

# Charlotte Region Housing Supply Overview



## August 2023

New-home sales recently hit a 17-month high, rising 4.4% month-over-month nationally, according to the U.S. Census Bureau. New-home sales were up 31.5% year-over-year, led by gains in the Midwest and West, where monthly sales jumped 47.4% and 21.5%, respectively. The new-home market continues to benefit from the lack of existing-home inventory, and with many builders offering sales incentives, including price reductions and mortgage rate buydowns, homebuyers are increasingly turning to new construction for their next home purchase. For the 12-month period spanning September 2022 through August 2023, Pending Sales in the Charlotte region were down 20.8 percent overall. The price range with the smallest decline in sales was the \$500,001 and Above range, where they decreased 12.4 percent.

The overall Median Sales Price was up 3.4 percent to \$379,000. The property type with the largest price gain was the Condominium segment, where prices increased 8.8 percent to \$357,445. The price range that tended to sell the quickest was the \$200,000 and Below range at 31 days; the price range that tended to sell the slowest was the \$500,001 and Above range at 38 days.

Market-wide, inventory levels were down 27.3 percent. The property type that lost the least inventory was the Condominium segment, where it decreased 16.9 percent. That amounts to 1.5 months supply for Single-Family homes, 1.1 months supply for Townhomes and 1.4 months supply for Condos.

## Quick Facts

<b>- 12.4%</b>	<b>- 19.1%</b>	<b>- 9.0%</b>
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
<b>\$500,001 and Above</b>	<b>3 Bedrooms</b>	<b>Condominium</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 - All Properties	<b>10</b>
Additional Price Ranges - Townhouse and Condo	<b>11</b>



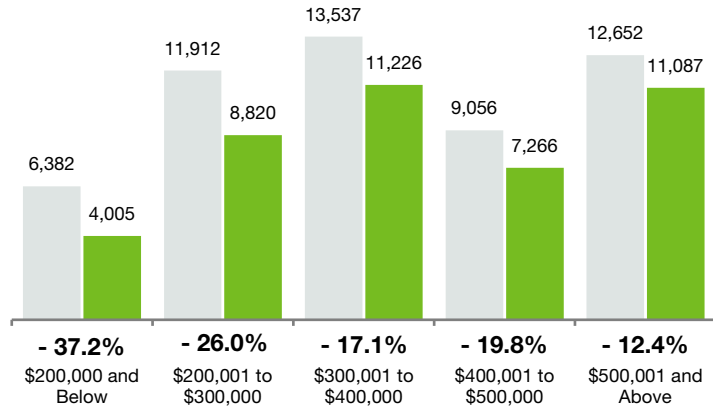
# Pending Sales

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



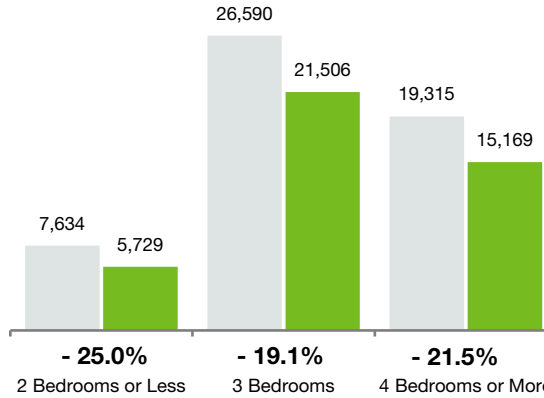
## By Price Range

■ 8-2022 ■ 8-2023



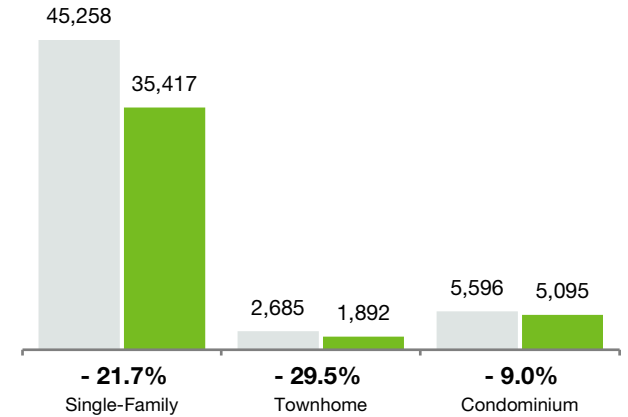
## By Bedroom Count

■ 8-2022 ■ 8-2023



## By Property Type

■ 8-2022 ■ 8-2023



### All Properties

#### By Price Range

	8-2022	8-2023	Change
\$200,000 and Below	6,382	4,005	- 37.2%
\$200,001 to \$300,000	11,912	8,820	- 26.0%
\$300,001 to \$400,000	13,537	11,226	- 17.1%
\$400,001 to \$500,000	9,056	7,266	- 19.8%
\$500,001 and Above	12,652	11,087	- 12.4%
<b>All Price Ranges</b>	<b>53,539</b>	<b>42,404</b>	<b>- 20.8%</b>

### Single-Family

	8-2022	8-2023	Change
2 Bedrooms or Less	5,237	3,442	- 34.3%
3 Bedrooms	9,155	7,008	- 23.5%
4 Bedrooms or More	11,135	8,698	- 21.9%
Single-Family Total	45,258	35,417	- 21.7%

### Townhome

	8-2022	8-2023	Change
Townhome	742	424	- 42.9%
Condominium	916	611	- 33.3%
Condominium	1,851	2,111	+ 14.0%
Condominium	832	919	+ 10.5%
Condominium	669	725	+ 8.4%
<b>Townhome Total</b>	<b>2,685</b>	<b>1,892</b>	<b>- 29.5%</b>

### Condominium

	8-2022	8-2023	Change
Condominium	403	139	- 65.5%
Condominium	1,841	1,201	- 34.8%
Condominium	1,851	2,111	+ 14.0%
Condominium	832	919	+ 10.5%
Condominium	669	725	+ 8.4%
<b>Condominium Total</b>	<b>5,596</b>	<b>5,095</b>	<b>- 9.0%</b>

#### By Bedroom Count

	8-2022	8-2023	Change
2 Bedrooms or Less	7,634	5,729	- 25.0%
3 Bedrooms	26,590	21,506	- 19.1%
4 Bedrooms or More	19,315	15,169	- 21.5%
<b>All Bedroom Counts</b>	<b>53,539</b>	<b>42,404</b>	<b>- 20.8%</b>

	8-2022	8-2023	Change
2 Bedrooms or Less	3,987	3,152	- 20.9%
3 Bedrooms	22,594	17,712	- 21.6%
4 Bedrooms or More	18,677	14,553	- 22.1%
<b>Single-Family Total</b>	<b>45,258</b>	<b>35,417</b>	<b>- 21.7%</b>

	8-2022	8-2023	Change
Townhome	2,060	1,461	- 29.1%
Condominium	567	380	- 33.0%
Condominium	58	51	- 12.1%
<b>Townhome Total</b>	<b>2,685</b>	<b>1,892</b>	<b>- 29.5%</b>

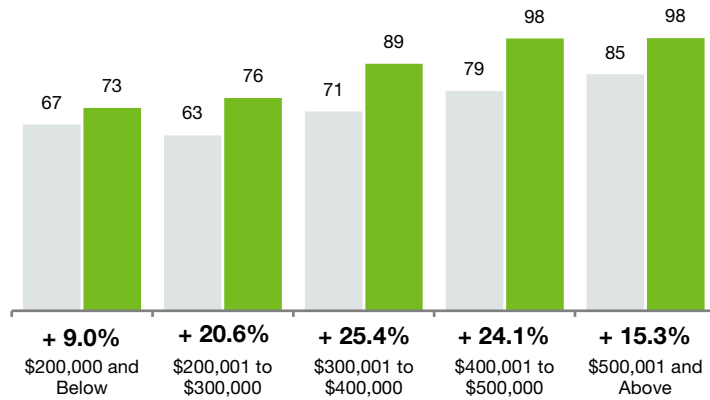
	8-2022	8-2023	Change
Condominium	1,587	1,116	- 29.7%
Condominium	3,429	3,414	- 0.4%
Condominium	580	565	- 2.6%
<b>Condominium Total</b>	<b>5,596</b>	<b>5,095</b>	<b>- 9.0%</b>

# 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.

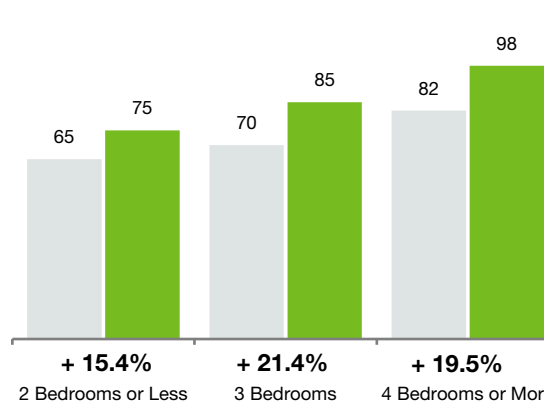
## By Price Range

■ 8-2022 ■ 8-2023



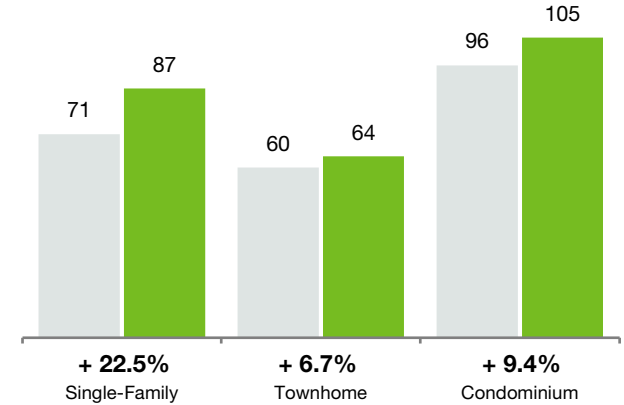
## By Bedroom Count

■ 8-2022 ■ 8-2023



## By Property Type

■ 8-2022 ■ 8-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
\$200,000 and Below	67	73	+ 9.0%	69	74	+ 7.2%	58	67	+ 15.5%	56	58	+ 3.6%
\$200,001 to \$300,000	63	76	+ 20.6%	62	80	+ 29.0%	50	59	+ 18.0%	73	64	- 12.3%
\$300,001 to \$400,000	71	89	+ 25.4%	67	85	+ 26.9%	54	60	+ 11.1%	100	108	+ 8.0%
\$400,001 to \$500,000	79	98	+ 24.1%	75	94	+ 25.3%	67	56	- 16.4%	122	133	+ 9.0%
\$500,001 and Above	85	98	+ 15.3%	81	95	+ 17.3%	102	79	- 22.5%	139	145	+ 4.3%
<b>All Price Ranges</b>	<b>73</b>	<b>88</b>	<b>+ 20.5%</b>	<b>71</b>	<b>87</b>	<b>+ 22.5%</b>	<b>60</b>	<b>64</b>	<b>+ 6.7%</b>	<b>96</b>	<b>105</b>	<b>+ 9.4%</b>

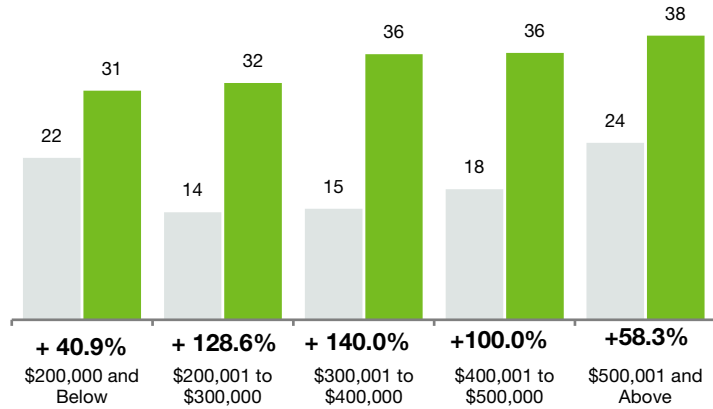
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
2 Bedrooms or Less	65	75	+ 15.4%	70	84	+ 20.0%	55	60	+ 9.1%	64	70	+ 9.4%
3 Bedrooms	70	85	+ 21.4%	64	81	+ 26.6%	69	71	+ 2.9%	104	111	+ 6.7%
4 Bedrooms or More	82	98	+ 19.5%	80	96	+ 20.0%	118	100	- 15.3%	134	145	+ 8.2%
<b>All Bedroom Counts</b>	<b>73</b>	<b>88</b>	<b>+ 20.5%</b>	<b>71</b>	<b>87</b>	<b>+ 22.5%</b>	<b>60</b>	<b>64</b>	<b>+ 6.7%</b>	<b>96</b>	<b>105</b>	<b>+ 9.4%</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.**

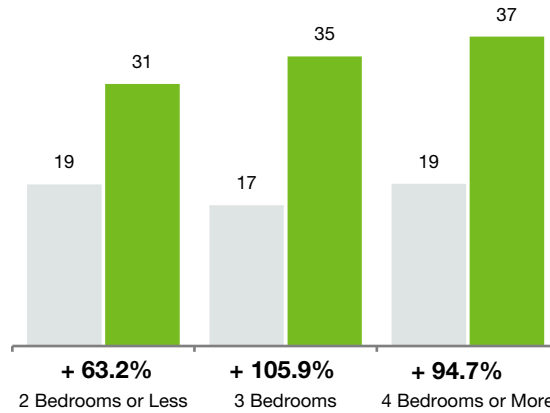
## By Price Range

■ 8-2022 ■ 8-2023



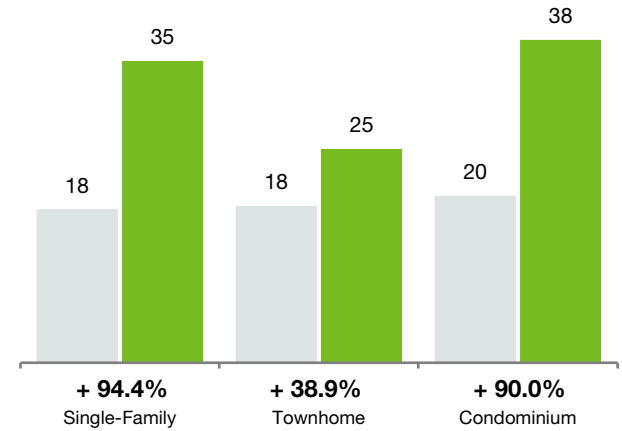
## By Bedroom Count

■ 8-2022 ■ 8-2023



## By Property Type

■ 8-2022 ■ 8-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
\$200,000 and Below	22	31	+ 40.9%	23	32	+ 39.1%	16	26	+ 62.5%	14	23	+ 64.3%
\$200,001 to \$300,000	14	32	+ 128.6%	15	34	+ 126.7%	12	21	+ 75.0%	11	24	+ 118.2%
\$300,001 to \$400,000	15	36	+ 140.0%	14	35	+ 150.0%	14	25	+ 78.6%	19	39	+ 105.3%
\$400,001 to \$500,000	18	36	+ 100.0%	17	36	+ 111.8%	24	26	+ 8.3%	27	39	+ 44.4%
\$500,001 and Above	24	38	+ 58.3%	22	37	+ 68.2%	48	32	- 33.3%	40	59	+ 47.5%
<b>All Price Ranges</b>	<b>18</b>	<b>35</b>	<b>+ 94.4%</b>	<b>18</b>	<b>35</b>	<b>+ 94.4%</b>	<b>18</b>	<b>25</b>	<b>+ 38.9%</b>	<b>20</b>	<b>38</b>	<b>+ 90.0%</b>

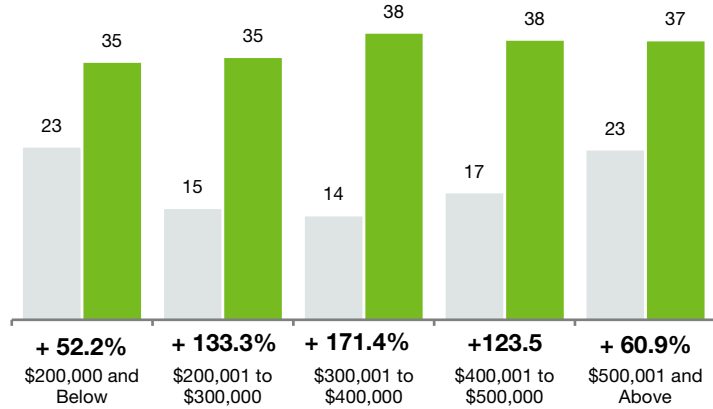
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
2 Bedrooms or Less	19	31	+ 63.2%	23	37	+ 60.9%	16	24	+ 50.0%	14	26	+ 85.7%
3 Bedrooms	17	35	+ 105.9%	16	34	+ 112.5%	23	27	+ 17.4%	21	40	+ 90.5%
4 Bedrooms or More	19	37	+ 94.7%	19	37	+ 94.7%	52	33	- 36.5%	23	48	+ 108.7%
<b>All Bedroom Counts</b>	<b>18</b>	<b>35</b>	<b>+ 94.4%</b>	<b>18</b>	<b>35</b>	<b>+ 94.4%</b>	<b>18</b>	<b>25</b>	<b>+ 38.9%</b>	<b>20</b>	<b>38</b>	<b>+ 90.0%</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.

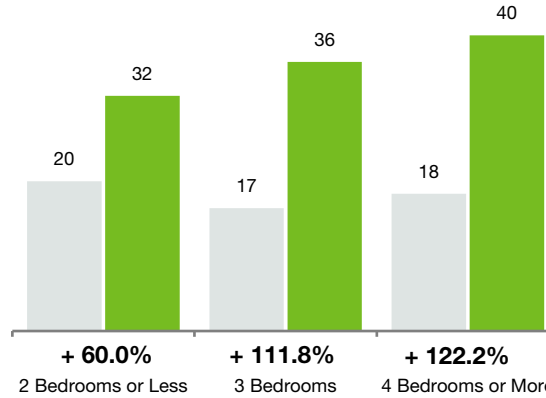
## By Price Range

■ 8-2022 ■ 8-2023



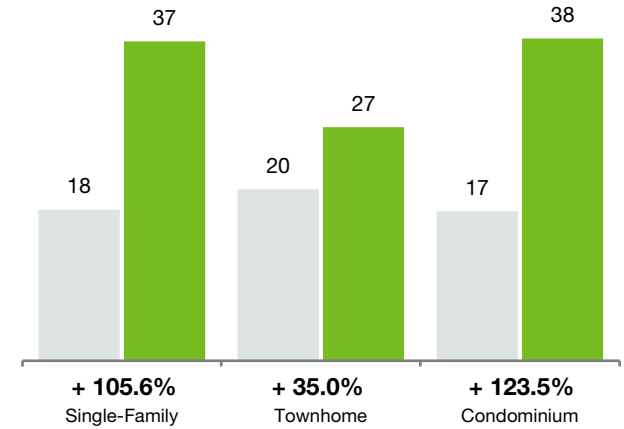
## By Bedroom Count

■ 8-2022 ■ 8-2023



## By Property Type

■ 8-2022 ■ 8-2023



### All Properties

#### By Price Range

	8-2022	8-2023	Change
\$200,000 and Below	23	35	+ 52.2%
\$200,001 to \$300,000	15	35	+ 133.3%
\$300,001 to \$400,000	14	38	+ 171.4%
\$400,001 to \$500,000	17	38	+ 123.5%
\$500,001 and Above	23	37	+ 60.9%
<b>All Price Ranges</b>	<b>18</b>	<b>37</b>	<b>+ 105.6%</b>

### Single-Family

	8-2022	8-2023	Change
2 Bedrooms or Less	25	36	+ 44.0%
3 Bedrooms	16	38	+ 137.5%
4 Bedrooms or More	13	39	+ 200.0%
Single-Family	16	37	+ 131.3%
Single-Family	21	36	+ 71.4%
<b>All Single-Family</b>	<b>18</b>	<b>37</b>	<b>+ 105.6%</b>

### Townhome

	8-2022	8-2023	Change
2 Bedrooms or Less	17	29	+ 70.6%
3 Bedrooms	13	22	+ 69.2%
4 Bedrooms or More	14	27	+ 92.9%
Single-Family	30	30	0.0%
Single-Family	54	36	- 33.3%
<b>All Townhome</b>	<b>20</b>	<b>27</b>	<b>+ 35.0%</b>

### Condominium

	8-2022	8-2023	Change
2 Bedrooms or Less	12	23	+ 91.7%
3 Bedrooms	10	26	+ 160.0%
4 Bedrooms or More	16	39	+ 143.8%
Single-Family	22	40	+ 81.8%
Single-Family	40	55	+ 37.5%
<b>All Condominium</b>	<b>17</b>	<b>38</b>	<b>+ 123.5%</b>

#### By Bedroom Count

	8-2022	8-2023	Change
2 Bedrooms or Less	20	32	+ 60.0%
3 Bedrooms	17	36	+ 111.8%
4 Bedrooms or More	18	40	+ 122.2%
<b>All Bedroom Counts</b>	<b>18</b>	<b>37</b>	<b>+ 105.6%</b>

	8-2022	8-2023	Change
2 Bedrooms or Less	24	36	+ 50.0%
3 Bedrooms	16	36	+ 125.0%
4 Bedrooms or More	18	39	+ 116.7%
<b>All Single-Family</b>	<b>18</b>	<b>37</b>	<b>+ 105.6%</b>

	8-2022	8-2023	Change
2 Bedrooms or Less	18	27	+ 50.0%
3 Bedrooms	25	28	+ 12.0%
4 Bedrooms or More	18	40	+ 122.2%
<b>All Townhome</b>	<b>20</b>	<b>27</b>	<b>+ 35.0%</b>

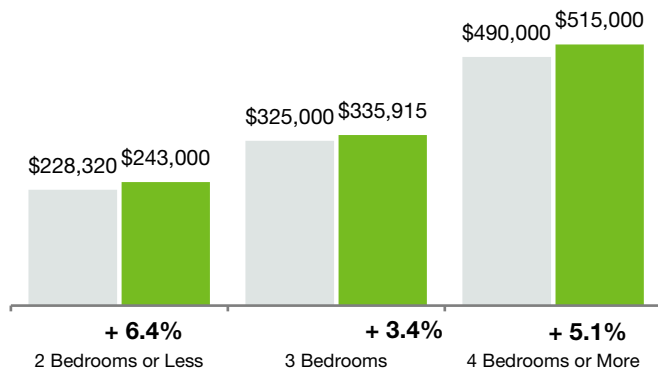
	8-2022	8-2023	Change
2 Bedrooms or Less	14	26	+ 85.7%
3 Bedrooms	18	40	+ 122.2%
4 Bedrooms or More	25	51	+ 104.0%
<b>All Condominium</b>	<b>17</b>	<b>38</b>	<b>+ 123.5%</b>

# Median Sales Price

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

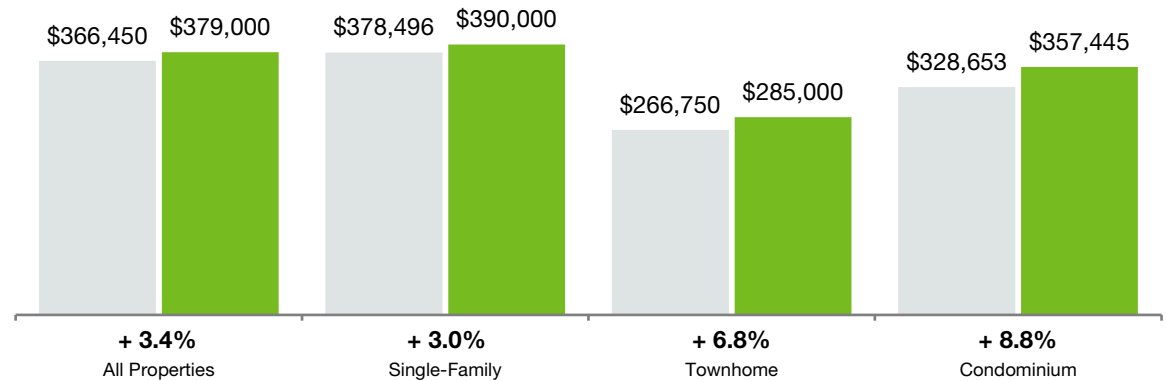
## By Bedroom Count

■ 8-2022 ■ 8-2023



## By Property Type

■ 8-2022 ■ 8-2023



### All Properties

By Bedroom Count	8-2022	8-2023	Change
2 Bedrooms or Less	\$228,320	\$243,000	+ 6.4%
3 Bedrooms	\$325,000	\$335,915	+ 3.4%
4 Bedrooms or More	\$490,000	\$515,000	+ 5.1%
<b>All Bedroom Counts</b>	<b>\$366,450</b>	<b>\$379,000</b>	<b>+ 3.4%</b>

### Single-Family

8-2022	8-2023	Change
\$194,950	\$205,000	+ 5.2%
\$323,000	\$329,000	+ 1.9%
\$495,000	\$521,280	+ 5.3%
<b>\$378,496</b>	<b>\$390,000</b>	<b>+ 3.0%</b>

### Townhome

8-2022	8-2023	Change
\$252,500	\$269,000	+ 6.5%
\$320,000	\$369,500	+ 15.5%
\$515,000	\$576,936	+ 12.0%
<b>\$266,750</b>	<b>\$285,000</b>	<b>+ 6.8%</b>

### Condominium

8-2022	8-2023	Change
\$260,000	\$276,000	+ 6.2%
\$338,000	\$364,900	+ 8.0%
\$406,455	\$434,900	+ 7.0%
<b>\$328,653</b>	<b>\$357,445</b>	<b>+ 8.8%</b>

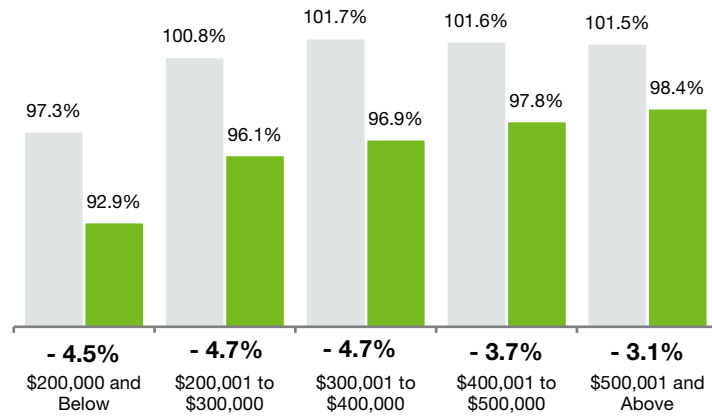
# Percent of Original List Price Received



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.**

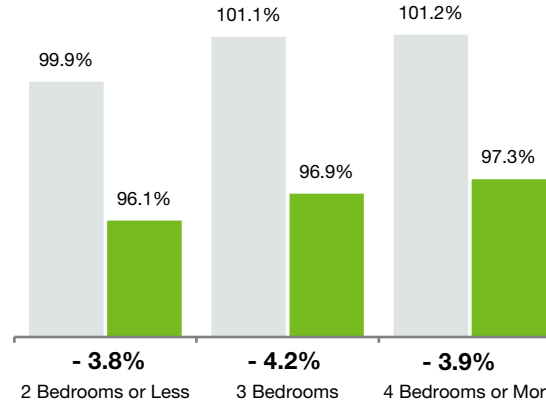
## By Price Range

■ 8-2022 ■ 8-2023



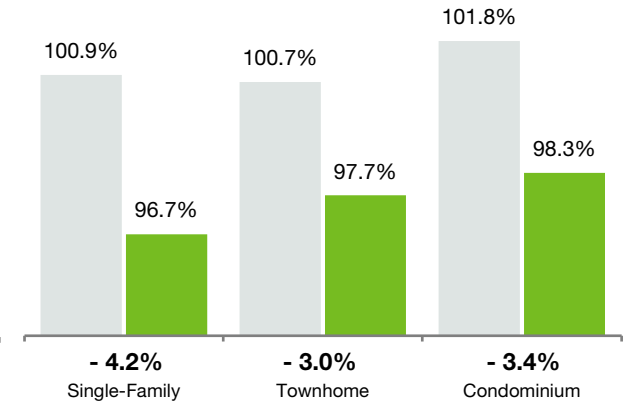
## By Bedroom Count

■ 8-2022 ■ 8-2023



## By Property Type

■ 8-2022 ■ 8-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
\$200,000 and Below	97.3%	92.9%	-4.5%	96.7%	92.4%	-4.4%	99.9%	95.8%	-4.1%	100.5%	95.9%	-4.6%
\$200,001 to \$300,000	100.8%	96.1%	-4.7%	100.6%	95.7%	-4.9%	101.5%	98.0%	-3.4%	101.8%	97.5%	-4.2%
\$300,001 to \$400,000	101.7%	96.9%	-4.7%	101.8%	96.5%	-5.2%	101.5%	98.3%	-3.2%	101.6%	98.2%	-3.3%
\$400,001 to \$500,000	101.6%	97.8%	-3.7%	101.5%	97.5%	-3.9%	100.4%	99.2%	-1.2%	102.6%	99.4%	-3.1%
\$500,001 and Above	101.5%	98.4%	-3.1%	101.5%	98.3%	-3.2%	98.4%	98.4%	0.0%	101.8%	99.0%	-2.8%
<b>All Price Ranges</b>	<b>100.9%</b>	<b>96.9%</b>	<b>-4.0%</b>	<b>100.9%</b>	<b>96.7%</b>	<b>-4.2%</b>	<b>100.7%</b>	<b>97.7%</b>	<b>-3.0%</b>	<b>101.8%</b>	<b>98.3%</b>	<b>-3.4%</b>
By Bedroom Count	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
2 Bedrooms or Less	99.9%	96.1%	-3.8%	98.4%	94.5%	-4.0%	100.9%	97.7%	-3.2%	102.1%	98.4%	-3.6%
3 Bedrooms	101.1%	96.9%	-4.2%	101.0%	96.6%	-4.4%	99.7%	97.6%	-2.1%	101.7%	98.2%	-3.4%
4 Bedrooms or More	101.2%	97.3%	-3.9%	101.2%	97.2%	-4.0%	101.0%	97.5%	-3.5%	101.1%	98.3%	-2.8%
<b>All Bedroom Counts</b>	<b>100.9%</b>	<b>96.9%</b>	<b>-4.0%</b>	<b>100.9%</b>	<b>96.7%</b>	<b>-4.2%</b>	<b>100.7%</b>	<b>97.7%</b>	<b>-3.0%</b>	<b>101.8%</b>	<b>98.3%</b>	<b>-3.4%</b>

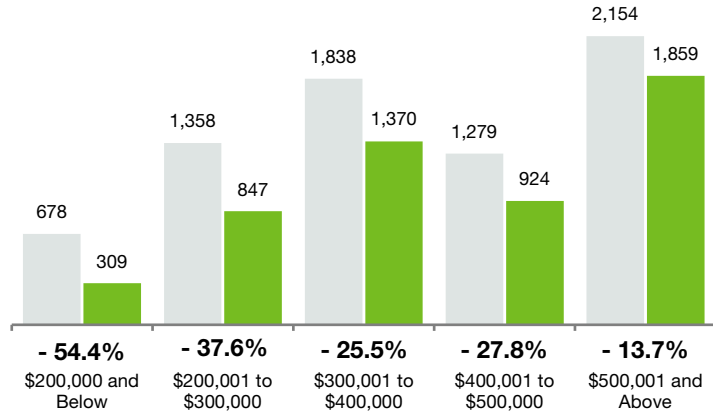
# Inventory of Homes for Sale



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

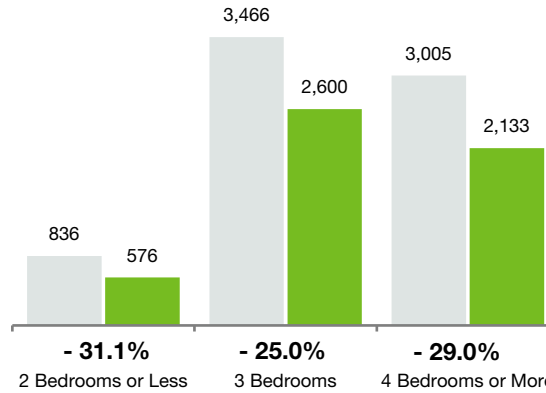
## By Price Range

■ 8-2022 ■ 8-2023



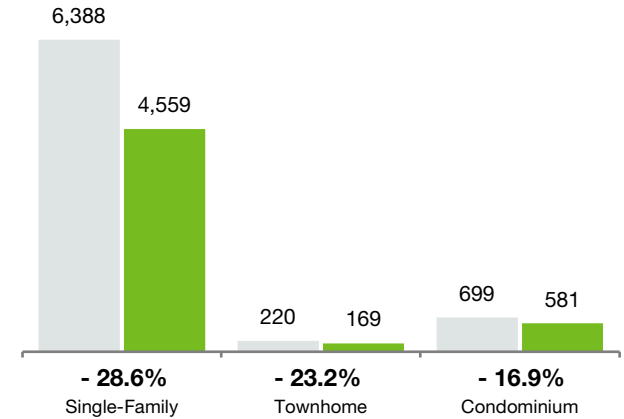
## By Bedroom Count

■ 8-2022 ■ 8-2023



## By Property Type

■ 8-2022 ■ 8-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
\$200,000 and Below	678	309	- 54.4%	620	274	- 55.8%	49	29	- 40.8%	9	6	- 33.3%
\$200,001 to \$300,000	1,358	847	- 37.6%	1,186	734	- 38.1%	55	50	- 9.1%	117	63	- 46.2%
\$300,001 to \$400,000	1,838	1,370	- 25.5%	1,507	1,115	- 26.0%	41	36	- 12.2%	290	219	- 24.5%
\$400,001 to \$500,000	1,279	924	- 27.8%	1,115	788	- 29.3%	23	14	- 39.1%	141	122	- 13.5%
\$500,001 and Above	2,154	1,859	- 13.7%	1,960	1,648	- 15.9%	52	40	- 23.1%	142	171	+ 20.4%
<b>All Price Ranges</b>	<b>7,307</b>	<b>5,309</b>	<b>- 27.3%</b>	<b>6,388</b>	<b>4,559</b>	<b>- 28.6%</b>	<b>220</b>	<b>169</b>	<b>- 23.2%</b>	<b>699</b>	<b>581</b>	<b>- 16.9%</b>

By Bedroom Count	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change	8-2022	8-2023	Change
2 Bedrooms or Less	836	576	- 31.1%	567	381	- 32.8%	153	126	- 17.6%	116	69	- 40.5%
3 Bedrooms	3,466	2,600	- 25.0%	2,961	2,157	- 27.2%	55	36	- 34.5%	450	407	- 9.6%
4 Bedrooms or More	3,005	2,133	- 29.0%	2,860	2,021	- 29.3%	12	7	- 41.7%	133	105	- 21.1%
<b>All Bedroom Counts</b>	<b>7,307</b>	<b>5,309</b>	<b>- 27.3%</b>	<b>6,388</b>	<b>4,559</b>	<b>- 28.6%</b>	<b>220</b>	<b>169</b>	<b>- 23.2%</b>	<b>699</b>	<b>581</b>	<b>- 16.9%</b>



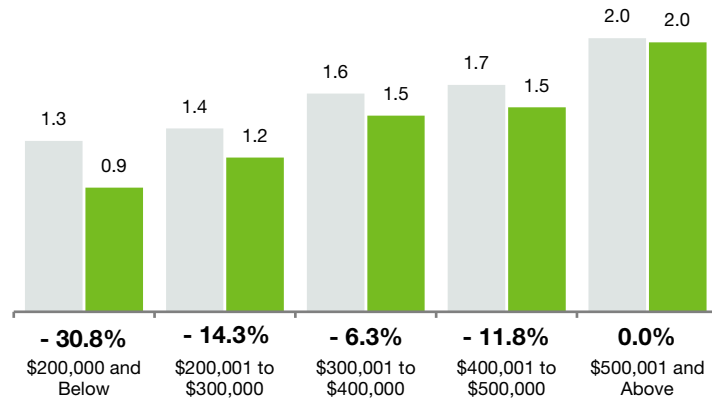
# Months Supply of Homes for Sale



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.

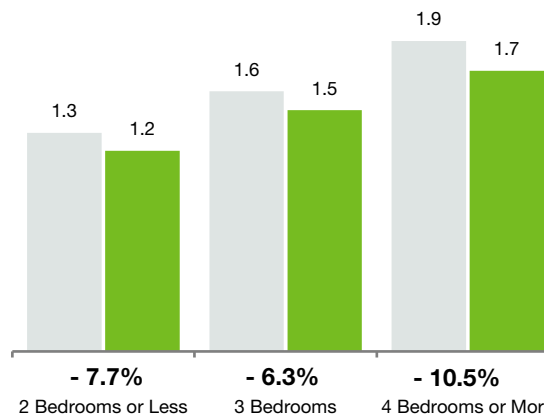
## By Price Range

■ 8-2022 ■ 8-2023



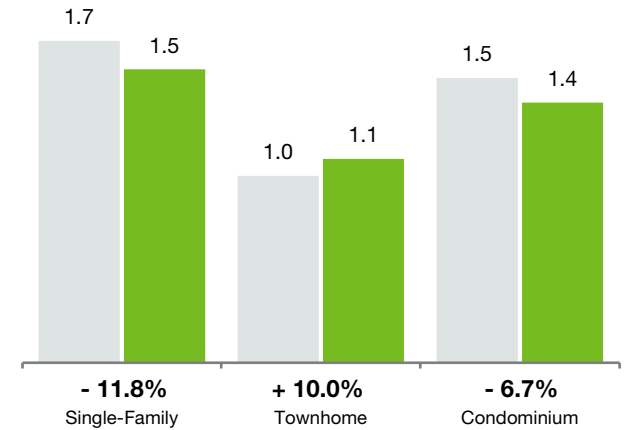
## By Bedroom Count

■ 8-2022 ■ 8-2023



## By Property Type

■ 8-2022 ■ 8-2023



### All Properties

#### By Price Range

	8-2022	8-2023	Change
\$200,000 and Below	1.3	0.9	-30.8%
\$200,001 to \$300,000	1.4	1.2	-14.3%
\$300,001 to \$400,000	1.6	1.5	-6.3%
\$400,001 to \$500,000	1.7	1.5	-11.8%
\$500,001 and Above	2.0	2.0	0.0%
<b>All Price Ranges</b>	<b>1.6</b>	<b>1.5</b>	<b>-6.3%</b>

### Single-Family

	8-2022	8-2023	Change
2 Bedrooms or Less	1.4	1.0	-28.6%
3 Bedrooms	1.6	1.3	-18.8%
4 Bedrooms or More	1.6	1.5	-6.3%
<b>All Bedroom Counts</b>	<b>1.7</b>	<b>1.5</b>	<b>-11.8%</b>

### Townhome

	8-2022	8-2023	Change
Single-Family	0.8	0.8	0.0%
Townhome	0.7	1.0	+42.9%
Condominium	0.9	1.0	+11.1%
<b>All Property Types</b>	<b>1.0</b>	<b>1.1</b>	<b>+10.0%</b>

### Condominium

	8-2022	8-2023	Change
Single-Family	0.3	0.5	+66.7%
Townhome	0.8	0.6	-25.0%
Condominium	1.9	1.2	-36.8%
<b>All Property Types</b>	<b>1.5</b>	<b>1.4</b>	<b>-6.7%</b>

#### By Bedroom Count

	8-2022	8-2023	Change
2 Bedrooms or Less	1.3	1.2	-7.7%
3 Bedrooms	1.6	1.5	-6.3%
4 Bedrooms or More	1.9	1.7	-10.5%
<b>All Bedroom Counts</b>	<b>1.6</b>	<b>1.5</b>	<b>-6.3%</b>

	8-2022	8-2023	Change
Single-Family	1.7	1.5	-11.8%
Townhome	1.6	1.5	-6.3%
Condominium	1.8	1.7	-5.6%
<b>All Bedroom Counts</b>	<b>1.7</b>	<b>1.5</b>	<b>-11.8%</b>

	8-2022	8-2023	Change
Single-Family	0.9	1.0	+11.1%
Townhome	1.2	1.1	-8.3%
Condominium	2.5	1.6	-36.0%
<b>All Property Types</b>	<b>1.0</b>	<b>1.1</b>	<b>+10.0%</b>

	8-2022	8-2023	Change
Single-Family	0.9	0.7	-22.2%
Townhome	1.6	1.4	-12.5%
Condominium	2.8	2.2	-21.4%
<b>All Property Types</b>	<b>1.5</b>	<b>1.4</b>	<b>-6.7%</b>

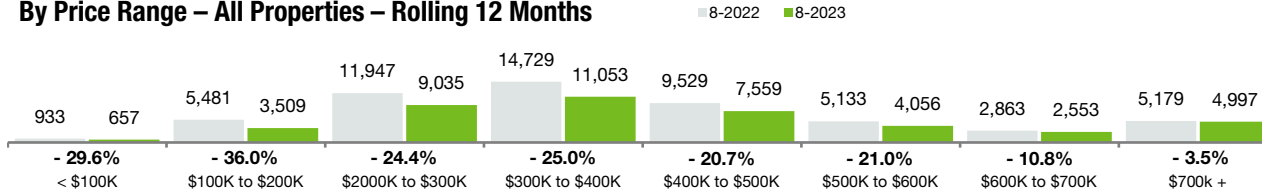
# Additional Price Ranges

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.

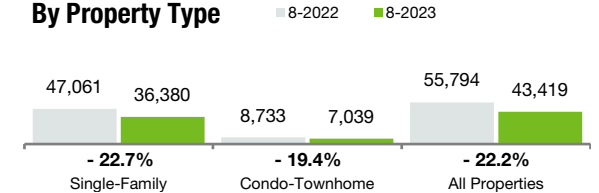
## Closed Sales

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		
	8-2022	8-2023	Change	8-2022	8-2023	Change
\$100,000 & Below	855	627	-26.7%	78	30	-61.5%
\$100,001 to \$200,000	4,407	2,946	-33.2%	1,074	563	-47.6%
\$200,001 to \$300,000	9,036	7,130	-21.1%	2,911	1,905	-34.6%
\$300,001 to \$400,000	12,070	8,615	-28.6%	2,659	2,438	-8.3%
\$400,001 to \$500,000	8,486	6,416	-24.4%	1,043	1,143	+9.6%
\$500,001 to \$600,000	4,704	3,611	-23.2%	429	445	+3.7%
\$600,001 to \$700,000	2,635	2,347	-10.9%	228	206	-9.6%
\$700,001 and Above	4,868	4,688	-3.7%	311	309	-0.6%
<b>All Price Ranges</b>	<b>47,061</b>	<b>36,380</b>	<b>-22.7%</b>	<b>8,733</b>	<b>7,039</b>	<b>-19.4%</b>

#### Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	7-2023	8-2023	Change	7-2023	8-2023	Change
\$100,000 & Below	45	45	0.0%	5	4	-20.0%
\$100,001 to \$200,000	206	217	+5.3%	29	42	+44.8%
\$200,001 to \$300,000	537	577	+7.4%	150	144	-4.0%
\$300,001 to \$400,000	655	810	+23.7%	258	265	+2.7%
\$400,001 to \$500,000	500	544	+8.8%	126	136	+7.9%
\$500,001 to \$600,000	331	304	-8.2%	36	42	+16.7%
\$600,001 to \$700,000	206	200	-2.9%	17	28	+64.7%
\$700,001 and Above	450	481	+6.9%	24	36	+50.0%
<b>All Price Ranges</b>	<b>2,930</b>	<b>3,178</b>	<b>+8.5%</b>	<b>645</b>	<b>697</b>	<b>+8.1%</b>

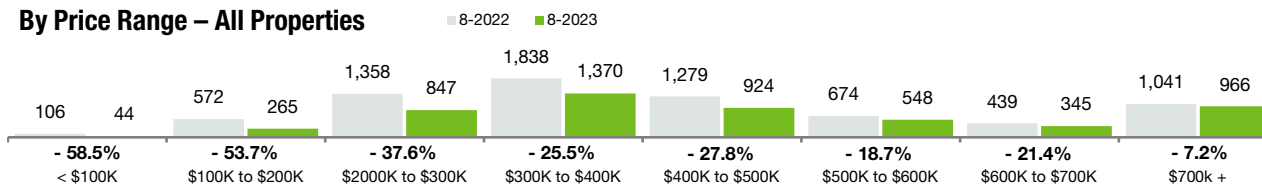
#### Year to Date

By Price Range	Single-Family			Condo-Townhome		
	8-2022	8-2023	Change	8-2022	8-2023	Change
\$100,000 & Below	553	376	-32.0%	35	15	-57.1%
\$100,001 to \$200,000	2,566	1,858	-27.6%	585	350	-40.2%
\$200,001 to \$300,000	5,276	4,850	-8.1%	1,681	1,221	-27.4%
\$300,001 to \$400,000	7,431	5,717	-23.1%	1,809	1,769	-2.2%
\$400,001 to \$500,000	5,696	4,167	-26.8%	774	777	+0.4%
\$500,001 to \$600,000	3,261	2,382	-27.0%	306	307	+0.3%
\$600,001 to \$700,000	1,877	1,543	-17.8%	176	152	-13.6%
\$700,001 and Above	3,452	3,211	-7.0%	228	214	-6.1%
<b>All Price Ranges</b>	<b>30,112</b>	<b>24,104</b>	<b>-20.0%</b>	<b>5,594</b>	<b>4,805</b>	<b>-14.1%</b>

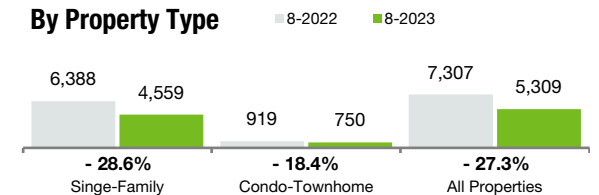
## Inventory of Homes for Sale

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		
	8-2022	8-2023	Change	8-2022	8-2023	Change
\$100,000 & Below	104	44	-57.7%	2	0	-100.0%
\$100,001 to \$200,000	516	230	-55.4%	56	35	-37.5%
\$200,001 to \$300,000	1,186	734	-38.1%	172	113	-34.3%
\$300,001 to \$400,000	1,507	1,115	-26.0%	331	255	-23.0%
\$400,001 to \$500,000	1,115	788	-29.3%	164	136	-17.1%
\$500,001 to \$600,000	588	473	-19.6%	86	75	-12.8%
\$600,001 to \$700,000	414	290	-30.0%	25	55	+120.0%
\$700,001 and Above	958	885	-7.6%	83	81	-2.4%
<b>All Price Ranges</b>	<b>6,388</b>	<b>4,559</b>	<b>-28.6%</b>	<b>919</b>	<b>750</b>	<b>-18.4%</b>

#### Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	7-2023	8-2023	Change	7-2023	8-2023	Change
\$100,000 & Below	52	44	-15.4%	0	0	--
\$100,001 to \$200,000	278	230	-17.3%	41	35	-14.6%
\$200,001 to \$300,000	748	734	-1.9%	94	113	+20.2%
\$300,001 to \$400,000	1,091	1,115	+2.2%	219	255	+16.4%
\$400,001 to \$500,000	756	788	+4.2%	126	136	+7.9%
\$500,001 to \$600,000	452	473	+4.6%	71	75	+5.6%
\$600,001 to \$700,000	286	290	+1.4%	50	55	+10.0%
\$700,001 and Above	886	885	-0.1%	87	81	-6.9%
<b>All Price Ranges</b>	<b>4,549</b>	<b>4,559</b>	<b>+0.2%</b>	<b>688</b>	<b>750</b>	<b>+9.0%</b>

#### Year to Date

By Price Range	Single-Family			Condo-Townhome		
	8-2022	8-2023	Change	8-2022	8-2023	Change
\$100,000 & Below	52	44	-15.4%	0	0	--
\$100,001 to \$200,000	278	230	-17.3%	41	35	-14.6%
\$200,001 to \$300,000	748	734	-1.9%	94	113	+20.2%
\$300,001 to \$400,000	1,091	1,115	+2.2%	219	255	+16.4%
\$400,001 to \$500,000	756	788	+4.2%	126	136	+7.9%
\$500,001 to \$600,000	452	473	+4.6%	71	75	+5.6%
\$600,001 to \$700,000	286	290	+1.4%	50	55	+10.0%
\$700,001 and Above	886	885	-0.1%	87	81	-6.9%
<b>All Price Ranges</b>	<b>4,549</b>	<b>4,559</b>	<b>+0.2%</b>	<b>688</b>	<b>750</b>	<b>+9.0%</b>

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.

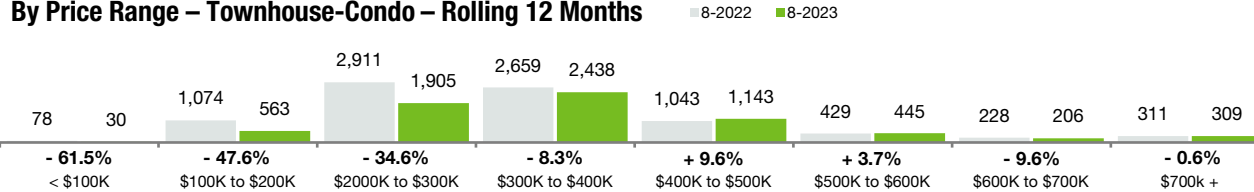
# Additional Price Ranges

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.

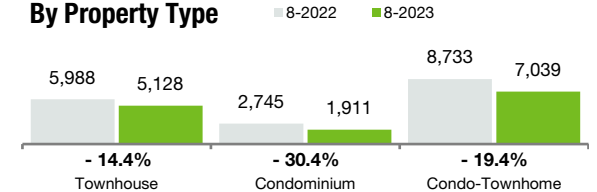
## Closed Sales

Actual sales that have closed in a given month.

### By Price Range – Townhouse-Condo – Rolling 12 Months



### By Property Type

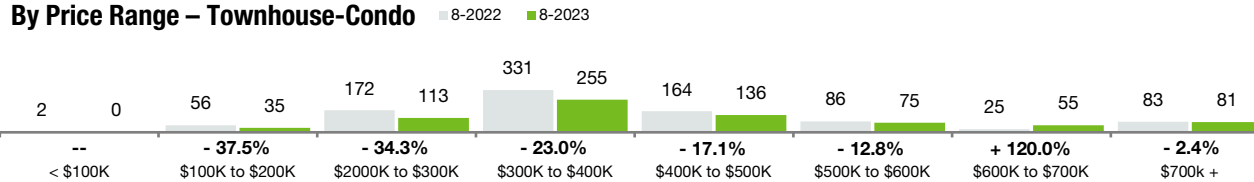


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date								
	Townhouse	Condominium	Change	Townhouse	Condominium	Change	Townhouse	Condominium	Change						
\$100,000 & Below	2	2	0.0%	76	28	-63.2%	0	0	--	1	0	-100.0%			
\$100,001 to \$200,000	412	144	-65.0%	662	419	-36.7%	6	13	+116.7%	193	86	-55.4%			
\$200,001 to \$300,000	1,990	1,286	-35.4%	921	619	-32.8%	101	92	-8.9%	1,088	832	-23.5%			
\$300,001 to \$400,000	2,055	2,027	-1.4%	604	411	-32.0%	221	229	+3.6%	1,382	1,493	+8.0%			
\$400,001 to \$500,000	845	956	+13.1%	198	187	-5.6%	108	121	+12.0%	627	656	+4.6%			
\$500,001 to \$600,000	315	349	+10.8%	114	96	-15.8%	26	36	+38.5%	222	246	+10.8%			
\$600,001 to \$700,000	174	163	-6.3%	54	43	-20.4%	15	19	+26.7%	134	119	-11.2%			
\$700,001 and Above	195	201	+3.1%	116	108	-6.9%	13	24	+84.6%	149	132	-11.4%			
<b>All Price Ranges</b>	<b>5,988</b>	<b>5,128</b>	<b>-14.4%</b>	<b>2,745</b>	<b>1,911</b>	<b>-30.4%</b>	<b>490</b>	<b>534</b>	<b>+9.0%</b>	<b>155</b>	<b>163</b>	<b>+5.2%</b>	<b>3,796</b>	<b>3,564</b>	<b>-6.1%</b>

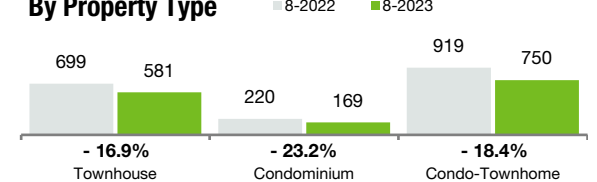
## Inventory of Homes for Sale

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 – 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	--	2	0	-100.0%	0	0	--
\$100,001 to \$200,000	9	6	-33.3%	47	29	-38.3%	7	6	-14.3%
\$200,001 to \$300,000	117	63	-46.2%	55	50	-9.1%	48	63	+31.3%
\$300,001 to \$400,000	290	219	-24.5%	41	36	-12.2%	192	219	+14.1%
\$400,001 to \$500,000	141	122	-13.5%	23	14	-39.1%	112	122	+8.9%
\$500,001 to \$600,000	67	68	+1.5%	19	7	-63.2%	60	68	+13.3%
\$600,001 to \$700,000	25	50	+100.0%	0	5	--	43	50	+16.3%
\$700,001 and Above	50	53	+6.0%	33	28	-15.2%	61	53	-13.1%
<b>All Price Ranges</b>	<b>699</b>	<b>581</b>	<b>-16.9%</b>	<b>220</b>	<b>169</b>	<b>-23.2%</b>	<b>523</b>	<b>581</b>	<b>+11.1%</b>

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.