

Charlotte Region Housing Supply Overview



July 2023

Nationally, sales of new single-family homes fell 2.5% month-over-month as of last measure, marking the first monthly decline since February, according to the U.S. Census Bureau. Despite the decrease, new-home sales are up 23.8% year-over-year, as a lack of existing-home inventory has boosted demand for the new-home market in recent months. As a result, builder confidence has continued to improve, reaching a 13-month high in July, according to the latest NAHB / Wells Fargo Housing Market Index (HMI). For the 12-month period spanning August 2022 through July 2023, Pending Sales in the Charlotte region were down 21.7 percent overall. The price range with the smallest decline in sales was the \$500,001 and Above range, where they decreased 11.4 percent.

The overall Median Sales Price was up 5.1 percent to \$380,000. The property type with the largest price gain was the Condominium segment, where prices increased 10.6 percent to \$355,123. The price range that tended to sell the quickest was the \$200,000 and Below range at 30 days; the price range that tended to sell the slowest was the \$500,001 and Above range at 37 days.

Market-wide, inventory levels were down 30.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 29.3 percent. That amounts to 1.5 months supply for Single-Family homes, 1.0 months supply for Townhomes and 1.2 months supply for Condos.

Quick Facts

- 11.4%	- 20.1%	- 10.7%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$500,001 and Above	3 Bedrooms	Condominium

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 - All Properties	10
Additional Price Ranges - Townhouse and Condo	11

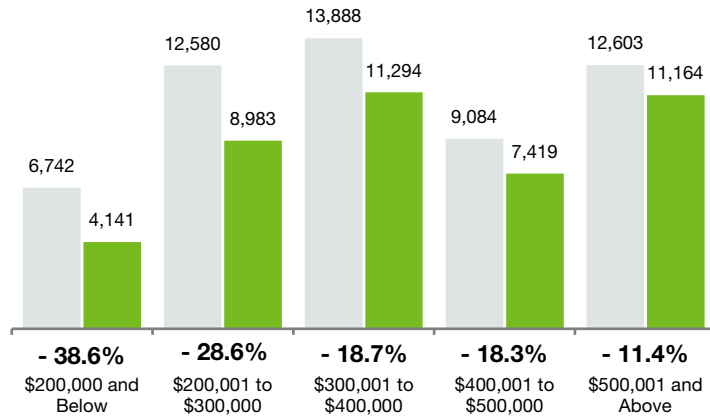


Pending Sales

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

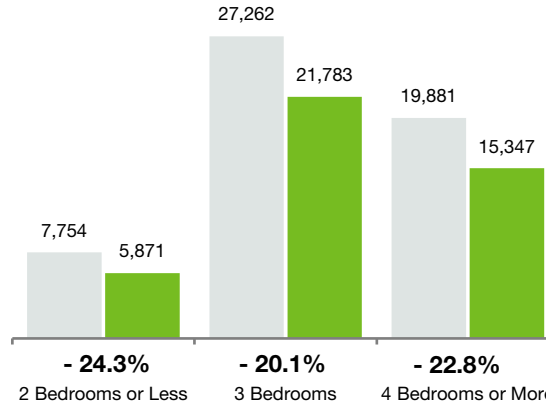
By Price Range

■ 7-2022 ■ 7-2023



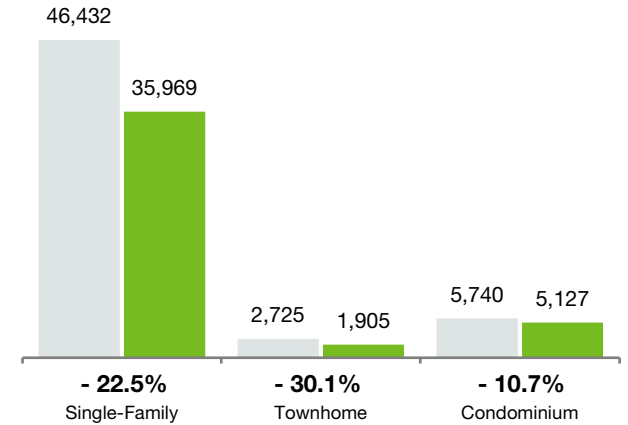
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Price Range

	7-2022	7-2023	Change
\$200,000 and Below	6,742	4,141	- 38.6%
\$200,001 to \$300,000	12,580	8,983	- 28.6%
\$300,001 to \$400,000	13,888	11,294	- 18.7%
\$400,001 to \$500,000	9,084	7,419	- 18.3%
\$500,001 and Above	12,603	11,164	- 11.4%
All Price Ranges	54,897	43,001	- 21.7%

Single-Family

	7-2022	7-2023	Change
2 Bedrooms or Less	5,531	3,549	- 35.8%
3 Bedrooms	9,701	7,078	- 27.0%
4 Bedrooms or More	11,467	8,792	- 23.3%
All Single-Family	46,432	35,969	- 22.5%

Townhome

	7-2022	7-2023	Change
Townhome	756	443	- 41.4%
All Townhome	2,725	1,905	- 30.1%

Condominium

	7-2022	7-2023	Change
Condominium	455	149	- 67.3%
All Condominium	5,740	5,127	- 10.7%

By Bedroom Count

	7-2022	7-2023	Change
2 Bedrooms or Less	7,754	5,871	- 24.3%
3 Bedrooms	27,262	21,783	- 20.1%
4 Bedrooms or More	19,881	15,347	- 22.8%
All Bedroom Counts	54,897	43,001	- 21.7%

	7-2022	7-2023	Change
2 Bedrooms or Less	4,067	3,215	- 20.9%
3 Bedrooms	23,139	18,017	- 22.1%
4 Bedrooms or More	19,226	14,737	- 23.3%
All Single-Family	46,432	35,969	- 22.5%

	7-2022	7-2023	Change
Townhome	2,074	1,492	- 28.1%
All Townhome	2,725	1,905	- 30.1%

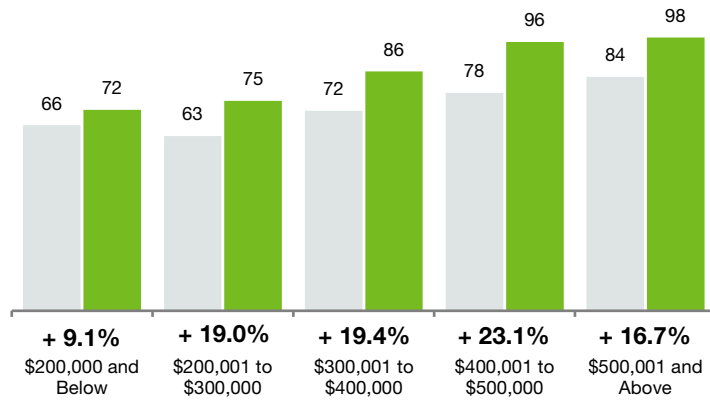
	7-2022	7-2023	Change
Condominium	1,613	1,164	- 27.8%
All Condominium	5,740	5,127	- 10.7%

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.

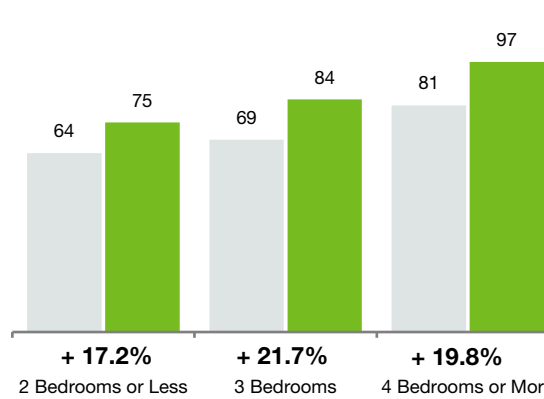
By Price Range

7-2022 7-2023



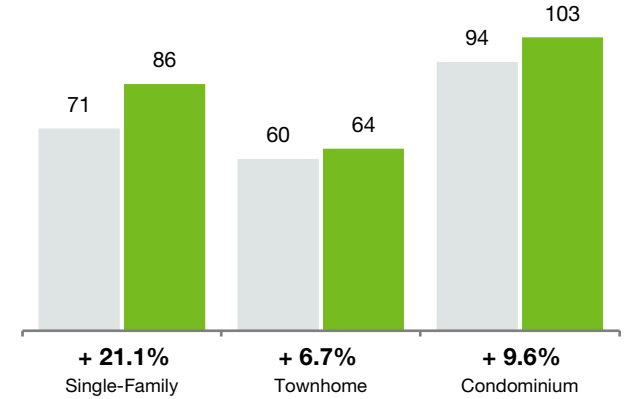
By Bedroom Count

7-2022 7-2023



By Property Type

7-2022 7-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
\$200,000 and Below	66	72	+ 9.1%	68	73	+ 7.4%	59	66	+ 11.9%	55	59	+ 7.3%
\$200,001 to \$300,000	63	75	+ 19.0%	62	79	+ 27.4%	51	58	+ 13.7%	72	64	- 11.1%
\$300,001 to \$400,000	72	86	+ 19.4%	68	83	+ 22.1%	53	61	+ 15.1%	101	104	+ 3.0%
\$400,001 to \$500,000	78	96	+ 23.1%	74	93	+ 25.7%	69	56	- 18.8%	123	131	+ 6.5%
\$500,001 and Above	84	98	+ 16.7%	80	95	+ 18.8%	105	84	- 20.0%	137	145	+ 5.8%
All Price Ranges	73	87	+ 19.2%	71	86	+ 21.1%	60	64	+ 6.7%	94	103	+ 9.6%

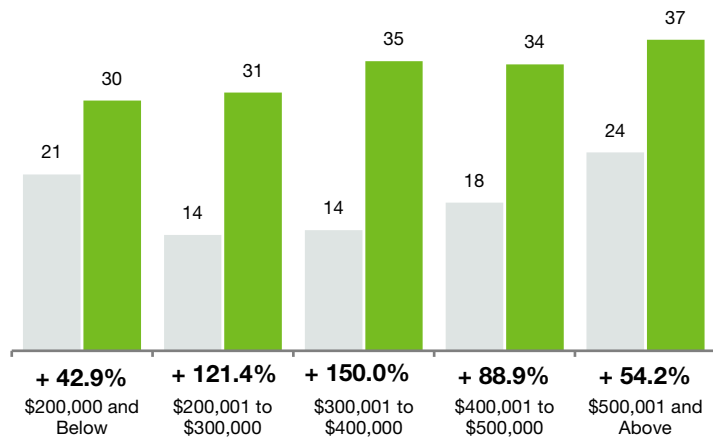
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
2 Bedrooms or Less	64	75	+ 17.2%	69	84	+ 21.7%	56	61	+ 8.9%	64	70	+ 9.4%
3 Bedrooms	69	84	+ 21.7%	64	80	+ 25.0%	70	71	+ 1.4%	102	108	+ 5.9%
4 Bedrooms or More	81	97	+ 19.8%	80	95	+ 18.8%	121	104	- 14.0%	134	143	+ 6.7%
All Bedroom Counts	73	87	+ 19.2%	71	86	+ 21.1%	60	64	+ 6.7%	94	103	+ 9.6%

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.

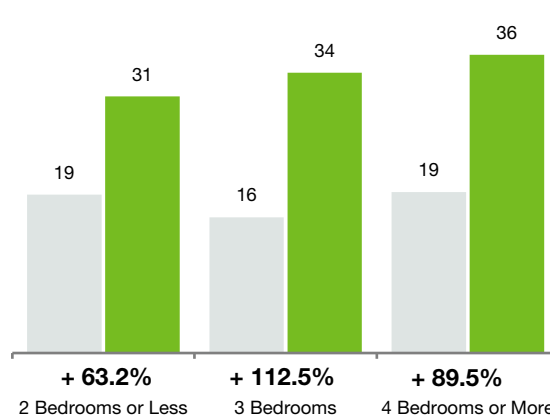
By Price Range

■ 7-2022 ■ 7-2023



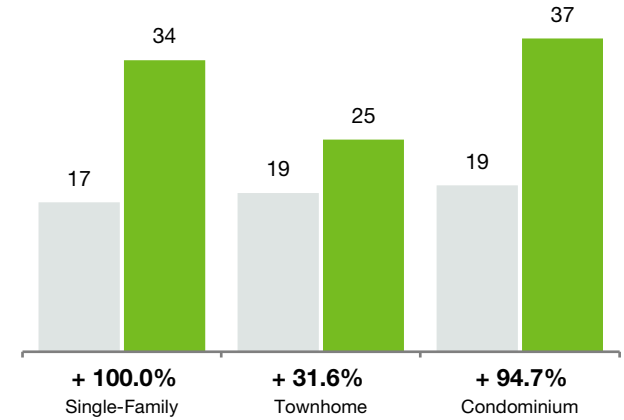
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
\$200,000 and Below	21	30	+ 42.9%	22	31	+ 40.9%	16	26	+ 62.5%	13	22	+ 69.2%
\$200,001 to \$300,000	14	31	+ 121.4%	15	33	+ 120.0%	13	20	+ 53.8%	11	24	+ 118.2%
\$300,001 to \$400,000	14	35	+ 150.0%	14	34	+ 142.9%	13	25	+ 92.3%	19	39	+ 105.3%
\$400,001 to \$500,000	18	34	+ 88.9%	16	34	+ 112.5%	26	26	0.0%	29	36	+ 24.1%
\$500,001 and Above	24	37	+ 54.2%	22	36	+ 63.6%	51	33	- 35.3%	40	58	+ 45.0%
All Price Ranges	18	34	+ 88.9%	17	34	+ 100.0%	19	25	+ 31.6%	19	37	+ 94.7%

	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
2 Bedrooms or Less	19	31	+ 63.2%	22	36	+ 63.6%	16	24	+ 50.0%	15	24	+ 60.0%
3 Bedrooms	16	34	+ 112.5%	15	33	+ 120.0%	24	27	+ 12.5%	21	39	+ 85.7%
4 Bedrooms or More	19	36	+ 89.5%	19	35	+ 84.2%	58	27	- 53.4%	24	47	+ 95.8%
All Bedroom Counts	18	34	+ 88.9%	17	34	+ 100.0%	19	25	+ 31.6%	19	37	+ 94.7%

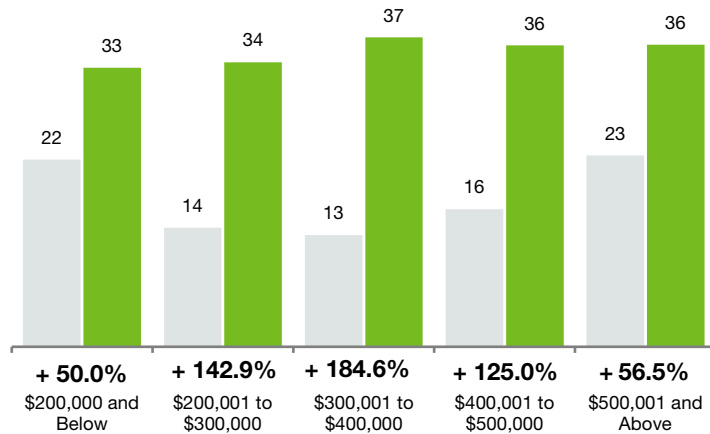
Cumulative Days on Market Until Sale



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.

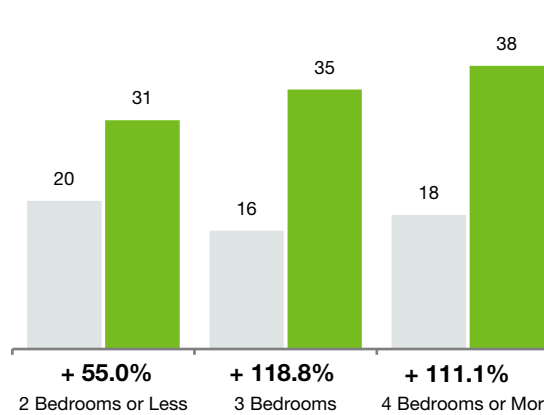
By Price Range

■ 7-2022 ■ 7-2023



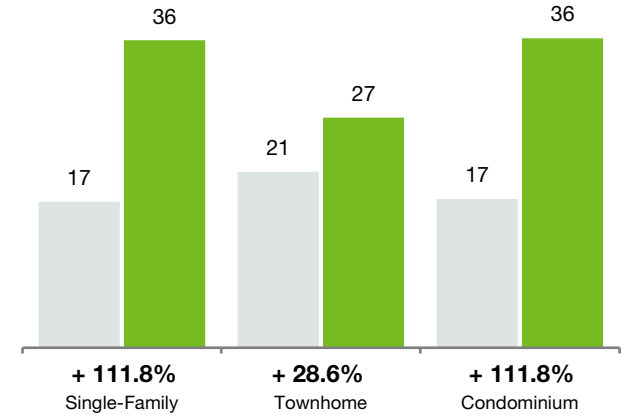
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Price Range

	7-2022	7-2023	Change
\$200,000 and Below	22	33	+ 50.0%
\$200,001 to \$300,000	14	34	+ 142.9%
\$300,001 to \$400,000	13	37	+ 184.6%
\$400,001 to \$500,000	16	36	+ 125.0%
\$500,001 and Above	23	36	+ 56.5%
All Price Ranges	17	36	+ 111.8%

Single-Family

	7-2022	7-2023	Change
2 Bedrooms or Less	24	34	+ 41.7%
3 Bedrooms	15	37	+ 146.7%
4 Bedrooms or More	13	37	+ 184.6%
Single-Family	16	36	+ 125.0%
Single-Family	21	35	+ 66.7%
All Single-Family	17	36	+ 111.8%

Townhome

	7-2022	7-2023	Change
Single-Family	17	29	+ 70.6%
Townhome	14	21	+ 50.0%
Townhome	13	27	+ 92.9%
Townhome	14	27	+ 92.9%
Townhome	31	30	- 3.2%
Townhome	59	37	- 37.3%
All Townhomes	21	27	+ 28.6%

Condominium

	7-2022	7-2023	Change
Single-Family	11	23	+ 109.1%
Townhome	10	26	+ 160.0%
Townhome	17	38	+ 123.5%
Townhome	22	37	+ 68.2%
Townhome	42	53	+ 26.2%
All Condominiums	17	36	+ 111.8%

By Bedroom Count

	7-2022	7-2023	Change
2 Bedrooms or Less	20	31	+ 55.0%
3 Bedrooms	16	35	+ 118.8%
4 Bedrooms or More	18	38	+ 111.1%
All Bedroom Counts	17	36	+ 111.8%

	7-2022	7-2023	Change
2 Bedrooms or Less	23	35	+ 52.2%
3 Bedrooms	15	35	+ 133.3%
4 Bedrooms or More	18	38	+ 111.1%
All Single-Family	17	36	+ 111.8%

	7-2022	7-2023	Change
Single-Family	18	26	+ 44.4%
Townhome	25	28	+ 12.0%
Townhome	18	38	+ 111.1%
Townhome	65	36	- 44.6%
Townhome	25	49	+ 96.0%
All Townhomes	21	27	+ 28.6%

	7-2022	7-2023	Change
Single-Family	14	24	+ 71.4%
Townhome	18	38	+ 111.1%
Townhome	25	49	+ 96.0%
All Condominiums	17	36	+ 111.8%

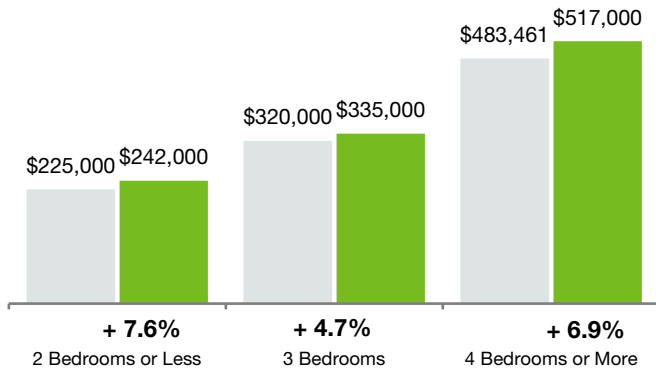
Median Sales Price



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

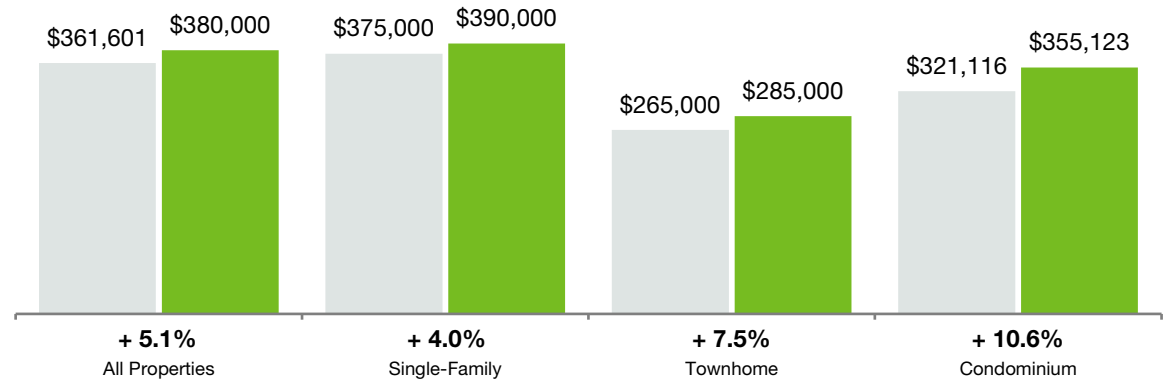
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Bedroom Count

	7-2022	7-2023	Change
2 Bedrooms or Less	\$225,000	\$242,000	+ 7.6%
3 Bedrooms	\$320,000	\$335,000	+ 4.7%
4 Bedrooms or More	\$483,461	\$517,000	+ 6.9%
All Bedroom Counts	\$361,601	\$380,000	+ 5.1%

Single-Family

	7-2022	7-2023	Change
Single-Family	\$375,000	\$390,000	+ 4.0%

Townhome

	7-2022	7-2023	Change
Townhome	\$265,000	\$285,000	+ 7.5%

Condominium

	7-2022	7-2023	Change
Condominium	\$321,116	\$355,123	+ 10.6%

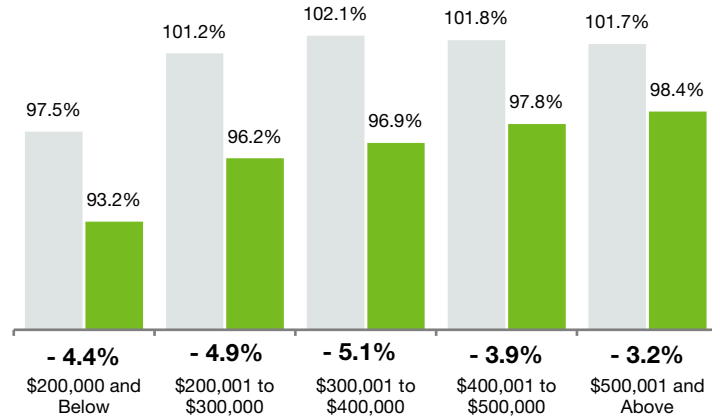
Percent of Original List Price Received



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.**

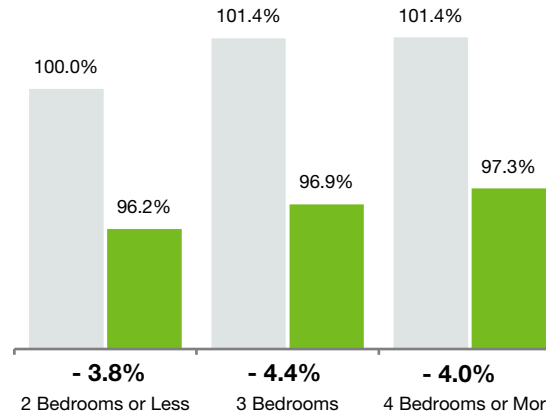
By Price Range

■ 7-2022 ■ 7-2023



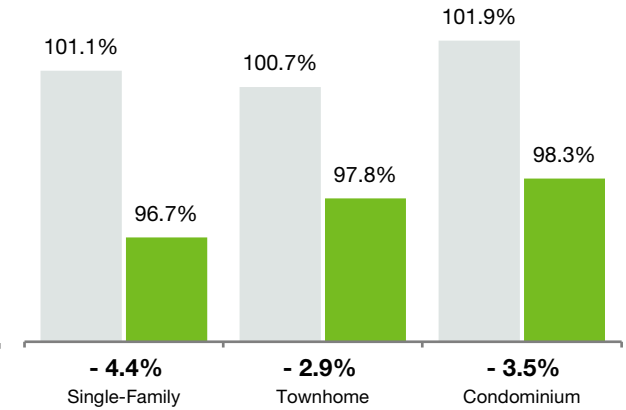
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
\$200,000 and Below	97.5%	93.2%	-4.4%	96.9%	92.7%	-4.3%	99.9%	95.8%	-4.1%	100.7%	96.0%	-4.7%
\$200,001 to \$300,000	101.2%	96.2%	-4.9%	101.0%	95.8%	-5.1%	101.5%	98.2%	-3.3%	102.0%	97.5%	-4.4%
\$300,001 to \$400,000	102.1%	96.9%	-5.1%	102.1%	96.6%	-5.4%	101.7%	98.3%	-3.3%	101.8%	98.1%	-3.6%
\$400,001 to \$500,000	101.8%	97.8%	-3.9%	101.8%	97.6%	-4.1%	100.6%	99.0%	-1.6%	102.8%	99.4%	-3.3%
\$500,001 and Above	101.7%	98.4%	-3.2%	101.7%	98.4%	-3.2%	98.2%	98.6%	+0.4%	101.8%	99.2%	-2.6%
All Price Ranges	101.2%	97.0%	-4.2%	101.1%	96.7%	-4.4%	100.7%	97.8%	-2.9%	101.9%	98.3%	-3.5%

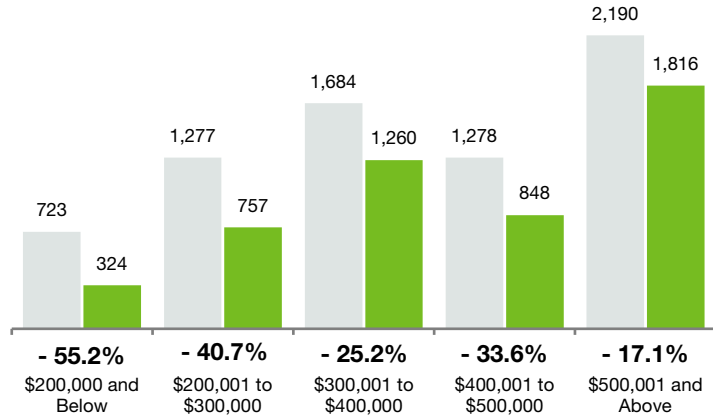
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
2 Bedrooms or Less	100.0%	96.2%	-3.8%	98.6%	94.7%	-4.0%	101.0%	97.7%	-3.3%	102.2%	98.4%	-3.7%
3 Bedrooms	101.4%	96.9%	-4.4%	101.3%	96.6%	-4.6%	99.8%	97.7%	-2.1%	101.9%	98.2%	-3.6%
4 Bedrooms or More	101.4%	97.3%	-4.0%	101.4%	97.3%	-4.0%	99.2%	99.7%	+0.5%	101.2%	98.3%	-2.9%
All Bedroom Counts	101.2%	97.0%	-4.2%	101.1%	96.7%	-4.4%	100.7%	97.8%	-2.9%	101.9%	98.3%	-3.5%

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.**

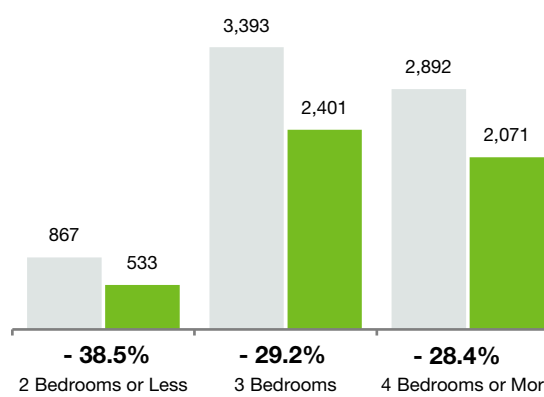
By Price Range

■ 7-2022 ■ 7-2023



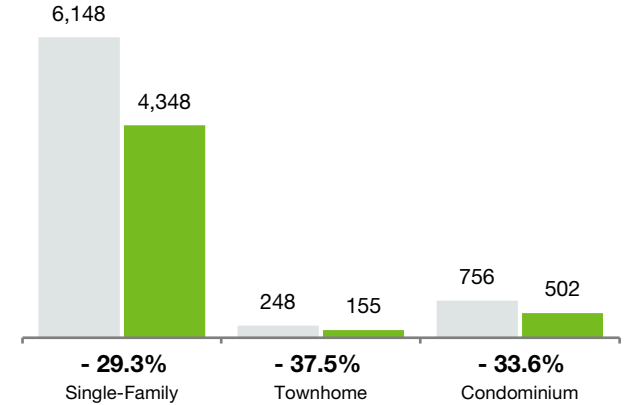
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
\$200,000 and Below	723	324	- 55.2%	642	287	- 55.3%	66	32	- 51.5%	15	5	- 66.7%
\$200,001 to \$300,000	1,277	757	- 40.7%	1,067	674	- 36.8%	62	39	- 37.1%	148	44	- 70.3%
\$300,001 to \$400,000	1,684	1,260	- 25.2%	1,348	1,049	- 22.2%	39	27	- 30.8%	297	184	- 38.0%
\$400,001 to \$500,000	1,278	848	- 33.6%	1,100	727	- 33.9%	30	13	- 56.7%	148	108	- 27.0%
\$500,001 and Above	2,190	1,816	- 17.1%	1,991	1,611	- 19.1%	51	44	- 13.7%	148	161	+ 8.8%
All Price Ranges	7,152	5,005	- 30.0%	6,148	4,348	- 29.3%	248	155	- 37.5%	756	502	- 33.6%

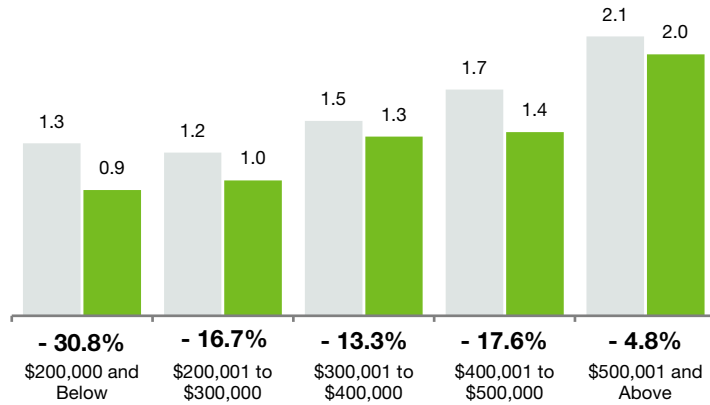
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change	7-2022	7-2023	Change
2 Bedrooms or Less	867	533	- 38.5%	556	366	- 34.2%	175	106	- 39.4%	136	61	- 55.1%
3 Bedrooms	3,393	2,401	- 29.2%	2,842	2,013	- 29.2%	61	42	- 31.1%	490	346	- 29.4%
4 Bedrooms or More	2,892	2,071	- 28.4%	2,750	1,969	- 28.4%	12	7	- 41.7%	130	95	- 26.9%
All Bedroom Counts	7,152	5,005	- 30.0%	6,148	4,348	- 29.3%	248	155	- 37.5%	756	502	- 33.6%

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.

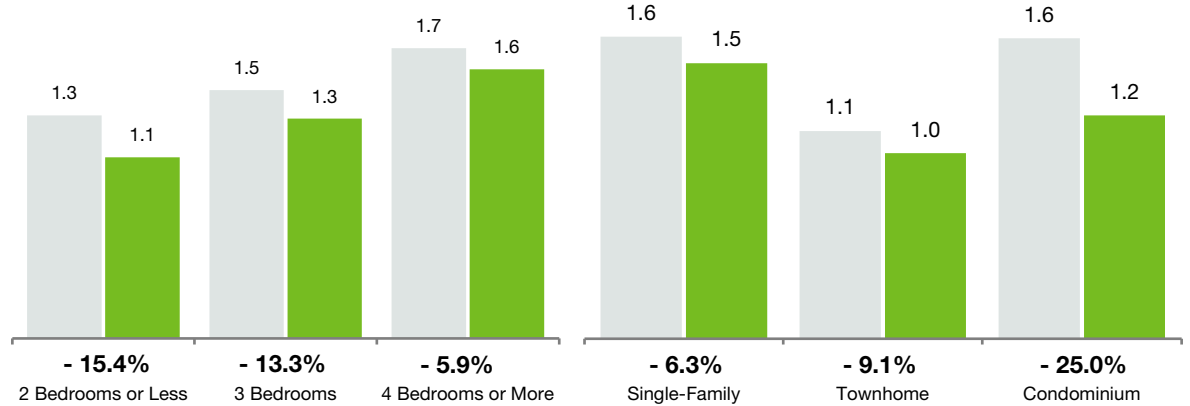
By Price Range

■ 7-2022 ■ 7-2023



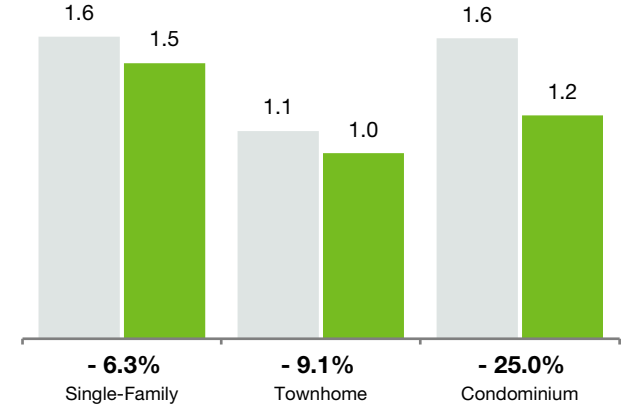
By Bedroom Count

■ 7-2022 ■ 7-2023



By Property Type

■ 7-2022 ■ 7-2023



All Properties

By Price Range

	7-2022	7-2023	Change
\$200,000 and Below	1.3	0.9	-30.8%
\$200,001 to \$300,000	1.2	1.0	-16.7%
\$300,001 to \$400,000	1.5	1.3	-13.3%
\$400,001 to \$500,000	1.7	1.4	-17.6%
\$500,001 and Above	2.1	2.0	-4.8%
All Price Ranges	1.6	1.4	-12.5%

Single-Family

	7-2022	7-2023	Change
2 Bedrooms or Less	1.4	1.0	-28.6%
3 Bedrooms	1.3	1.1	-15.4%
4 Bedrooms or More	1.4	1.4	0.0%
Single-Family	1.6	1.4	-12.5%
Townhome	2.1	1.9	-9.5%
All Single-Family	1.6	1.5	-6.3%

Townhome

	7-2022	7-2023	Change
Single-Family	1.0	0.9	-10.0%
Townhome	0.8	0.8	0.0%
Condominium	1.9	1.1	-42.1%
Single-Family	2.2	0.8	-57.9%
Townhome	2.2	2.2	0.0%
All Townhome	1.1	1.0	-9.1%

Condominium

	7-2022	7-2023	Change
Single-Family	0.4	0.4	0.0%
Townhome	0.9	0.4	-55.6%
Condominium	1.9	1.1	-42.1%
Single-Family	2.2	1.4	-36.4%
Townhome	2.6	2.7	+3.8%
All Condominium	1.6	1.2	-25.0%

By Bedroom Count

	7-2022	7-2023	Change
2 Bedrooms or Less	1.3	1.1	-15.4%
3 Bedrooms	1.5	1.3	-13.3%
4 Bedrooms or More	1.7	1.6	-5.9%
All Bedroom Counts	1.6	1.4	-12.5%

	7-2022	7-2023	Change
Single-Family	1.6	1.4	-12.5%
Townhome	1.5	1.3	-13.3%
Condominium	1.7	1.6	-5.9%
All Single-Family	1.6	1.5	-6.3%

	7-2022	7-2023	Change
Single-Family	1.0	0.9	-10.0%
Townhome	1.2	1.4	+16.7%
Condominium	2.5	1.7	-32.0%
All Townhome	1.1	1.0	-9.1%

	7-2022	7-2023	Change
Single-Family	1.0	0.6	-40.0%
Townhome	1.7	1.2	-29.4%
Condominium	2.6	2.0	-23.1%
All Condominium	1.6	1.2	-25.0%

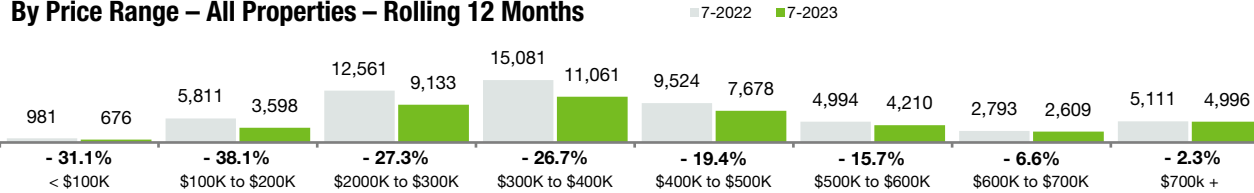
Additional Price Ranges

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.

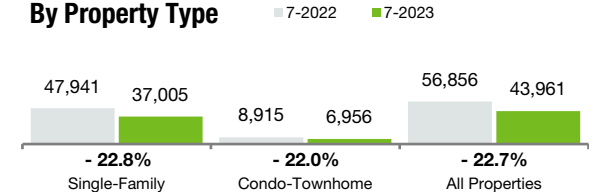
Closed Sales

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		
	7-2022	7-2023	Change	7-2022	7-2023	Change
\$100,000 & Below	892	648	-27.4%	89	28	-68.5%
\$100,001 to \$200,000	4,652	3,020	-35.1%	1,159	578	-50.1%
\$200,001 to \$300,000	9,504	7,188	-24.4%	3,057	1,945	-36.4%
\$300,001 to \$400,000	12,390	8,718	-29.6%	2,691	2,343	-12.9%
\$400,001 to \$500,000	8,531	6,571	-23.0%	993	1,107	+11.5%
\$500,001 to \$600,000	4,591	3,760	-18.1%	403	450	+11.7%
\$600,001 to \$700,000	2,576	2,409	-6.5%	217	200	-7.8%
\$700,001 and Above	4,805	4,691	-2.4%	306	305	-0.3%
All Price Ranges	47,941	37,005	-22.8%	8,915	6,956	-22.0%

Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	6-2023	7-2023	Change	6-2023	7-2023	Change
\$100,000 & Below	48	42	-12.5%	1	5	+400.0%
\$100,001 to \$200,000	243	200	-17.7%	38	28	-26.3%
\$200,001 to \$300,000	671	520	-22.5%	167	147	-12.0%
\$300,001 to \$400,000	885	624	-29.5%	295	246	-16.6%
\$400,001 to \$500,000	629	487	-22.6%	89	123	+38.2%
\$500,001 to \$600,000	392	322	-17.9%	48	36	-25.0%
\$600,001 to \$700,000	250	203	-18.8%	29	16	-44.8%
\$700,001 and Above	595	445	-25.2%	35	23	-34.3%
All Price Ranges	3,713	2,843	-23.4%	702	624	-11.1%

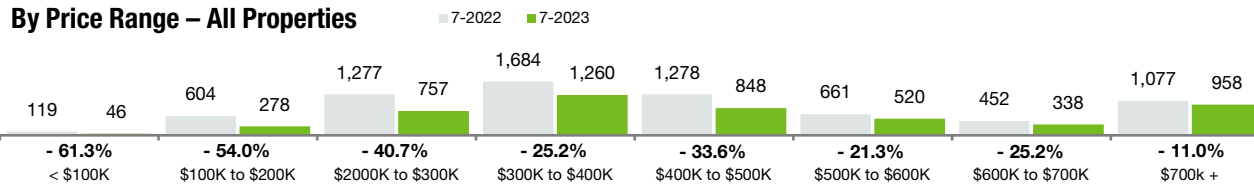
Year to Date

By Price Range	Single-Family			Condo-Townhome		
	7-2022	7-2023	Change	7-2022	7-2023	Change
\$100,000 & Below	483	327	-32.3%	33	11	-66.7%
\$100,001 to \$200,000	2,267	1,633	-28.0%	527	307	-41.7%
\$200,001 to \$300,000	4,621	4,253	-8.0%	1,492	1,072	-28.2%
\$300,001 to \$400,000	6,480	4,870	-24.8%	1,625	1,490	-8.3%
\$400,001 to \$500,000	4,981	3,607	-27.6%	671	638	-4.9%
\$500,001 to \$600,000	2,796	2,066	-26.1%	259	265	+2.3%
\$600,001 to \$700,000	1,611	1,339	-16.9%	153	123	-19.6%
\$700,001 and Above	2,962	2,724	-8.0%	195	177	-9.2%
All Price Ranges	26,201	20,819	-20.5%	4,955	4,083	-17.6%

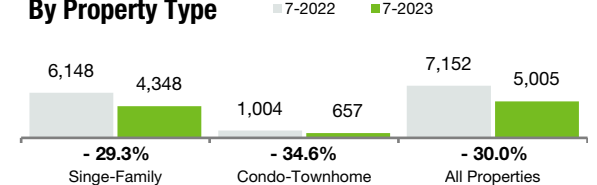
Inventory of Homes for Sale

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		
	7-2022	7-2023	Change	7-2022	7-2023	Change
\$100,000 & Below	119	46	-61.3%	0	0	--
\$100,001 to \$200,000	523	241	-53.9%	81	37	-54.3%
\$200,001 to \$300,000	1,067	674	-36.8%	210	83	-60.5%
\$300,001 to \$400,000	1,348	1,049	-22.2%	336	211	-37.2%
\$400,001 to \$500,000	1,100	727	-33.9%	178	121	-32.0%
\$500,001 to \$600,000	580	450	-22.4%	81	70	-13.6%
\$600,001 to \$700,000	422	288	-31.8%	30	50	+66.7%
\$700,001 and Above	989	873	-11.7%	88	85	-3.4%
All Price Ranges	6,148	4,348	-29.3%	1,004	657	-34.6%

Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	6-2023	7-2023	Change	6-2023	7-2023	Change
\$100,000 & Below	61	46	-24.6%	0	0	--
\$100,001 to \$200,000	272	241	-11.4%	39	37	-5.1%
\$200,001 to \$300,000	734	674	-8.2%	105	83	-21.0%
\$300,001 to \$400,000	1,119	1,049	-6.3%	239	211	-11.7%
\$400,001 to \$500,000	771	727	-5.7%	130	121	-6.9%
\$500,001 to \$600,000	451	450	-0.2%	68	70	+2.9%
\$600,001 to \$700,000	281	288	+2.5%	56	50	-10.7%
\$700,001 and Above	860	873	+1.5%	93	85	-8.6%
All Price Ranges	4,549	4,348	-4.4%	730	657	-10.0%

Year to Date

Property Type	7-2022	7-2023	Change
Single-Family	6,148	4,348	-29.3%
Condo-Townhome	1,004	657	-34.6%
All Properties	7,152	5,005	-30.0%

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.

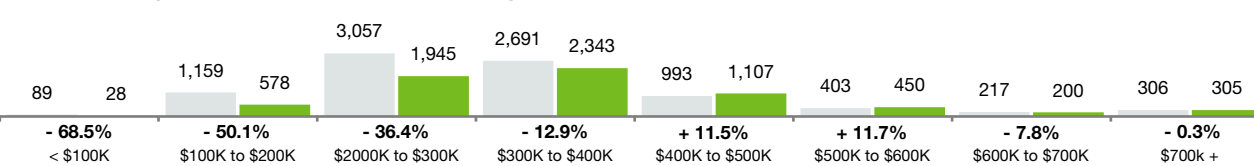
Additional Price Ranges

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.

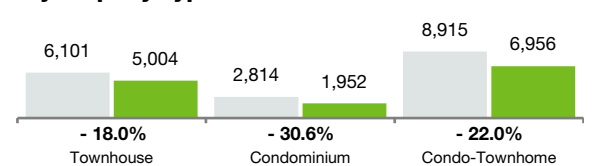
Closed Sales

Actual sales that have closed in a given month.

By Price Range – Townhouse-Condo – Rolling 12 Months



By Property Type

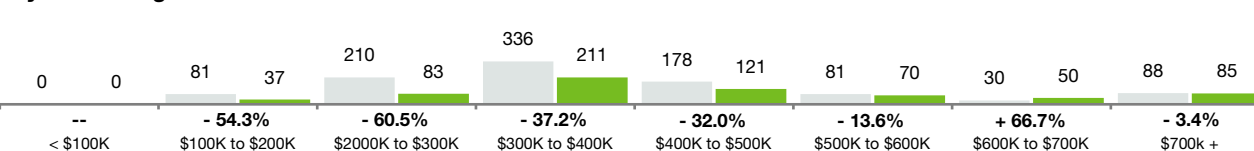


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	Townhouse	Condominium	Change	Townhouse	Condominium	Change	Townhouse	Condominium	Change
\$100,000 & Below	1	3	+200.0%	88	25	-71.6%	0	0	--
\$100,001 to \$200,000	460	145	-68.5%	699	433	-38.1%	11	6	-45.5%
\$200,001 to \$300,000	2,116	1,307	-38.2%	941	638	-32.2%	116	99	-14.7%
\$300,001 to \$400,000	2,081	1,920	-7.7%	610	423	-30.7%	249	209	-16.1%
\$400,001 to \$500,000	800	918	+14.8%	193	189	-2.1%	76	105	+38.2%
\$500,001 to \$600,000	297	349	+17.5%	106	101	-4.7%	36	26	-27.8%
\$600,001 to \$700,000	162	163	+0.6%	55	37	-32.7%	21	14	-33.3%
\$700,001 and Above	184	199	+8.2%	122	106	-13.1%	14	12	-14.3%
All Price Ranges	6,101	5,004	-18.0%	2,814	1,952	-30.6%	523	471	-9.9%

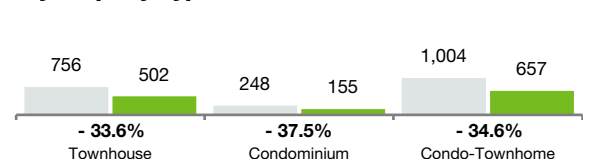
Inventory of Homes for Sale

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 – Townhouse-Condo



By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date		
	Townhouse	Condominium	Change	Townhouse	Condominium	Change	Townhouse	Condominium	Change
\$100,000 & Below	0	0	--	0	0	--	0	0	--
\$100,001 to \$200,000	15	5	-66.7%	66	32	-51.5%	1	5	+400.0%
\$200,001 to \$300,000	148	44	-70.3%	62	39	-37.1%	60	44	-26.7%
\$300,001 to \$400,000	297	184	-38.0%	39	27	-30.8%	202	184	-8.9%
\$400,001 to \$500,000	148	108	-27.0%	30	13	-56.7%	117	108	-7.7%
\$500,001 to \$600,000	64	60	-6.3%	17	10	-41.2%	59	60	+1.7%
\$600,001 to \$700,000	28	43	+53.6%	2	7	+250.0%	49	43	-12.2%
\$700,001 and Above	56	58	+3.6%	32	27	-15.6%	58	58	0.0%
All Price Ranges	756	502	-33.6%	248	155	-37.5%	546	502	-8.1%

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.