

Charlotte Region Housing Supply Overview



November 2023

U.S. sales of new residential homes dropped 5.6% from the previous month to a seasonally adjusted annual rate of 679,000, according to the Census Bureau. However, sales were still up 17.7% year-over-year, as the lack of existing-home inventory continues to benefit the new-home market. Meanwhile, the median sales price of new homes declined for the seventh consecutive month, sliding 3.1% to \$409,300, as homebuilders trend toward building smaller homes to help offset rising costs and provide better affordability for homebuyers. For the 12-month period spanning December 2022 through November 2023, Pending Sales in the Charlotte region were down 13.5 percent overall. The price range with the smallest decline in sales was the \$300,001 to \$400,000 range, where they decreased 8.6 percent.

The overall Median Sales Price was up 0.4 percent to \$377,950. The property type with the largest price gain was the Townhome segment, where prices increased 6.2 percent to \$292,000. The price range that tended to sell the quickest was the \$200,000 and Below range at 32 days; the price range that tended to sell the slowest was the \$500,001 and Above range at 40 days.

Market-wide, inventory levels were down 14.8 percent. The property type that gained the most inventory was the Townhome segment, where it increased 10.8 percent. That amounts to 1.9 months supply for Single-Family homes, 1.8 months supply for Townhomes and 1.8 months supply for Condos.

Quick Facts

- 8.6%	- 10.9%	+ 3.6%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 to \$400,000	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.

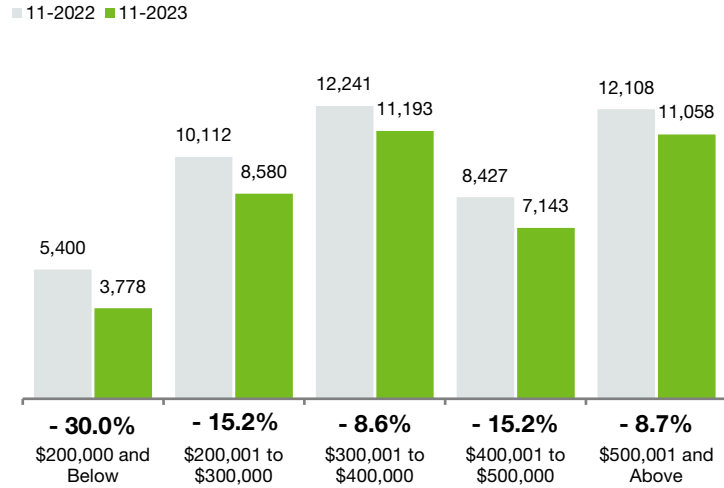
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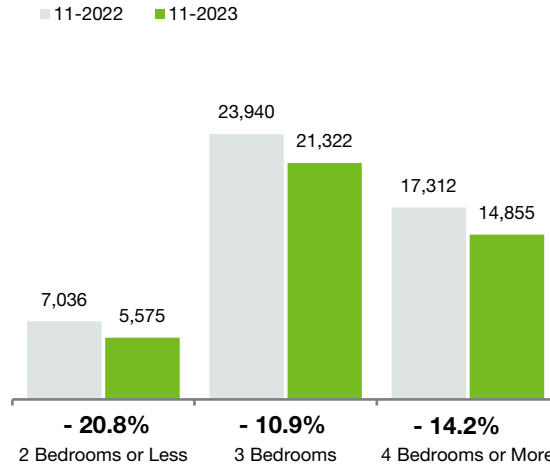
Pending Sales

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

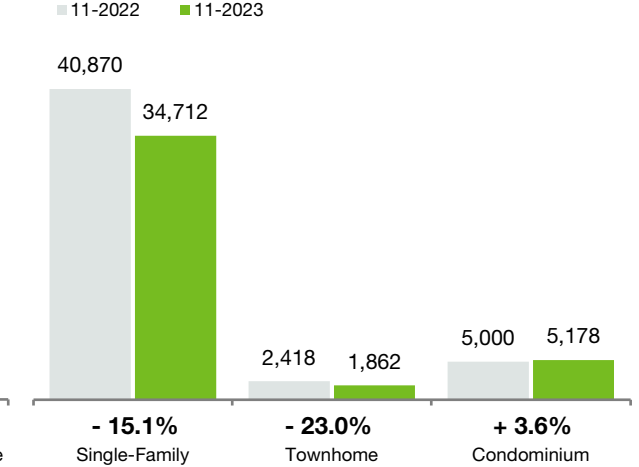
By Price Range



By Bedroom Count



By Property Type



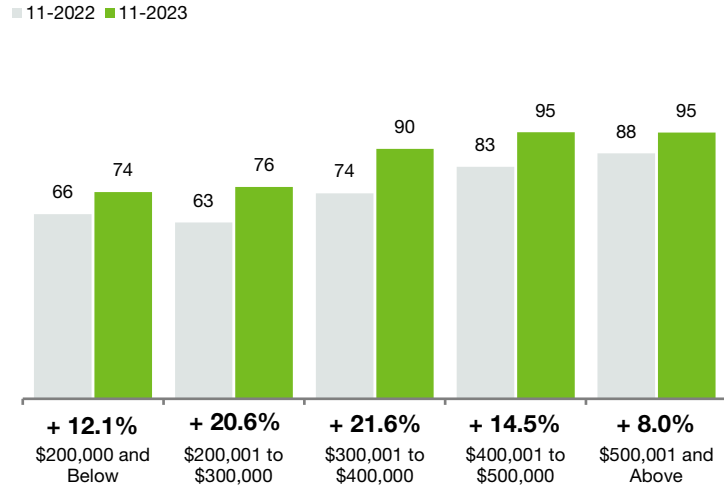
	All Properties			Single-Family			Townhome			Condominium		
By Price Range	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
\$200,000 and Below	5,400	3,778	-30.0%	4,511	3,264	-27.6%	618	396	-35.9%	271	118	-56.5%
\$200,001 to \$300,000	10,112	8,580	-15.2%	7,749	6,856	-11.5%	828	594	-28.3%	1,535	1,130	-26.4%
\$300,001 to \$400,000	12,241	11,193	-8.6%	10,029	8,597	-14.3%	515	416	-19.2%	1,697	2,180	+28.5%
\$400,001 to \$500,000	8,427	7,143	-15.2%	7,399	5,971	-19.3%	195	194	-0.5%	833	978	+17.4%
\$500,001 and Above	12,108	11,058	-8.7%	11,182	10,024	-10.4%	262	262	0.0%	664	772	+16.3%
All Price Ranges	48,288	41,752	-13.5%	40,870	34,712	-15.1%	2,418	1,862	-23.0%	5,000	5,178	+3.6%

	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
2 Bedrooms or Less	7,036	5,575	-20.8%	3,754	3,067	-18.3%	1,868	1,434	-23.2%	1,414	1,074	-24.0%
3 Bedrooms	23,940	21,322	-10.9%	20,416	17,459	-14.5%	499	374	-25.1%	3,025	3,489	+15.3%
4 Bedrooms or More	17,312	14,855	-14.2%	16,700	14,186	-15.1%	51	54	+5.9%	561	615	+9.6%
All Bedroom Counts	48,288	41,752	-13.5%	40,870	34,712	-15.1%	2,418	1,862	-23.0%	5,000	5,178	+3.6%

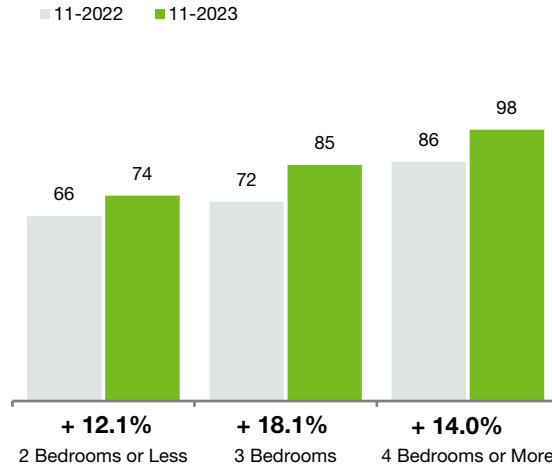
List to Close

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

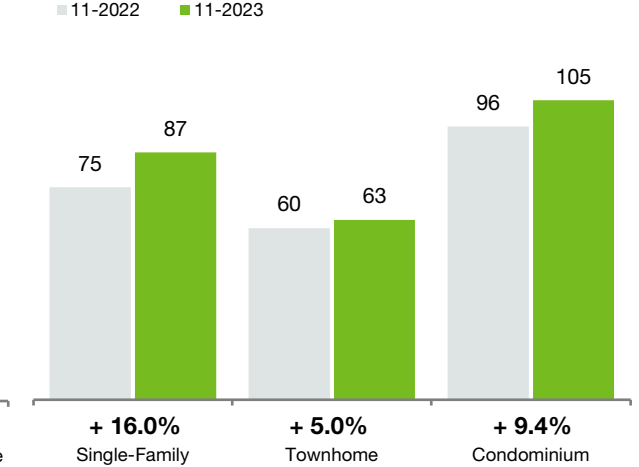
By Price Range



By Bedroom Count



By Property Type

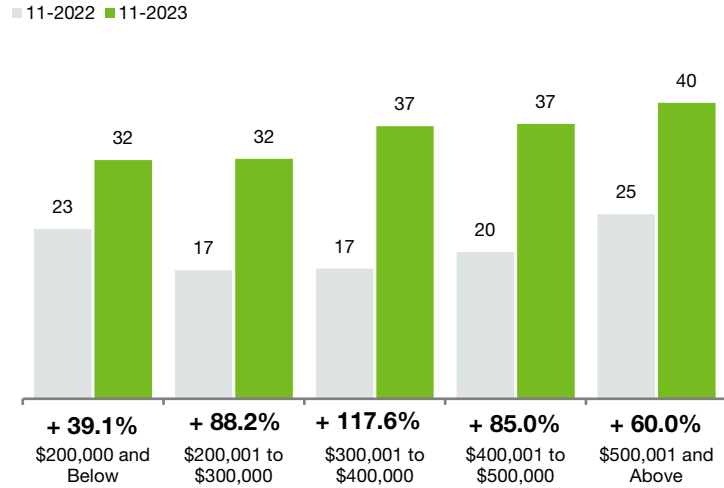


	All Properties			Single-Family			Townhome			Condominium		
By Price Range	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
\$200,000 and Below	66	74	+ 12.1%	68	75	+ 10.3%	57	69	+ 21.1%	49	58	+ 18.4%
\$200,001 to \$300,000	63	76	+ 20.6%	64	79	+ 23.4%	52	59	+ 13.5%	65	63	- 3.1%
\$300,001 to \$400,000	74	90	+ 21.6%	70	86	+ 22.9%	55	61	+ 10.9%	101	109	+ 7.9%
\$400,001 to \$500,000	83	95	+ 14.5%	79	92	+ 16.5%	63	53	- 15.9%	122	127	+ 4.1%
\$500,001 and Above	88	95	+ 8.0%	85	93	+ 9.4%	99	74	- 25.3%	138	138	0.0%
All Price Ranges	76	88	+ 15.8%	75	87	+ 16.0%	60	63	+ 5.0%	96	105	+ 9.4%
By Bedroom Count	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
2 Bedrooms or Less	66	74	+ 12.1%	73	81	+ 11.0%	56	60	+ 7.1%	63	71	+ 12.7%
3 Bedrooms	72	85	+ 18.1%	67	80	+ 19.4%	73	69	- 5.5%	103	110	+ 6.8%
4 Bedrooms or More	86	98	+ 14.0%	84	96	+ 14.3%	94	95	+ 1.1%	140	137	- 2.1%
All Bedroom Counts	76	88	+ 15.8%	75	87	+ 16.0%	60	63	+ 5.0%	96	105	+ 9.4%

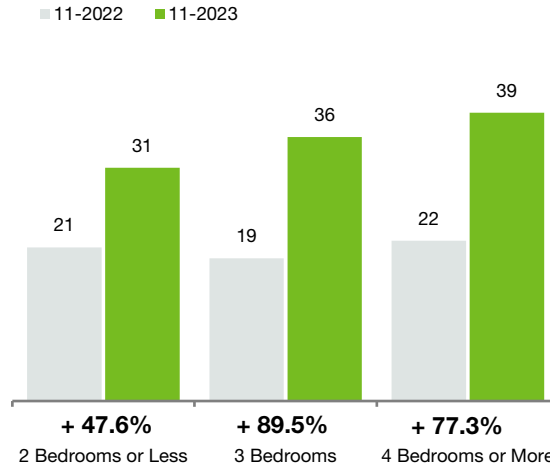
Days on Market Until Sale

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

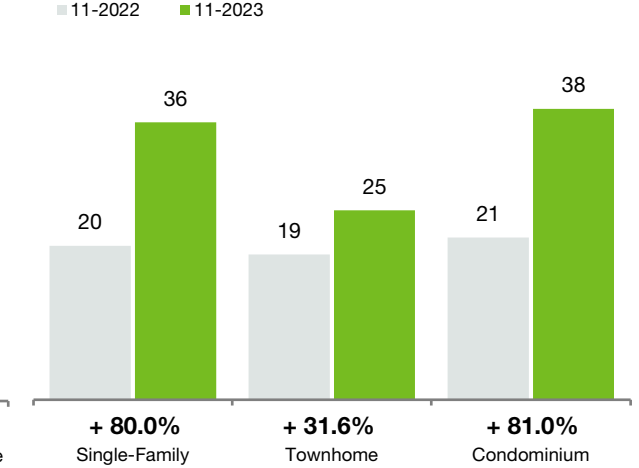
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
\$200,000 and Below	23	32	+ 39.1%	24	33	+ 37.5%	17	27	+ 58.8%	15	22	+ 46.7%
\$200,001 to \$300,000	17	32	+ 88.2%	19	35	+ 84.2%	13	21	+ 61.5%	12	24	+ 100.0%
\$300,001 to \$400,000	17	37	+ 117.6%	17	37	+ 117.6%	14	25	+ 78.6%	21	39	+ 85.7%
\$400,001 to \$500,000	20	37	+ 85.0%	19	37	+ 94.7%	26	20	- 23.1%	25	40	+ 60.0%
\$500,001 and Above	25	40	+ 60.0%	24	39	+ 62.5%	46	34	- 26.1%	39	58	+ 48.7%
All Price Ranges	20	36	+ 80.0%	20	36	+ 80.0%	19	25	+ 31.6%	21	38	+ 81.0%

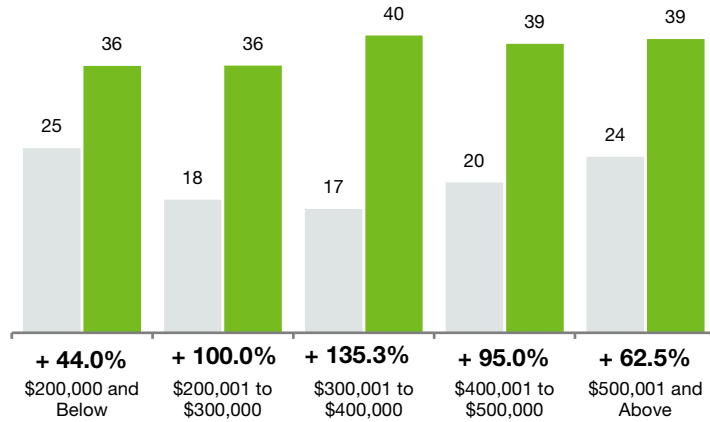
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
2 Bedrooms or Less	21	31	+ 47.6%	25	37	+ 48.0%	17	24	+ 41.2%	15	27	+ 80.0%
3 Bedrooms	19	36	+ 89.5%	18	35	+ 94.4%	26	28	+ 7.7%	23	40	+ 73.9%
4 Bedrooms or More	22	39	+ 77.3%	21	38	+ 81.0%	33	38	+ 15.2%	26	50	+ 92.3%
All Bedroom Counts	20	36	+ 80.0%	20	36	+ 80.0%	19	25	+ 31.6%	21	38	+ 81.0%

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.

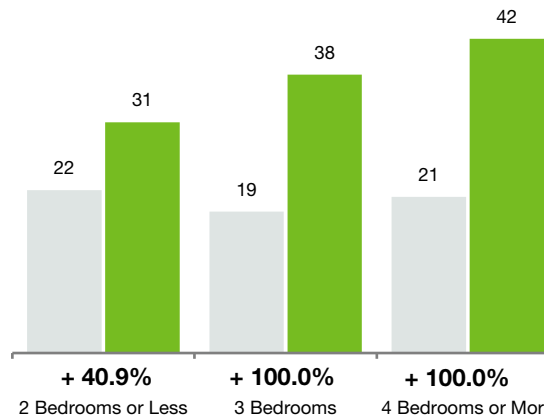
By Price Range

■ 11-2022 ■ 11-2023



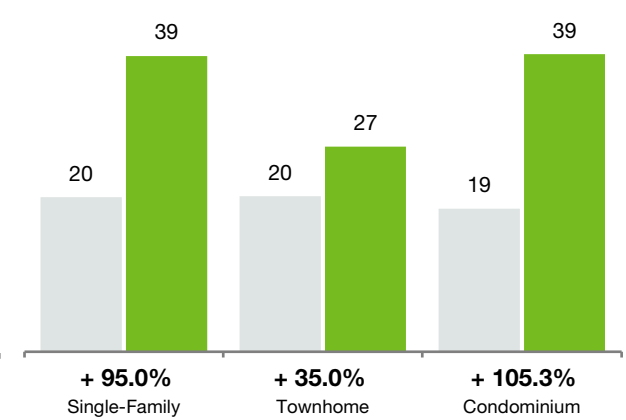
By Bedroom Count

■ 11-2022 ■ 11-2023



By Property Type

■ 11-2022 ■ 11-2023



All Properties

By Price Range

	11-2022	11-2023	Change
\$200,000 and Below	25	36	+ 44.0%
\$200,001 to \$300,000	18	36	+ 100.0%
\$300,001 to \$400,000	17	40	+ 135.3%
\$400,001 to \$500,000	20	39	+ 95.0%
\$500,001 and Above	24	39	+ 62.5%
All Price Ranges	20	38	+ 90.0%

Single-Family

	11-2022	11-2023	Change
26	37	+ 42.3%	
19	39	+ 105.3%	
17	40	+ 135.3%	
20	39	+ 95.0%	
22	38	+ 72.7%	
20	39	+ 95.0%	

Townhome

	11-2022	11-2023	Change
19	30	+ 57.9%	
14	22	+ 57.1%	
15	26	+ 73.3%	
32	23	- 28.1%	
46	38	- 17.4%	
20	27	+ 35.0%	

Condominium

	11-2022	11-2023	Change
14	23	+ 64.3%	
12	26	+ 116.7%	
17	41	+ 141.2%	
23	39	+ 69.6%	
38	56	+ 47.4%	
19	39	+ 105.3%	

By Bedroom Count

	11-2022	11-2023	Change
2 Bedrooms or Less	22	31	+ 40.9%
3 Bedrooms	19	38	+ 100.0%
4 Bedrooms or More	21	42	+ 100.0%
All Bedroom Counts	20	38	+ 90.0%

	11-2022	11-2023	Change
27	36	+ 33.3%	
19	37	+ 94.7%	
21	42	+ 100.0%	
20	39	+ 95.0%	

	11-2022	11-2023	Change
19	25	+ 31.6%	
26	31	+ 19.2%	
33	48	+ 45.5%	
20	27	+ 35.0%	

	11-2022	11-2023	Change
14	26	+ 85.7%	
20	40	+ 100.0%	
26	55	+ 111.5%	
19	39	+ 105.3%	

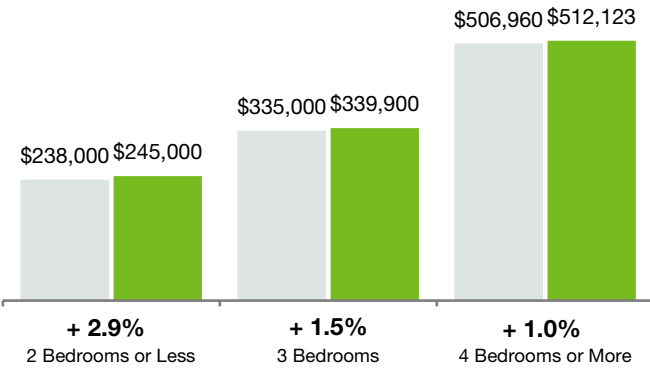
Median Sales Price



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

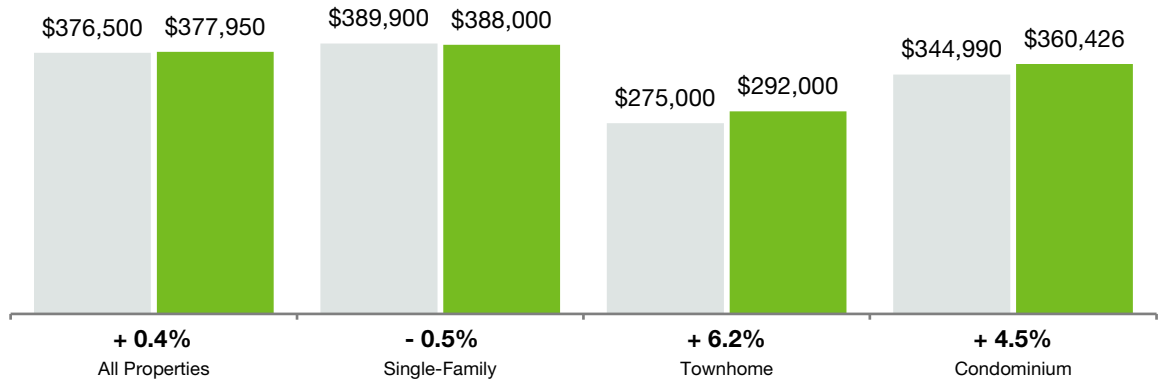
By Bedroom Count

■ 11-2022 ■ 11-2023



By Property Type

■ 11-2022 ■ 11-2023



All Properties

By Bedroom Count

	11-2022	11-2023	Change
2 Bedrooms or Less	\$238,000	\$245,000	+ 2.9%
3 Bedrooms	\$335,000	\$339,900	+ 1.5%
4 Bedrooms or More	\$506,960	\$512,123	+ 1.0%
All Bedroom Counts	\$376,500	\$377,950	+ 0.4%

Single-Family

	11-2022	11-2023	Change
	\$200,000	\$205,000	+ 2.5%
	\$330,000	\$330,000	0.0%
	\$510,683	\$518,992	+ 1.6%
All Single-Family	\$389,900	\$388,000	- 0.5%

Townhome

	11-2022	11-2023	Change
	\$260,000	\$275,000	+ 5.8%
	\$330,000	\$388,000	+ 17.6%
	\$570,000	\$575,000	+ 0.9%
All Townhome	\$275,000	\$292,000	+ 6.2%

Condominium

	11-2022	11-2023	Change
	\$270,000	\$283,000	+ 4.8%
	\$355,000	\$364,965	+ 2.8%
	\$415,000	\$439,000	+ 5.8%
All Condominium	\$344,990	\$360,426	+ 4.5%

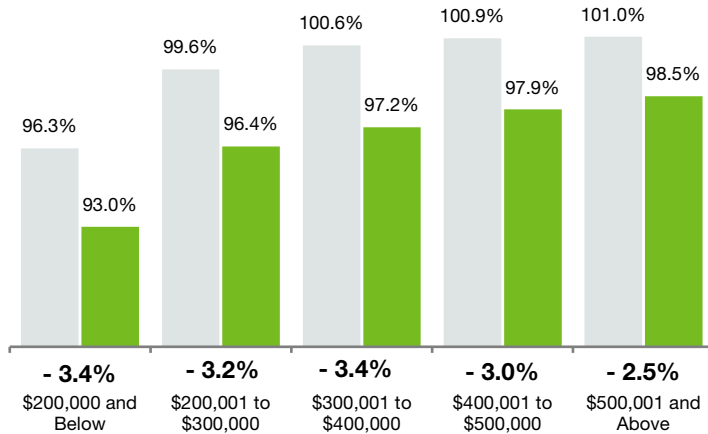
Percent of Original List Price Received



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.**

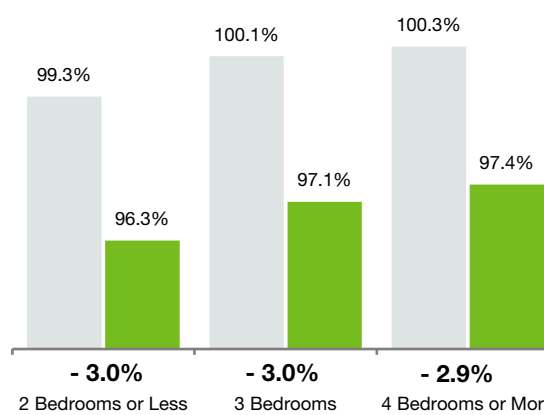
By Price Range

■ 11-2022 ■ 11-2023



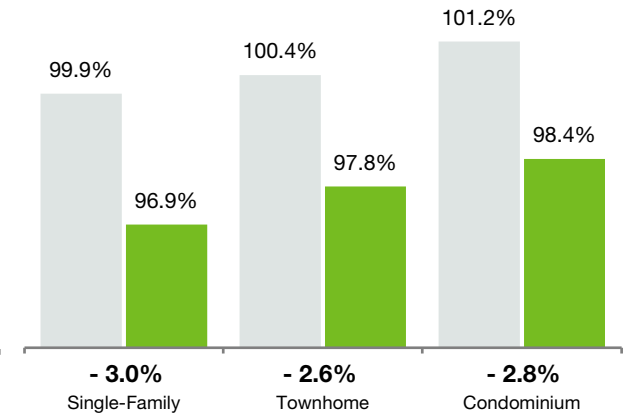
By Bedroom Count

■ 11-2022 ■ 11-2023



By Property Type

■ 11-2022 ■ 11-2023

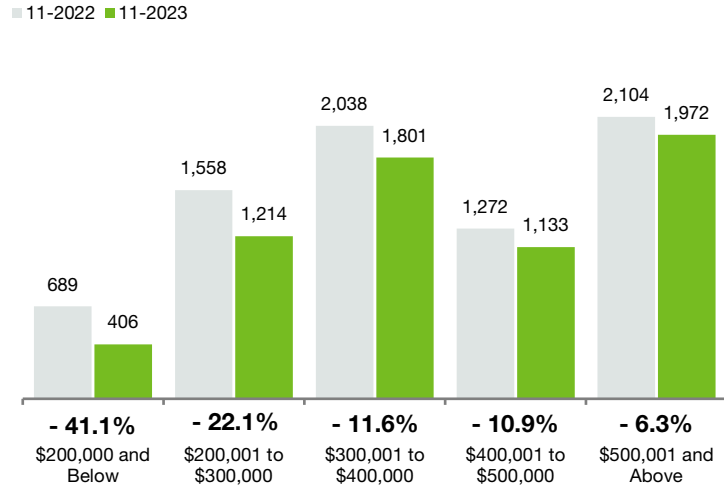


	All Properties			Single-Family			Townhome			Condominium		
By Price Range	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
\$200,000 and Below	96.3%	93.0%	-3.4%	95.7%	92.6%	-3.2%	99.4%	95.6%	-3.8%	99.5%	96.3%	-3.2%
\$200,001 to \$300,000	99.6%	96.4%	-3.2%	99.1%	96.0%	-3.1%	101.2%	97.9%	-3.3%	101.0%	97.6%	-3.4%
\$300,001 to \$400,000	100.6%	97.2%	-3.4%	100.5%	96.8%	-3.7%	101.3%	98.5%	-2.8%	101.0%	98.3%	-2.7%
\$400,001 to \$500,000	100.9%	97.9%	-3.0%	100.8%	97.6%	-3.2%	100.2%	99.9%	-0.3%	102.0%	99.5%	-2.5%
\$500,001 and Above	101.0%	98.5%	-2.5%	101.0%	98.5%	-2.5%	98.5%	98.3%	-0.2%	101.5%	98.7%	-2.8%
All Price Ranges	100.1%	97.1%	-3.0%	99.9%	96.9%	-3.0%	100.4%	97.8%	-2.6%	101.2%	98.4%	-2.8%
By Bedroom Count	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
2 Bedrooms or Less	99.3%	96.3%	-3.0%	97.7%	94.8%	-3.0%	100.6%	97.8%	-2.8%	101.6%	98.5%	-3.1%
3 Bedrooms	100.1%	97.1%	-3.0%	100.0%	96.8%	-3.2%	99.4%	97.7%	-1.7%	101.1%	98.4%	-2.7%
4 Bedrooms or More	100.3%	97.4%	-2.9%	100.3%	97.4%	-2.9%	100.3%	97.3%	-3.0%	100.7%	98.1%	-2.6%
All Bedroom Counts	100.1%	97.1%	-3.0%	99.9%	96.9%	-3.0%	100.4%	97.8%	-2.6%	101.2%	98.4%	-2.8%

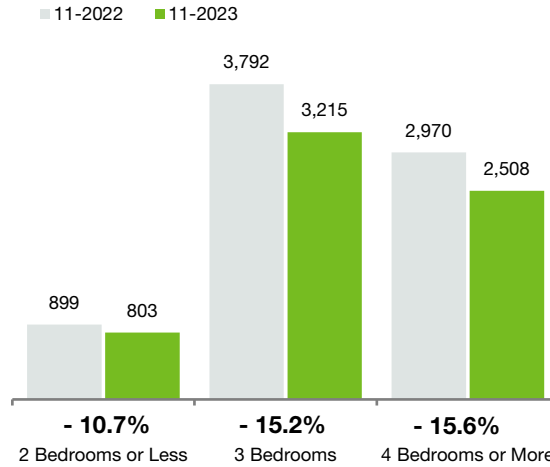
Inventory of Homes for Sale

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

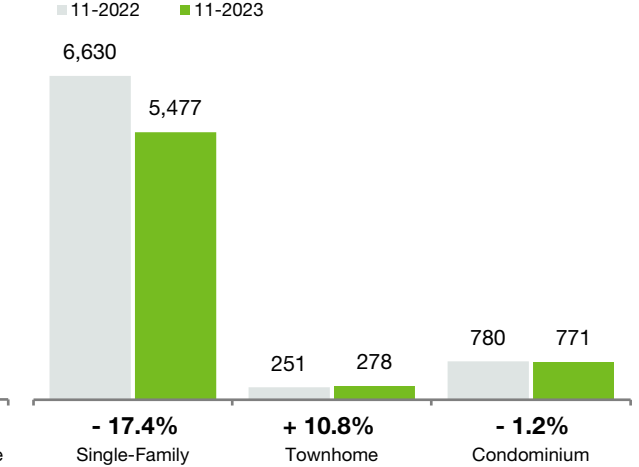
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
\$200,000 and Below	689	406	- 41.1%	618	348	- 43.7%	58	48	- 17.2%	13	10	- 23.1%
\$200,001 to \$300,000	1,558	1,214	- 22.1%	1,349	997	- 26.1%	63	88	+ 39.7%	146	129	- 11.6%
\$300,001 to \$400,000	2,038	1,801	- 11.6%	1,646	1,416	- 14.0%	47	65	+ 38.3%	345	320	- 7.2%
\$400,001 to \$500,000	1,272	1,133	- 10.9%	1,120	968	- 13.6%	28	27	- 3.6%	124	138	+ 11.3%
\$500,001 and Above	2,104	1,972	- 6.3%	1,897	1,748	- 7.9%	55	50	- 9.1%	152	174	+ 14.5%
All Price Ranges	7,661	6,526	- 14.8%	6,630	5,477	- 17.4%	251	278	+ 10.8%	780	771	- 1.2%
By Bedroom Count	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
2 Bedrooms or Less	899	803	- 10.7%	587	454	- 22.7%	180	218	+ 21.1%	132	131	- 0.8%
3 Bedrooms	3,792	3,215	- 15.2%	3,209	2,651	- 17.4%	55	48	- 12.7%	528	516	- 2.3%
4 Bedrooms or More	2,970	2,508	- 15.6%	2,834	2,372	- 16.3%	16	12	- 25.0%	120	124	+ 3.3%
All Bedroom Counts	7,661	6,526	- 14.8%	6,630	5,477	- 17.4%	251	278	+ 10.8%	780	771	- 1.2%

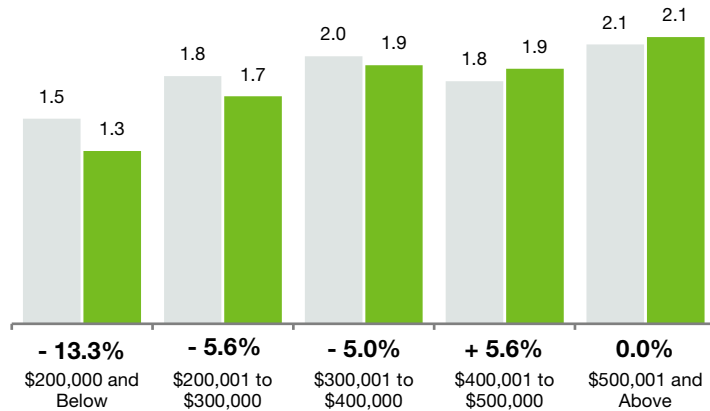
Months Supply of Homes for Sale



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.

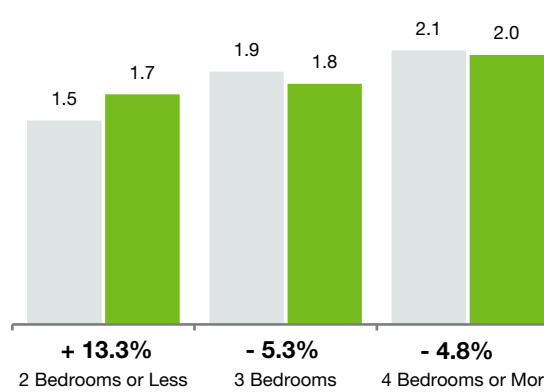
By Price Range

■ 11-2022 ■ 11-2023



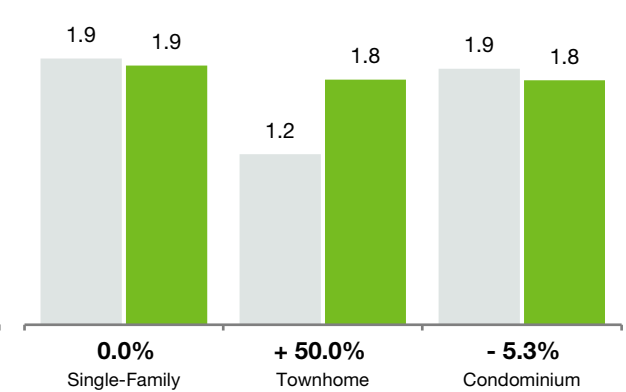
By Bedroom Count

■ 11-2022 ■ 11-2023



By Property Type

■ 11-2022 ■ 11-2023



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
\$200,000 and Below	1.5	1.3	-13.3%	1.6	1.3	-18.8%	1.1	1.5	+36.4%	0.6	1.0	+66.7%
\$200,001 to \$300,000	1.8	1.7	-5.6%	2.1	1.7	-19.0%	0.9	1.8	+100.0%	1.1	1.4	+27.3%
\$300,001 to \$400,000	2.0	1.9	-5.0%	2.0	2.0	0.0%	1.1	1.9	+72.7%	2.4	1.8	-25.0%
\$400,001 to \$500,000	1.8	1.9	+5.6%	1.8	1.9	+5.6%	1.7	1.7	0.0%	1.8	1.7	-5.6%
\$500,001 and Above	2.1	2.1	0.0%	2.0	2.1	+5.0%	2.5	2.3	-8.0%	2.7	2.7	0.0%
All Price Ranges	1.9	1.9	0.0%	1.9	1.9	0.0%	1.2	1.8	+50.0%	1.9	1.8	-5.3%
By Bedroom Count	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change	11-2022	11-2023	Change
2 Bedrooms or Less	1.5	1.7	+13.3%	1.9	1.8	-5.3%	1.2	1.8	+50.0%	1.1	1.5	+36.4%
3 Bedrooms	1.9	1.8	-5.3%	1.9	1.8	-5.3%	1.3	1.5	+15.4%	2.1	1.8	-14.3%
4 Bedrooms or More	2.1	2.0	-4.8%	2.0	2.0	0.0%	3.8	2.7	-28.9%	2.6	2.4	-7.7%
All Bedroom Counts	1.9	1.9	0.0%	1.9	1.9	0.0%	1.2	1.8	+50.0%	1.9	1.8	-5.3%

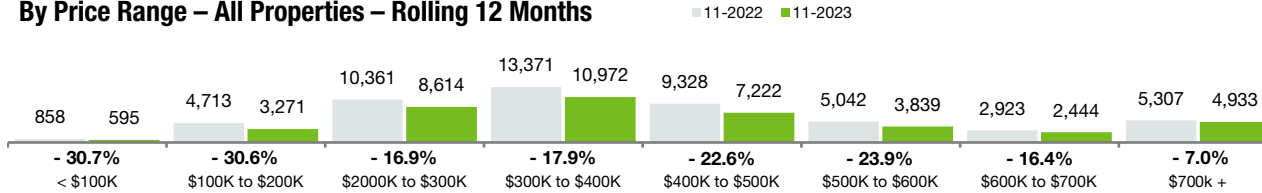
Additional Price Ranges

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.

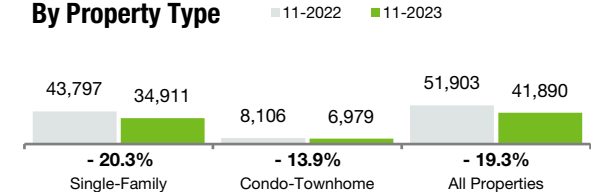
Closed Sales

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		
	11-2022	11-2023	Change	11-2022	11-2023	Change
\$100,000 & Below	805	570	-29.2%	53	25	-52.8%
\$100,001 to \$200,000	3,845	2,771	-27.9%	868	500	-42.4%
\$200,001 to \$300,000	7,883	6,882	-12.7%	2,478	1,732	-30.1%
\$300,001 to \$400,000	10,798	8,424	-22.0%	2,573	2,548	-1.0%
\$400,001 to \$500,000	8,179	6,066	-25.8%	1,149	1,156	+0.6%
\$500,001 to \$600,000	4,608	3,378	-26.7%	434	461	+6.2%
\$600,001 to \$700,000	2,692	2,199	-18.3%	231	245	+6.1%
\$700,001 and Above	4,987	4,621	-7.3%	320	312	-2.5%
All Price Ranges	43,797	34,911	-20.3%	8,106	6,979	-13.9%

Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	10-2023	11-2023	Change	10-2023	11-2023	Change
\$100,000 & Below	46	35	-23.9%	1	2	+100.0%
\$100,001 to \$200,000	229	191	-16.6%	35	32	-8.6%
\$200,001 to \$300,000	513	456	-11.1%	107	105	-1.9%
\$300,001 to \$400,000	667	593	-11.1%	218	186	-14.7%
\$400,001 to \$500,000	482	413	-14.3%	90	82	-8.9%
\$500,001 to \$600,000	256	252	-1.6%	33	32	-3.0%
\$600,001 to \$700,000	160	136	-15.0%	31	18	-41.9%
\$700,001 and Above	377	299	-20.7%	30	13	-56.7%
All Price Ranges	2,730	2,375	-13.0%	545	470	-13.8%

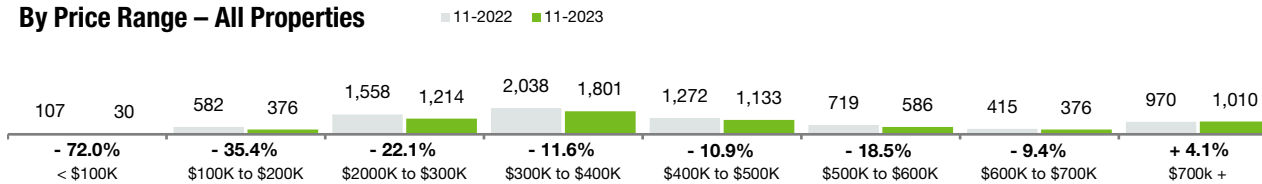
Year to Date

By Price Range	Single-Family			Condo-Townhome		
	11-2022	11-2023	Change	11-2022	11-2023	Change
\$100,000 & Below	736	501	-31.9%	45	20	-55.6%
\$100,001 to \$200,000	3,376	2,493	-26.2%	754	456	-39.5%
\$200,001 to \$300,000	7,034	6,360	-9.6%	2,203	1,570	-28.7%
\$300,001 to \$400,000	9,711	7,805	-19.6%	2,334	2,404	+3.0%
\$400,001 to \$500,000	7,459	5,580	-25.2%	1,058	1,074	+1.5%
\$500,001 to \$600,000	4,259	3,147	-26.1%	410	427	+4.1%
\$600,001 to \$700,000	2,497	2,014	-19.3%	216	231	+6.9%
\$700,001 and Above	4,626	4,316	-6.7%	297	286	-3.7%
All Price Ranges	39,698	32,216	-18.8%	7,317	6,468	-11.6%

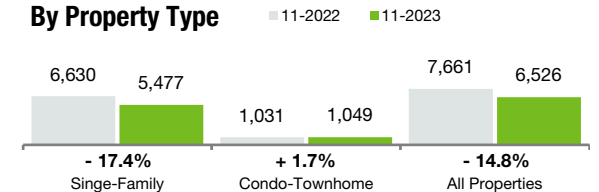
Inventory of Homes for Sale

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		
	11-2022	11-2023	Change	11-2022	11-2023	Change
\$100,000 & Below	107	30	-72.0%	0	0	--
\$100,001 to \$200,000	511	318	-37.8%	71	58	-18.3%
\$200,001 to \$300,000	1,349	997	-26.1%	209	217	+3.8%
\$300,001 to \$400,000	1,646	1,416	-14.0%	392	385	-1.8%
\$400,001 to \$500,000	1,120	968	-13.6%	152	165	+8.6%
\$500,001 to \$600,000	622	502	-19.3%	97	84	-13.4%
\$600,001 to \$700,000	387	332	-14.2%	28	44	+57.1%
\$700,001 and Above	888	914	+2.9%	82	96	+17.1%
All Price Ranges	6,630	5,477	-17.4%	1,031	1,049	+1.7%

Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	10-2023	11-2023	Change	10-2023	11-2023	Change
\$100,000 & Below	42	30	-28.6%	0	0	--
\$100,001 to \$200,000	345	318	-7.8%	56	58	+3.6%
\$200,001 to \$300,000	1,019	997	-2.2%	189	217	+14.8%
\$300,001 to \$400,000	1,412	1,416	+0.3%	370	385	+4.1%
\$400,001 to \$500,000	937	968	+3.3%	159	165	+3.8%
\$500,001 to \$600,000	512	502	-2.0%	91	84	-7.7%
\$600,001 to \$700,000	342	332	-2.9%	58	44	-24.1%
\$700,001 and Above	931	914	-1.8%	95	96	+1.1%
All Price Ranges	5,540	5,477	-1.1%	1,018	1,049	+3.0%

Year to Date

By Price Range	Single-Family			Condo-Townhome		
	11-2022	11-2023	Change	11-2022	11-2023	Change
\$100,000 & Below	0	0	--	0	0	--
\$100,001 to \$200,000	0	0	--	0	0	--
\$200,001 to \$300,000	0	0	--	0	0	--
\$300,001 to \$400,000	0	0	--	0	0	--
\$400,001 to \$500,000	0	0	--	0	0	--
\$500,001 to \$600,000	0	0	--	0	0	--
\$600,001 to \$700,000	0	0	--	0	0	--
\$700,001 and Above	0	0	--	0	0	--
All Price Ranges	0	0	--	0	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.

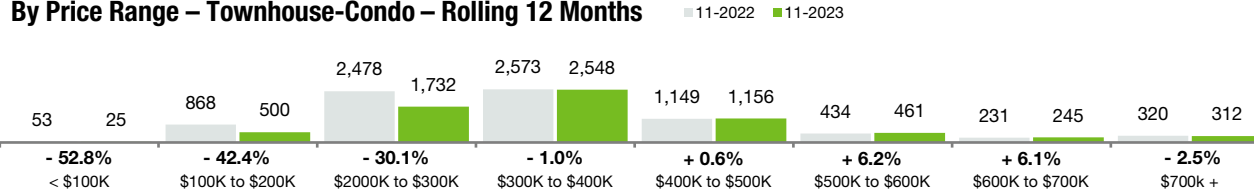
Additional Price Ranges

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.

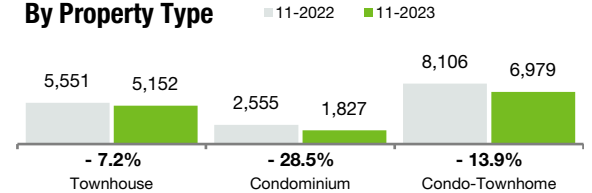
Closed Sales

Actual sales that have closed in a given month.

By Price Range – Townhouse-Condo – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Townhouse			Condominium		
	11-2022	11-2023	Change	11-2022	11-2023	Change
\$100,000 & Below	3	0	-100.0%	50	25	-50.0%
\$100,001 to \$200,000	293	118	-59.7%	575	382	-33.6%
\$200,001 to \$300,000	1,620	1,166	-28.0%	858	566	-34.0%
\$300,001 to \$400,000	1,995	2,135	+7.0%	578	413	-28.5%
\$400,001 to \$500,000	939	974	+3.7%	210	182	-13.3%
\$500,001 to \$600,000	317	368	+16.1%	117	93	-20.5%
\$600,001 to \$700,000	178	191	+7.3%	53	54	+1.9%
\$700,001 and Above	206	200	-2.9%	114	112	-1.8%
All Price Ranges	5,551	5,152	-7.2%	2,555	1,827	-28.5%

Compared to Prior Month

By Price Range	Townhouse			Condominium		
	10-2023	11-2023	Change	10-2023	11-2023	Change
\$100,000 & Below	0	0	--	1	2	+100.0%
\$100,001 to \$200,000	7	5	-28.6%	28	27	-3.6%
\$200,001 to \$300,000	66	64	-3.0%	41	41	0.0%
\$300,001 to \$400,000	179	151	-15.6%	39	35	-10.3%
\$400,001 to \$500,000	72	73	+1.4%	18	9	-50.0%
\$500,001 to \$600,000	27	26	-3.7%	6	6	0.0%
\$600,001 to \$700,000	26	12	-53.8%	5	6	+20.0%
\$700,001 and Above	21	11	-47.6%	9	2	-77.8%
All Price Ranges	398	342	-14.1%	147	128	-12.9%

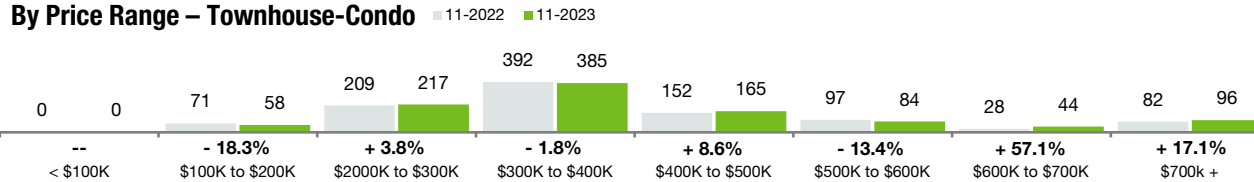
Year to Date

By Price Range	Townhouse			Condominium		
	11-2022	11-2023	Change	11-2022	11-2023	Change
\$100,000 & Below	3	0	-100.0%	42	20	-52.4%
\$100,001 to \$200,000	241	108	-55.2%	513	348	-32.2%
\$200,001 to \$300,000	1,418	1,042	-26.5%	785	528	-32.7%
\$300,001 to \$400,000	1,800	2,019	+12.2%	534	385	-27.9%
\$400,001 to \$500,000	858	905	+5.5%	200	169	-15.5%
\$500,001 to \$600,000	297	340	+14.5%	113	87	-23.0%
\$600,001 to \$700,000	168	181	+7.7%	48	50	+4.2%
\$700,001 and Above	198	180	-9.1%	99	106	+7.1%
All Price Ranges	4,983	4,775	-4.2%	2,334	1,693	-27.5%

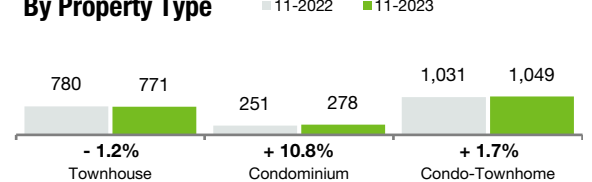
Inventory of Homes for Sale

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 – Townhouse-Condo



By Property Type



Year over Year

By Price Range	Townhouse			Condominium		
	11-2022	11-2023	Change	11-2022	11-2023	Change
\$100,000 & Below	0	0	--	0	0	--
\$100,001 to \$200,000	13	10	-23.1%	58	48	-17.2%
\$200,001 to \$300,000	146	129	-11.6%	63	88	+39.7%
\$300,001 to \$400,000	345	320	-7.2%	47	65	+38.3%
\$400,001 to \$500,000	124	138	+11.3%	28	27	-3.6%
\$500,001 to \$600,000	79	69	-12.7%	18	15	-16.7%
\$600,001 to \$700,000	26	40	+53.8%	2	4	+100.0%
\$700,001 and Above	47	65	+38.3%	35	31	-11.4%
All Price Ranges	780	771	-1.2%	251	278	+10.8%

Compared to Prior Month

By Price Range	Townhouse			Condominium		
	10-2023	11-2023	Change	10-2023	11-2023	Change
\$100,000 & Below	0	0	--	0	0	--
\$100,001 to \$200,000	8	10	+25.0%	48	48	0.0%
\$200,001 to \$300,000	119	129	+8.4%	70	88	+25.7%
\$300,001 to \$400,000	311	320	+2.9%	59	65	+10.2%
\$400,001 to \$500,000	139	138	-0.7%	20	27	+35.0%
\$500,001 to \$600,000	80	69	-13.8%	11	15	+36.4%
\$600,001 to \$700,000	49	40	-18.4%	9	4	-55.6%
\$700,001 and Above	67	65	-3.0%	28	31	+10.7%
All Price Ranges	773	771	-0.3%	245	278	+13.5%

Year to Date

Property Type	11-2022	11-2023	Change
Townhouse	780	771	-1.2%
Condominium	251	278	+10.8%
Condo-Townhome	1,031	1,049	+1.7%

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.