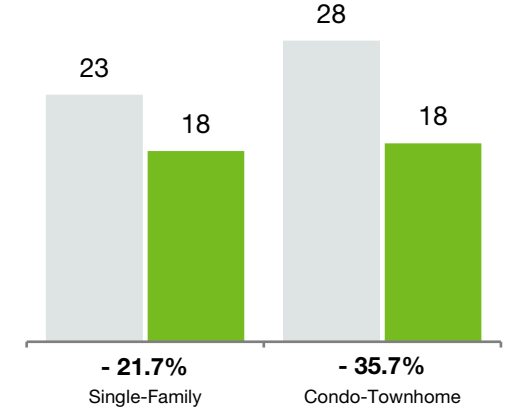
By Bedroom Count

8-2021 8-2022



By Property Type

8-2021 8-2022



All Properties

By Price Range

| | 8-2021 | 8-2022 | Change |
|-------------------------|-----------|-----------|----------------|
| \$100,000 and Below | 34 | 32 | - 5.9% |
| \$100,001 to \$150,000 | 22 | 25 | + 13.6% |
| \$150,001 to \$200,000 | 16 | 20 | + 25.0% |
| \$200,001 to \$300,000 | 15 | 15 | 0.0% |
| \$300,001 and Above | 30 | 18 | - 40.0% |
| All Price Ranges | 24 | 18 | - 25.0% |

Single-Family

| | 8-2021 | 8-2022 | Change |
|-------------------------|-----------|-----------|----------------|
| \$100,000 and Below | 34 | 32 | - 5.9% |
| \$100,001 to \$150,000 | 24 | 27 | + 12.5% |
| \$150,001 to \$200,000 | 17 | 21 | + 23.5% |
| \$200,001 to \$300,000 | 14 | 16 | + 14.3% |
| \$300,001 and Above | 28 | 17 | - 39.3% |
| All Price Ranges | 23 | 18 | - 21.7% |

Condo-Townhome

| | 8-2021 | 8-2022 | Change |
|-------------------------|-----------|-----------|----------------|
| \$100,000 and Below | 33 | 32 | - 3.0% |
| \$100,001 to \$150,000 | 12 | 16 | + 33.3% |
| \$150,001 to \$200,000 | 12 | 13 | + 8.3% |
| \$200,001 to \$300,000 | 20 | 12 | - 40.0% |
| \$300,001 and Above | 50 | 23 | - 54.0% |
| All Price Ranges | 28 | 18 | - 35.7% |

By Bedroom Count

| | 8-2021 | 8-2022 | Change |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 26 | 20 | - 23.1% |
| 3 Bedrooms | 20 | 17 | - 15.0% |
| 4 Bedrooms or More | 27 | 18 | - 33.3% |
| All Bedroom Counts | 24 | 18 | - 25.0% |

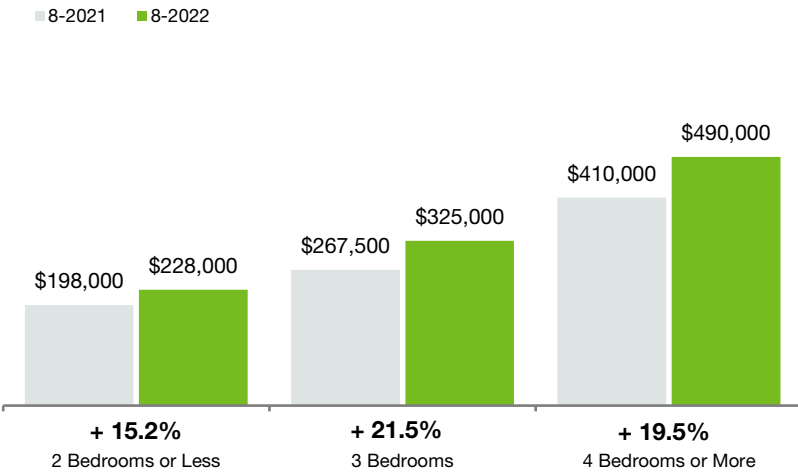
| | 8-2021 | 8-2022 | Change |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less | 28 | 24 | - 14.3% |
| 3 Bedrooms | 18 | 16 | - 11.1% |
| 4 Bedrooms or More | 27 | 18 | - 33.3% |
| All Bedroom Counts | 23 | 18 | - 21.7% |

Median Sales Price

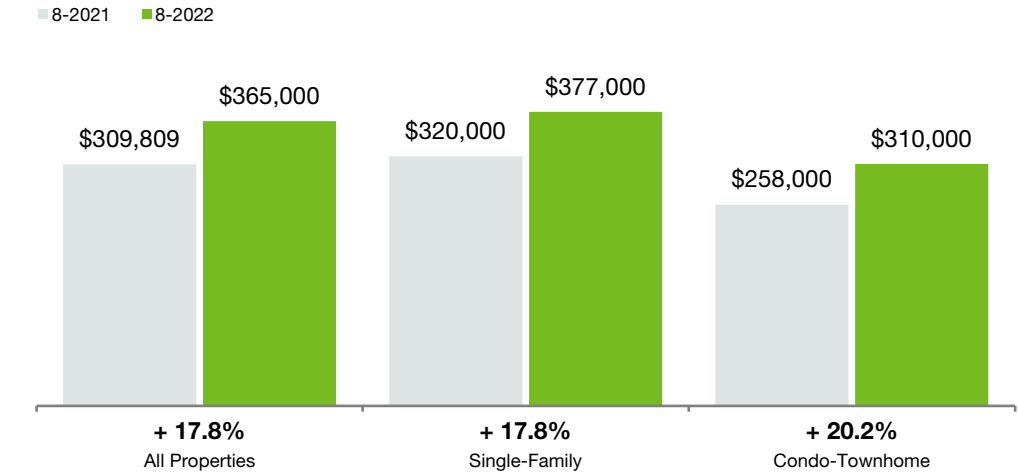


Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

By Bedroom Count



By Property Type



All Properties

| By Bedroom Count | 8-2021 | 8-2022 | Change |
|---------------------------|------------------|------------------|----------------|
| 2 Bedrooms or Less | \$198,000 | \$228,000 | + 15.2% |
| 3 Bedrooms | \$267,500 | \$325,000 | + 21.5% |
| 4 Bedrooms or More | \$410,000 | \$490,000 | + 19.5% |
| All Bedroom Counts | \$309,809 | \$365,000 | + 17.8% |

Single-Family

| 8-2021 | 8-2022 | Change |
|------------------|------------------|----------------|
| \$170,000 | \$194,900 | + 14.6% |
| \$265,000 | \$321,500 | + 21.3% |
| \$411,379 | \$495,000 | + 20.3% |
| \$320,000 | \$377,000 | + 17.8% |

Condo-Townhome

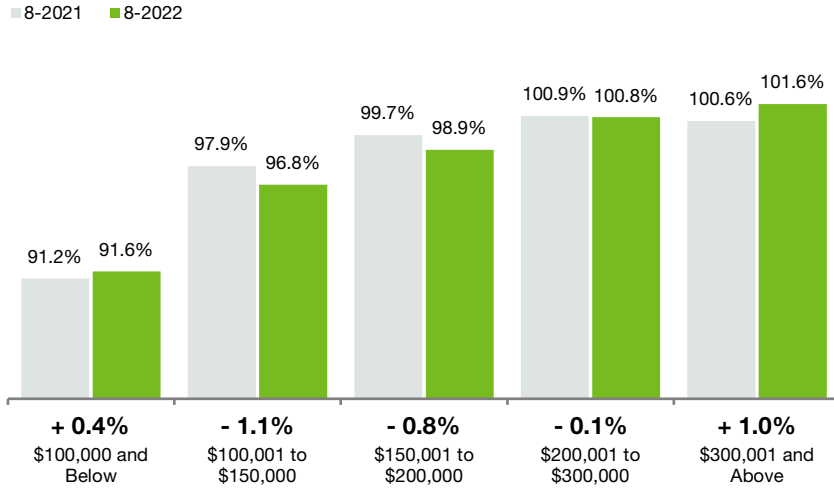
| 8-2021 | 8-2022 | Change |
|------------------|------------------|----------------|
| \$215,000 | \$256,500 | + 19.3% |
| \$281,444 | \$335,763 | + 19.3% |
| \$360,000 | \$408,693 | + 13.5% |
| \$258,000 | \$310,000 | + 20.2% |

Percent of Original List Price Received

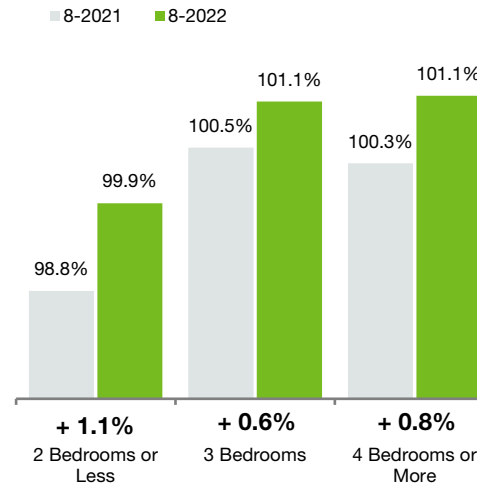


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

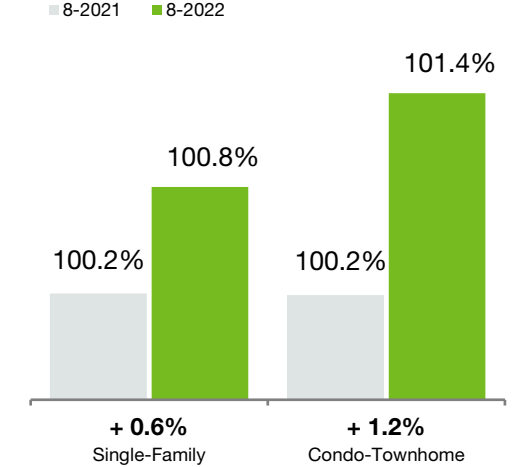
By Price Range



By Bedroom Count



By Property Type



All Properties

| By Price Range | 8-2021 | 8-2022 | Change |
|-------------------------|---------------|---------------|---------------|
| \$100,000 and Below | 91.2% | 91.6% | + 0.4% |
| \$100,001 to \$150,000 | 97.9% | 96.8% | - 1.1% |
| \$150,001 to \$200,000 | 99.7% | 98.9% | - 0.8% |
| \$200,001 to \$300,000 | 100.9% | 100.8% | - 0.1% |
| \$300,001 and Above | 100.6% | 101.6% | + 1.0% |
| All Price Ranges | 100.2% | 100.9% | + 0.7% |

Single-Family

| 8-2021 | 8-2022 | Change |
|---------------|---------------|---------------|
| 90.6% | 91.2% | + 0.7% |
| 97.6% | 96.2% | - 1.4% |
| 99.6% | 98.4% | - 1.2% |
| 100.9% | 100.5% | - 0.4% |
| 100.7% | 101.6% | + 0.9% |
| 100.2% | 100.8% | + 0.6% |

Condo-Townhome

| 8-2021 | 8-2022 | Change |
|---------------|---------------|---------------|
| 95.5% | 96.1% | + 0.6% |
| 99.2% | 99.5% | + 0.3% |
| 100.3% | 100.8% | + 0.5% |
| 100.8% | 101.7% | + 0.9% |
| 100.0% | 101.5% | + 1.5% |
| 100.2% | 101.4% | + 1.2% |

By Bedroom Count

| 8-2021 | 8-2022 | Change |
|---------------|---------------|---------------|
| 98.8% | 99.9% | + 1.1% |
| 100.5% | 101.1% | + 0.6% |
| 100.3% | 101.1% | + 0.8% |
| 100.2% | 100.9% | + 0.7% |

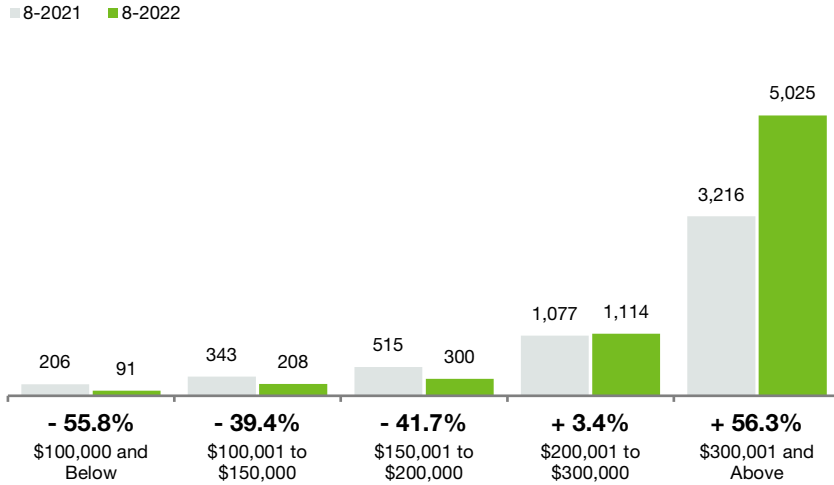
| 8-2021 | 8-2022 | Change |
|---------------|---------------|---------------|
| 97.8% | 98.4% | + 0.6% |
| 100.5% | 101.0% | + 0.5% |
| 100.3% | 101.2% | + 0.9% |
| 100.2% | 100.8% | + 0.6% |

| 8-2021 | 8-2022 | Change |
|---------------|---------------|---------------|
| 99.7% | 101.4% | + 1.7% |
| 100.7% | 101.4% | + 0.7% |
| 99.6% | 100.9% | + 1.3% |
| 100.2% | 101.4% | + 1.2% |

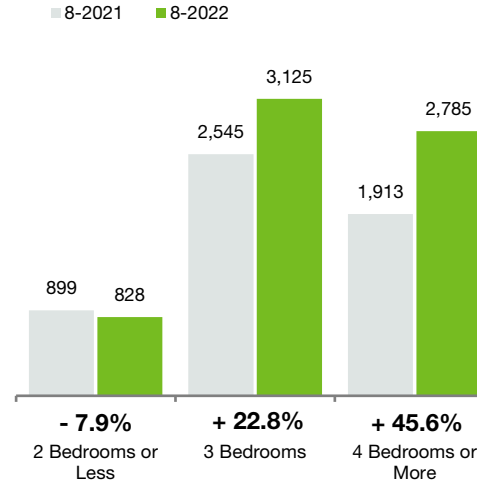
Inventory of Homes for Sale

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

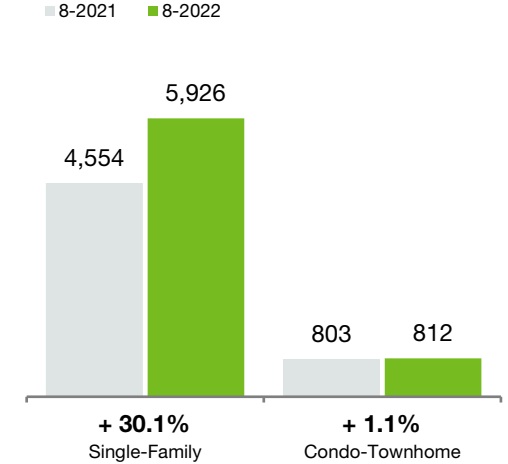
By Price Range



By Bedroom Count



By Property Type



All Properties

| By Price Range | 8-2021 | 8-2022 | Change |
|-------------------------|--------------|--------------|----------------|
| \$100,000 and Below | 206 | 91 | - 55.8% |
| \$100,001 to \$150,000 | 343 | 208 | - 39.4% |
| \$150,001 to \$200,000 | 515 | 300 | - 41.7% |
| \$200,001 to \$300,000 | 1,077 | 1,114 | + 3.4% |
| \$300,001 and Above | 3,216 | 5,025 | + 56.3% |
| All Price Ranges | 5,357 | 6,738 | + 25.8% |

Single-Family

| 8-2021 | 8-2022 | Change |
|--------------|--------------|----------------|
| 191 | 84 | - 56.0% |
| 298 | 188 | - 36.9% |
| 451 | 275 | - 39.0% |
| 893 | 978 | + 9.5% |
| 2,721 | 4,401 | + 61.7% |
| 4,554 | 5,926 | + 30.1% |

Condo-Townhome

| 8-2021 | 8-2022 | Change |
|------------|------------|---------------|
| 15 | 7 | - 53.3% |
| 45 | 20 | - 55.6% |
| 64 | 25 | - 60.9% |
| 184 | 136 | - 26.1% |
| 495 | 624 | + 26.1% |
| 803 | 812 | + 1.1% |

By Bedroom Count

| 8-2021 | 8-2022 | Change |
|--------------|--------------|----------------|
| 899 | 828 | - 7.9% |
| 2,545 | 3,125 | + 22.8% |
| 1,913 | 2,785 | + 45.6% |
| 5,357 | 6,738 | + 25.8% |

| 8-2021 | 8-2022 | Change |
|--------------|--------------|----------------|
| 577 | 582 | + 0.9% |
| 2,134 | 2,681 | + 25.6% |
| 1,843 | 2,663 | + 44.5% |
| 4,554 | 5,926 | + 30.1% |

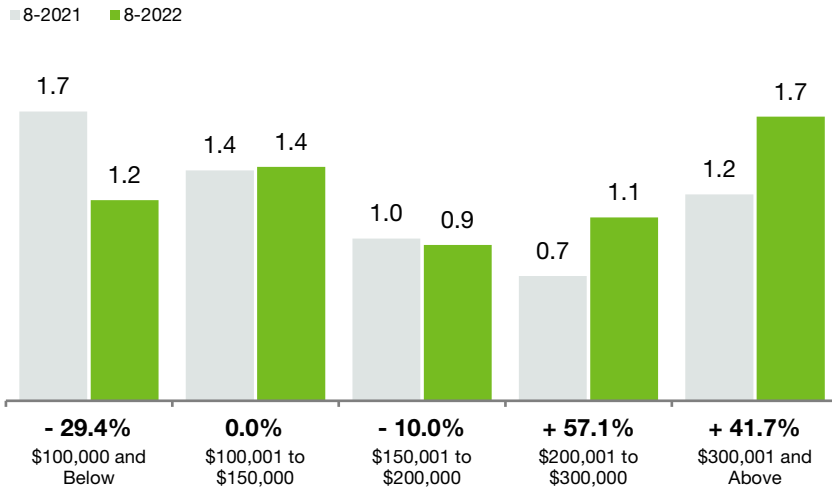
| 8-2021 | 8-2022 | Change |
|------------|------------|---------------|
| 322 | 246 | - 23.6% |
| 411 | 444 | + 8.0% |
| 70 | 122 | + 74.3% |
| 803 | 812 | + 1.1% |

Months Supply of Homes for Sale

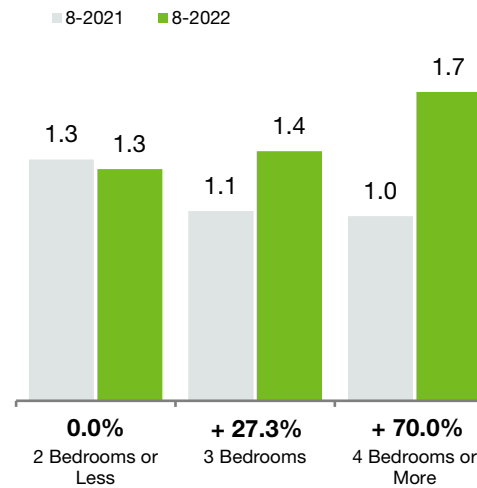


The months supply of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

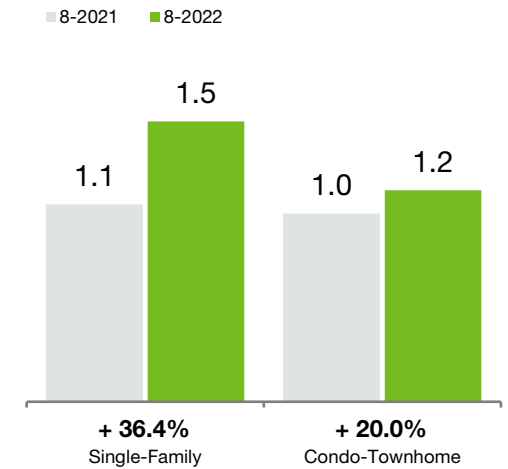
By Price Range



By Bedroom Count



By Property Type



All Properties

| By Price Range | 8-2021 | 8-2022 | Change |
|-------------------------|------------|------------|---------------|
| \$100,000 and Below | 1.7 | 1.2 | -29.4% |
| \$100,001 to \$150,000 | 1.4 | 1.4 | 0.0% |
| \$150,001 to \$200,000 | 1.0 | 0.9 | -10.0% |
| \$200,001 to \$300,000 | 0.7 | 1.1 | +57.1% |
| \$300,001 and Above | 1.2 | 1.7 | +41.7% |
| All Price Ranges | 1.1 | 1.5 | +36.4% |

Single-Family

| By Price Range | 8-2021 | 8-2022 | Change |
|-------------------------|------------|------------|---------------|
| \$100,000 and Below | 1.8 | 1.2 | -33.3% |
| \$100,001 to \$150,000 | 1.5 | 1.6 | +6.7% |
| \$150,001 to \$200,000 | 1.1 | 1.1 | 0.0% |
| \$200,001 to \$300,000 | 0.8 | 1.2 | +50.0% |
| \$300,001 and Above | 1.2 | 1.7 | +41.7% |
| All Price Ranges | 1.1 | 1.5 | +36.4% |

Condo-Townhome

| By Price Range | 8-2021 | 8-2022 | Change |
|-------------------------|------------|------------|---------------|
| \$100,000 and Below | 1.1 | 1.3 | +18.2% |
| \$100,001 to \$150,000 | 0.9 | 0.7 | -22.2% |
| \$150,001 to \$200,000 | 0.5 | 0.4 | -20.0% |
| \$200,001 to \$300,000 | 0.6 | 0.6 | 0.0% |
| \$300,001 and Above | 1.8 | 1.7 | -5.6% |
| All Price Ranges | 1.0 | 1.2 | +20.0% |

By Bedroom Count

| By Bedroom Count | 8-2021 | 8-2022 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 1.3 | 1.3 | 0.0% |
| 3 Bedrooms | 1.1 | 1.4 | +27.3% |
| 4 Bedrooms or More | 1.0 | 1.7 | +70.0% |
| All Bedroom Counts | 1.1 | 1.5 | +36.4% |

| By Bedroom Count | 8-2021 | 8-2022 | Change |
|---------------------------|------------|------------|---------------|
| 2 Bedrooms or Less | 1.7 | 1.7 | 0.0% |
| 3 Bedrooms | 1.1 | 1.4 | +27.3% |
| 4 Bedrooms or More | 1.0 | 1.7 | +70.0% |
| All Bedroom Counts | 1.1 | 1.5 | +36.4% |

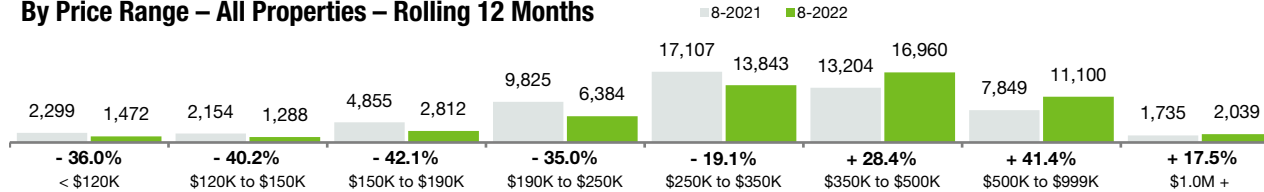
Additional Price Ranges

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.

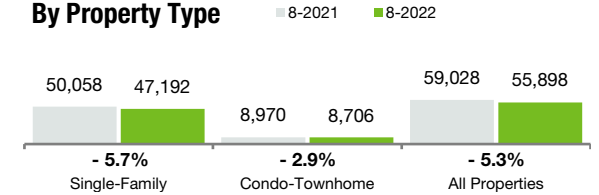
Closed Sales

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 | | |
|-------------------------|---------------|---------------|--------------|----------------|--------------|--------------|
| | 8-2021 | 8-2022 | Change | 8-2021 | 8-2022 | Change |
| \$120,000 and Below | 1,941 | 1,310 | -32.5% | 358 | 162 | -54.7% |
| \$120,001 to \$150,000 | 1,758 | 1,046 | -40.5% | 396 | 242 | -38.9% |
| \$150,001 to \$190,000 | 3,651 | 2,225 | -39.1% | 1,204 | 587 | -51.2% |
| \$190,001 to \$250,000 | 7,560 | 4,793 | -36.6% | 2,265 | 1,591 | -29.8% |
| \$250,001 to \$350,000 | 14,319 | 10,926 | -23.7% | 2,788 | 2,917 | +4.6% |
| \$350,001 to \$500,000 | 11,955 | 14,712 | +23.1% | 1,249 | 2,248 | +80.0% |
| \$500,001 to \$999,999 | 7,218 | 10,255 | +42.1% | 631 | 845 | +33.9% |
| \$1M and Above | 1,656 | 1,925 | +16.2% | 79 | 114 | +44.3% |
| All Price Ranges | 50,058 | 47,192 | -5.7% | 8,970 | 8,706 | -2.9% |

Compared to Prior Month

| By Price Range | Single-Family | | | Condo-Townhome | | |
|-------------------------|---------------|--------------|--------------|----------------|------------|--------------|
| | 7-2022 | 8-2022 | Change | 7-2022 | 8-2022 | Change |
| \$120,000 and Below | 96 | 91 | -5.2% | 12 | 4 | -66.7% |
| \$120,001 to \$150,000 | 68 | 69 | +1.5% | 10 | 16 | +60.0% |
| \$150,001 to \$190,000 | 160 | 143 | -10.6% | 25 | 30 | +20.0% |
| \$190,001 to \$250,000 | 345 | 327 | -5.2% | 107 | 91 | -15.0% |
| \$250,001 to \$350,000 | 696 | 839 | +20.5% | 231 | 196 | -15.2% |
| \$350,001 to \$500,000 | 1,183 | 1,131 | -4.4% | 203 | 177 | -12.8% |
| \$500,001 to \$999,999 | 931 | 1,008 | +8.3% | 74 | 82 | +10.8% |
| \$1M and Above | 207 | 176 | -15.0% | 6 | 13 | +116.7% |
| All Price Ranges | 3,686 | 3,784 | +2.7% | 668 | 609 | -8.8% |

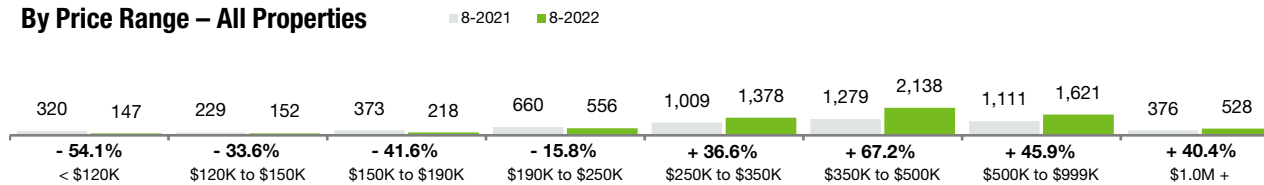
Year to Date

| By Price Range | Single-Family | | | Condo-Townhome | | |
|-------------------------|---------------|---------------|--------------|----------------|--------------|--------------|
| | 8-2021 | 8-2022 | Change | 8-2021 | 8-2022 | Change |
| \$120,000 and Below | 1,240 | 827 | -33.3% | 214 | 84 | -60.7% |
| \$120,001 to \$150,000 | 1,060 | 589 | -44.4% | 214 | 150 | -29.9% |
| \$150,001 to \$190,000 | 2,252 | 1,308 | -41.9% | 698 | 305 | -56.3% |
| \$190,001 to \$250,000 | 4,454 | 2,846 | -36.1% | 1,536 | 882 | -42.6% |
| \$250,001 to \$350,000 | 9,304 | 6,398 | -31.2% | 2,083 | 1,794 | -13.9% |
| \$350,001 to \$500,000 | 8,341 | 9,584 | +14.9% | 915 | 1,647 | +80.0% |
| \$500,001 to \$999,999 | 5,108 | 7,190 | +40.8% | 455 | 620 | +36.3% |
| \$1M and Above | 1,183 | 1,366 | +15.5% | 55 | 81 | +47.3% |
| All Price Ranges | 32,942 | 30,108 | -8.6% | 6,170 | 5,563 | -9.8% |

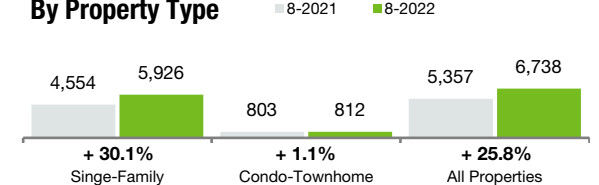
Inventory of Homes for Sale

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 | | |
|-------------------------|---------------|--------------|---------------|----------------|------------|--------------|
| | 8-2021 | 8-2022 | Change | 8-2021 | 8-2022 | Change |
| \$120,000 and Below | 289 | 133 | -54.0% | 31 | 14 | -54.8% |
| \$120,001 to \$150,000 | 200 | 139 | -30.5% | 29 | 13 | -55.2% |
| \$150,001 to \$190,000 | 323 | 201 | -37.8% | 50 | 17 | -66.0% |
| \$190,001 to \$250,000 | 565 | 492 | -12.9% | 95 | 64 | -32.6% |
| \$250,001 to \$350,000 | 807 | 1,180 | +46.2% | 202 | 198 | -2.0% |
| \$350,001 to \$500,000 | 1,070 | 1,818 | +69.9% | 209 | 320 | +53.1% |
| \$500,001 to \$999,999 | 972 | 1,484 | +52.7% | 139 | 137 | -1.4% |
| \$1M and Above | 328 | 479 | +46.0% | 48 | 49 | +2.1% |
| All Price Ranges | 4,554 | 5,926 | +30.1% | 803 | 812 | +1.1% |

Compared to Prior Month

| By Price Range | Single-Family | | | Condo-Townhome | | |
|-------------------------|---------------|--------------|--------------|----------------|------------|---------------|
| | 7-2022 | 8-2022 | Change | 7-2022 | 8-2022 | Change |
| \$120,000 and Below | 183 | 133 | -27.3% | 15 | 14 | -6.7% |
| \$120,001 to \$150,000 | 164 | 139 | -15.2% | 20 | 13 | -35.0% |
| \$150,001 to \$190,000 | 244 | 201 | -17.6% | 40 | 17 | -57.5% |
| \$190,001 to \$250,000 | 552 | 492 | -10.9% | 91 | 64 | -29.7% |
| \$250,001 to \$350,000 | 1,236 | 1,180 | -4.5% | 230 | 198 | -13.9% |
| \$350,001 to \$500,000 | 1,826 | 1,818 | -0.4% | 358 | 320 | -10.6% |
| \$500,001 to \$999,999 | 1,550 | 1,484 | -4.3% | 147 | 137 | -6.8% |
| \$1M and Above | 499 | 479 | -4.0% | 48 | 49 | +2.1% |
| All Price Ranges | 6,254 | 5,926 | -5.2% | 949 | 812 | -14.4% |

Year to Date

| By Price Range | Single-Family | | | Condo-Townhome | | |
|-------------------------|---------------|---------------|--------------|----------------|--------------|--------------|
| | 8-2021 | 8-2022 | Change | 8-2021 | 8-2022 | Change |
| \$120,000 and Below | 1,240 | 827 | -33.3% | 214 | 84 | -60.7% |
| \$120,001 to \$150,000 | 1,060 | 589 | -44.4% | 214 | 150 | -29.9% |
| \$150,001 to \$190,000 | 2,252 | 1,308 | -41.9% | 698 | 305 | -56.3% |
| \$190,001 to \$250,000 | 4,454 | 2,846 | -36.1% | 1,536 | 882 | -42.6% |
| \$250,001 to \$350,000 | 9,304 | 6,398 | -31.2% | 2,083 | 1,794 | -13.9% |
| \$350,001 to \$500,000 | 8,341 | 9,584 | +14.9% | 915 | 1,647 | +80.0% |
| \$500,001 to \$999,999 | 5,108 | 7,190 | +40.8% | 455 | 620 | +36.3% |
| \$1M and Above | 1,183 | 1,366 | +15.5% | 55 | 81 | +47.3% |
| All Price Ranges | 32,942 | 30,108 | -8.6% | 6,170 | 5,563 | -9.8% |

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.