

# Charlotte Region Housing Supply Overview



## December 2023

U.S. sales of new residential homes sank 12.2% from the previous month to a seasonally adjusted annual rate of 590,000, the lowest level since November 2022, according to the U.S. Census Bureau, as decades-high mortgage rates continue to impact buyer affordability. The National Association of Home Builders cautioned the drop is only temporary, however, with sales of new homes expected to rise in the months ahead due to falling mortgage rates, which have retreated more than one full percentage point from their peak of 7.79% in October. For the 12-month period spanning January 2023 through December 2023, Pending Sales in the Charlotte region were down 11.0 percent overall. The price range with the smallest decline in sales was the \$300,001 to \$400,000 range, where they decreased 5.0 percent.

The overall Median Sales Price was down 0.7 percent to \$377,500. The property type with the largest price gain was the Townhome segment, where prices increased 5.7 percent to \$292,725. 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 39 days.

Market-wide, inventory levels were down 15.2 percent. The property type that lost the least inventory was the Condominium segment, where it decreased 0.7 percent. That amounts to 1.7 months supply for Single-Family homes, 1.4 months supply for Townhomes and 1.6 months supply for Condos.

## Quick Facts

<b>- 5.0%</b>	<b>- 7.8%</b>	<b>+ 8.4%</b>
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
<b>\$300,001 to \$400,000</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.

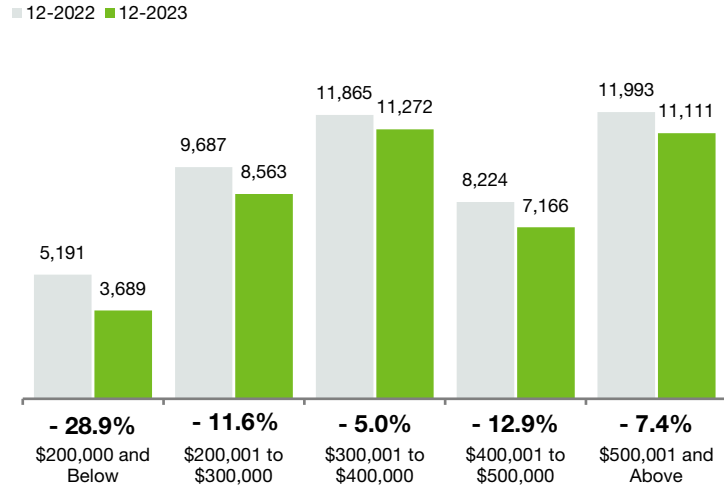
Pending Sales	<b>2</b>
List to Close	<b>3</b>
Days on Market Until Sale	<b>4</b>
Cumulative Days on Market Until Sale	<b>5</b>
Median Sales Price	<b>6</b>
Percent of Original List Price Received	<b>7</b>
Inventory of Homes for Sale	<b>8</b>
Months Supply of Homes for Sale	<b>9</b>
Additional Price Ranges - All Properties	<b>10</b>
Additional Price Ranges - Townhouse and Condo	<b>11</b>



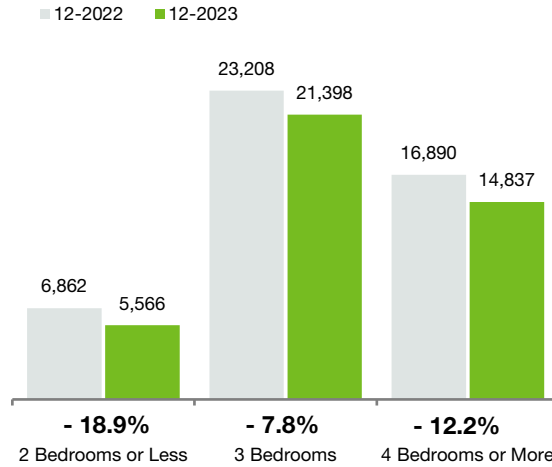
# Pending Sales

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

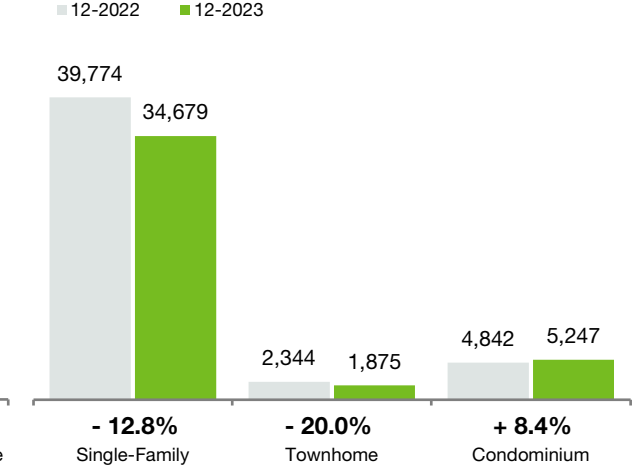
## By Price Range



## By Bedroom Count



## By Property Type



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
\$200,000 and Below	5,191	3,689	-28.9%	4,351	3,193	-26.6%	587	383	-34.8%	253	113	-55.3%
\$200,001 to \$300,000	9,687	8,563	-11.6%	7,435	6,831	-8.1%	804	605	-24.8%	1,448	1,127	-22.2%
\$300,001 to \$400,000	11,865	11,272	-5.0%	9,704	8,644	-10.9%	502	423	-15.7%	1,659	2,205	+32.9%
\$400,001 to \$500,000	8,224	7,166	-12.9%	7,211	5,946	-17.5%	196	197	+0.5%	817	1,023	+25.2%
\$500,001 and Above	11,993	11,111	-7.4%	11,073	10,065	-9.1%	255	267	+4.7%	665	779	+17.1%
<b>All Price Ranges</b>	<b>46,960</b>	<b>41,801</b>	<b>-11.0%</b>	<b>39,774</b>	<b>34,679</b>	<b>-12.8%</b>	<b>2,344</b>	<b>1,875</b>	<b>-20.0%</b>	<b>4,842</b>	<b>5,247</b>	<b>+8.4%</b>

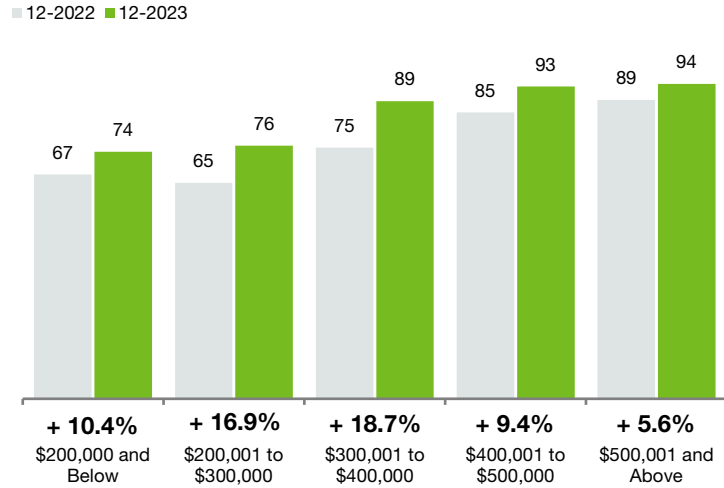
  

	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
2 Bedrooms or Less	6,862	5,566	-18.9%	3,683	3,045	-17.3%	1,813	1,445	-20.3%	1,366	1,076	-21.2%
3 Bedrooms	23,208	21,398	-7.8%	19,810	17,491	-11.7%	483	376	-22.2%	2,915	3,531	+21.1%
4 Bedrooms or More	16,890	14,837	-12.2%	16,281	14,143	-13.1%	48	54	+12.5%	561	640	+14.1%
<b>All Bedroom Counts</b>	<b>46,960</b>	<b>41,801</b>	<b>-11.0%</b>	<b>39,774</b>	<b>34,679</b>	<b>-12.8%</b>	<b>2,344</b>	<b>1,875</b>	<b>-20.0%</b>	<b>4,842</b>	<b>5,247</b>	<b>+8.4%</b>

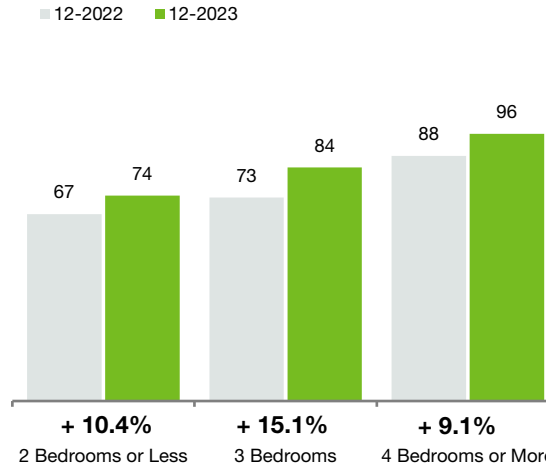
# List to Close

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

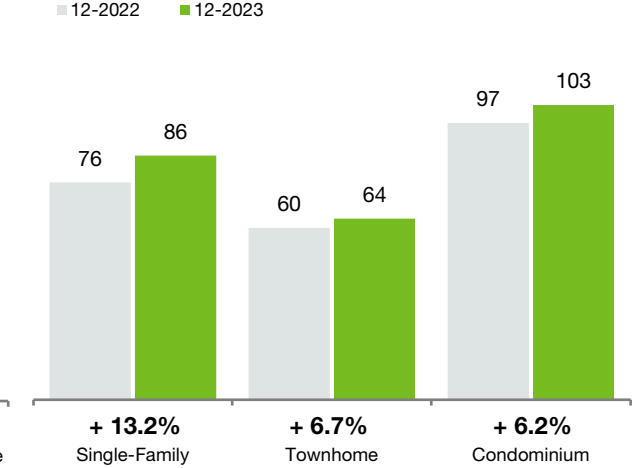
## By Price Range



## By Bedroom Count



## By Property Type



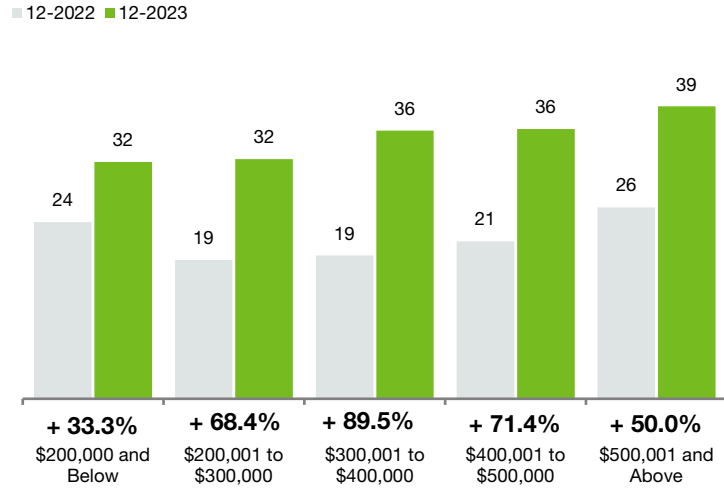
	All Properties			Single-Family			Townhome			Condominium		
By Price Range	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
\$200,000 and Below	67	74	+ 10.4%	69	75	+ 8.7%	58	71	+ 22.4%	49	59	+ 20.4%
\$200,001 to \$300,000	65	76	+ 16.9%	66	79	+ 19.7%	53	58	+ 9.4%	63	64	+ 1.6%
\$300,001 to \$400,000	75	89	+ 18.7%	71	86	+ 21.1%	56	60	+ 7.1%	102	107	+ 4.9%
\$400,001 to \$500,000	85	93	+ 9.4%	82	90	+ 9.8%	61	54	- 11.5%	123	122	- 0.8%
\$500,001 and Above	89	94	+ 5.6%	86	92	+ 7.0%	96	75	- 21.9%	142	132	- 7.0%
<b>All Price Ranges</b>	<b>78</b>	<b>87</b>	<b>+ 11.5%</b>	<b>76</b>	<b>86</b>	<b>+ 13.2%</b>	<b>60</b>	<b>64</b>	<b>+ 6.7%</b>	<b>97</b>	<b>103</b>	<b>+ 6.2%</b>
By Bedroom Count	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
2 Bedrooms or Less	67	74	+ 10.4%	74	81	+ 9.5%	56	61	+ 8.9%	63	70	+ 11.1%
3 Bedrooms	73	84	+ 15.1%	68	79	+ 16.2%	72	69	- 4.2%	103	108	+ 4.9%
4 Bedrooms or More	88	96	+ 9.1%	86	94	+ 9.3%	90	95	+ 5.6%	144	134	- 6.9%
<b>All Bedroom Counts</b>	<b>78</b>	<b>87</b>	<b>+ 11.5%</b>	<b>76</b>	<b>86</b>	<b>+ 13.2%</b>	<b>60</b>	<b>64</b>	<b>+ 6.7%</b>	<b>97</b>	<b>103</b>	<b>+ 6.2%</b>

# Days on Market Until Sale

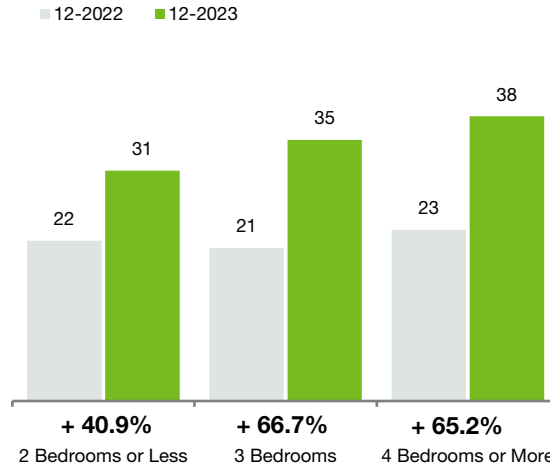


Average number of days between when a property is first listed and when an offer is accepted. **Based on a rolling 12-month average.**

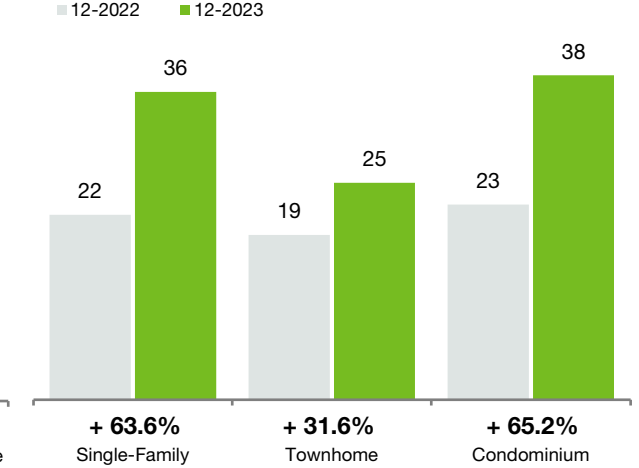
## By Price Range



## By Bedroom Count



## By Property Type



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
\$200,000 and Below	24	32	+ 33.3%	25	33	+ 32.0%	18	28	+ 55.6%	14	23	+ 64.3%
\$200,001 to \$300,000	19	32	+ 68.4%	20	34	+ 70.0%	14	21	+ 50.0%	13	24	+ 84.6%
\$300,001 to \$400,000	19	36	+ 89.5%	19	36	+ 89.5%	15	25	+ 66.7%	23	38	+ 65.2%
\$400,001 to \$500,000	21	36	+ 71.4%	20	36	+ 80.0%	26	20	- 23.1%	26	39	+ 50.0%
\$500,001 and Above	26	39	+ 50.0%	24	38	+ 58.3%	42	36	- 14.3%	42	57	+ 35.7%
<b>All Price Ranges</b>	<b>22</b>	<b>36</b>	<b>+ 63.6%</b>	<b>22</b>	<b>36</b>	<b>+ 63.6%</b>	<b>19</b>	<b>25</b>	<b>+ 31.6%</b>	<b>23</b>	<b>38</b>	<b>+ 65.2%</b>

	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
2 Bedrooms or Less	22	31	+ 40.9%	26	36	+ 38.5%	17	24	+ 41.2%	16	26	+ 62.5%
3 Bedrooms	21	35	+ 66.7%	20	34	+ 70.0%	25	29	+ 16.0%	25	39	+ 56.0%
4 Bedrooms or More	23	38	+ 65.2%	23	38	+ 65.2%	32	38	+ 18.8%	29	50	+ 72.4%
<b>All Bedroom Counts</b>	<b>22</b>	<b>36</b>	<b>+ 63.6%</b>	<b>22</b>	<b>36</b>	<b>+ 63.6%</b>	<b>19</b>	<b>25</b>	<b>+ 31.6%</b>	<b>23</b>	<b>38</b>	<b>+ 65.2%</b>

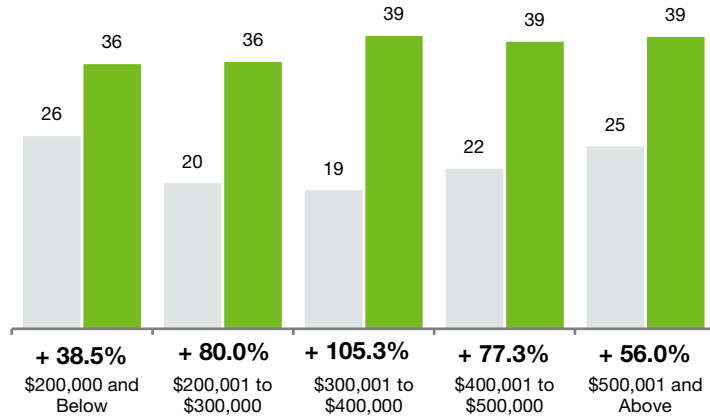
# Cumulative Days on Market Until Sale



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.

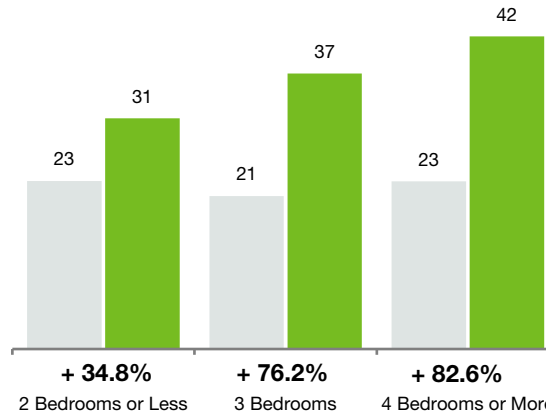
## By Price Range

■ 12-2022 ■ 12-2023



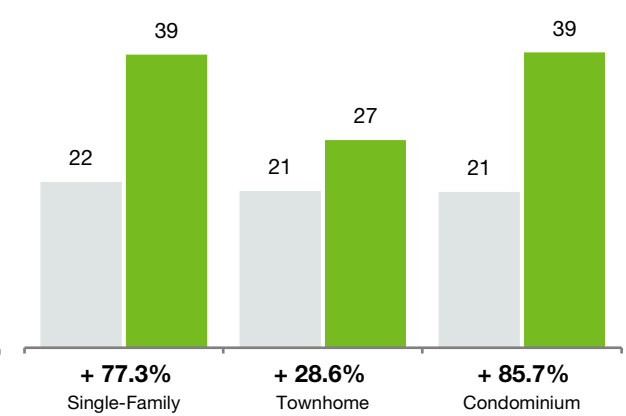
## By Bedroom Count

■ 12-2022 ■ 12-2023



## By Property Type

■ 12-2022 ■ 12-2023



## All Properties

### By Price Range

	12-2022	12-2023	Change
\$200,000 and Below	26	36	+ 38.5%
\$200,001 to \$300,000	20	36	+ 80.0%
\$300,001 to \$400,000	19	39	+ 105.3%
\$400,001 to \$500,000	22	39	+ 77.3%
\$500,001 and Above	25	39	+ 56.0%
<b>All Price Ranges</b>	<b>22</b>	<b>38</b>	<b>+ 72.7%</b>

## Single-Family

	12-2022	12-2023	Change
2 Bedrooms or Less	28	37	+ 32.1%
3 Bedrooms	21	39	+ 85.7%
4 Bedrooms or More	19	40	+ 110.5%
Single-Family	21	39	+ 85.7%
Single-Family	23	38	+ 65.2%
<b>All Single-Family</b>	<b>22</b>	<b>39</b>	<b>+ 77.3%</b>

## Townhome

	12-2022	12-2023	Change
2 Bedrooms or Less	19	31	+ 63.2%
3 Bedrooms	15	22	+ 46.7%
4 Bedrooms or More	16	26	+ 62.5%
Townhome	31	23	- 25.8%
Townhome	43	39	- 9.3%
<b>All Townhome</b>	<b>21</b>	<b>27</b>	<b>+ 28.6%</b>

## Condominium

	12-2022	12-2023	Change
2 Bedrooms or Less	13	23	+ 76.9%
3 Bedrooms	13	26	+ 100.0%
4 Bedrooms or More	18	40	+ 122.2%
Condominium	24	39	+ 62.5%
Condominium	41	56	+ 36.6%
<b>All Condominium</b>	<b>21</b>	<b>39</b>	<b>+ 85.7%</b>

### By Bedroom Count

	12-2022	12-2023	Change
2 Bedrooms or Less	23	31	+ 34.8%
3 Bedrooms	21	37	+ 76.2%
4 Bedrooms or More	23	42	+ 82.6%
<b>All Bedroom Counts</b>	<b>22</b>	<b>38</b>	<b>+ 72.7%</b>

	12-2022	12-2023	Change
2 Bedrooms or Less	27	36	+ 33.3%
3 Bedrooms	20	37	+ 85.0%
4 Bedrooms or More	22	42	+ 90.9%
<b>All Single-Family</b>	<b>22</b>	<b>39</b>	<b>+ 77.3%</b>

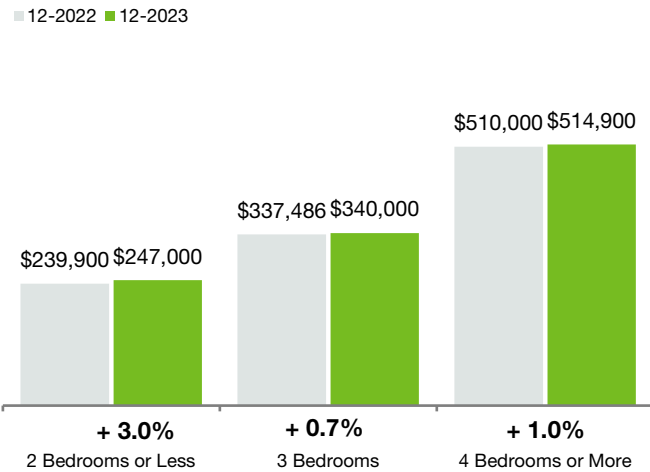
	12-2022	12-2023	Change
2 Bedrooms or Less	19	26	+ 36.8%
3 Bedrooms	25	31	+ 24.0%
4 Bedrooms or More	32	49	+ 53.1%
<b>All Townhome</b>	<b>21</b>	<b>27</b>	<b>+ 28.6%</b>

	12-2022	12-2023	Change
2 Bedrooms or Less	15	25	+ 66.7%
3 Bedrooms	21	40	+ 90.5%
4 Bedrooms or More	29	55	+ 89.7%
<b>All Condominium</b>	<b>21</b>	<b>39</b>	<b>+ 85.7%</b>

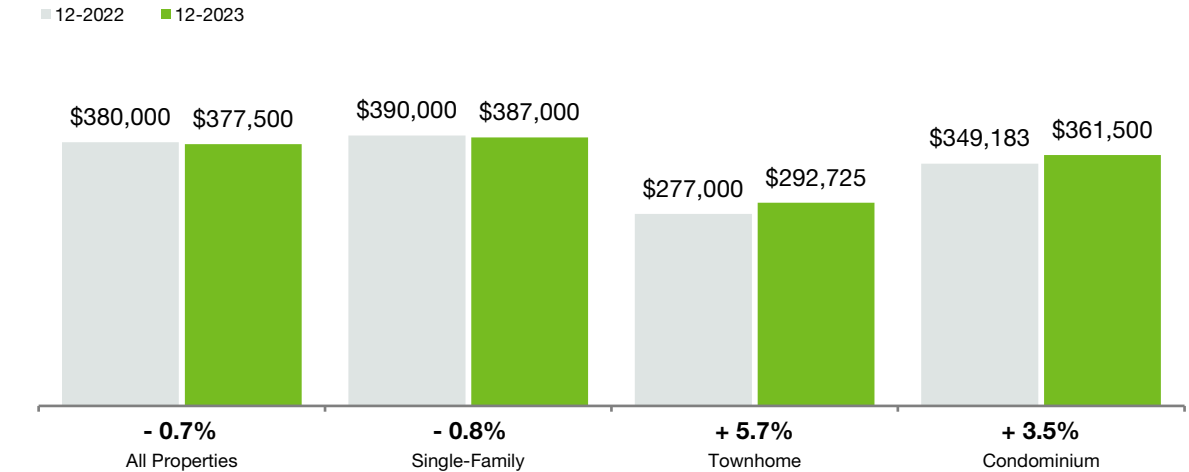
# Median Sales Price

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

## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	\$239,900	\$247,000	+ 3.0%
3 Bedrooms	\$337,486	\$340,000	+ 0.7%
4 Bedrooms or More	\$510,000	\$514,900	+ 1.0%
<b>All Bedroom Counts</b>	<b>\$380,000</b>	<b>\$377,500</b>	<b>- 0.7%</b>

### Single-Family

12-2022	12-2023	Change
\$202,500	\$208,000	+ 2.7%
\$333,000	\$330,000	- 0.9%
\$515,000	\$520,000	+ 1.0%
<b>\$390,000</b>	<b>\$387,000</b>	<b>- 0.8%</b>

### Townhome

12-2022	12-2023	Change
\$261,500	\$275,000	+ 5.2%
\$333,800	\$386,000	+ 15.6%
\$572,500	\$566,500	- 1.0%
<b>\$277,000</b>	<b>\$292,725</b>	<b>+ 5.7%</b>

### Condominium

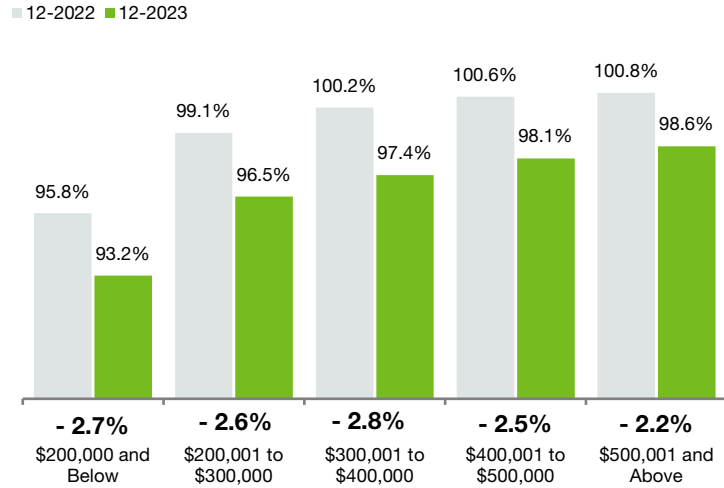
12-2022	12-2023	Change
\$270,000	\$285,000	+ 5.6%
\$360,000	\$364,865	+ 1.4%
\$415,580	\$440,000	+ 5.9%
<b>\$349,183</b>	<b>\$361,500</b>	<b>+ 3.5%</b>

# Percent of Original List Price Received

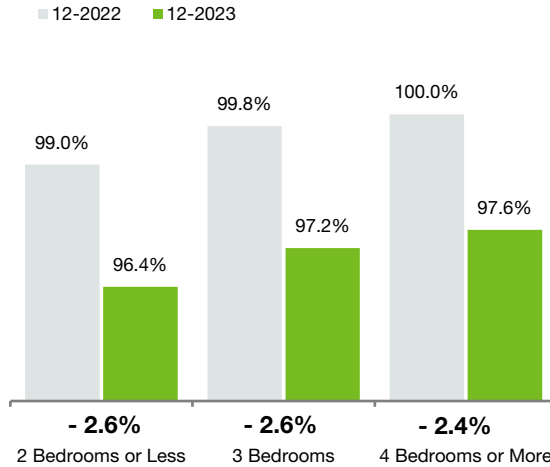


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

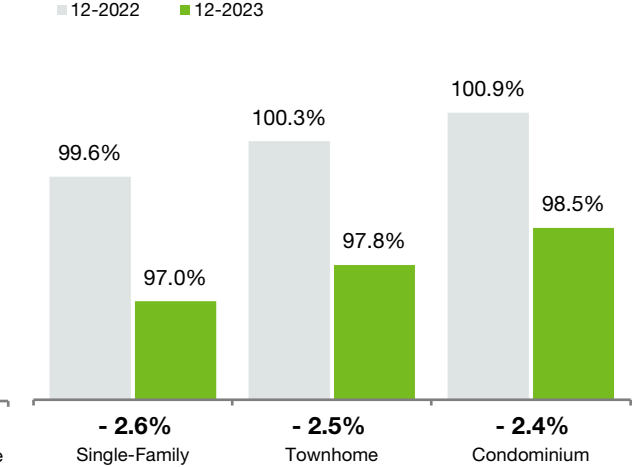
## By Price Range



## By Bedroom Count



## By Property Type



By Price Range	All Properties			Single-Family			Townhome			Condominium		
	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
\$200,000 and Below	95.8%	93.2%	-2.7%	95.1%	92.7%	-2.5%	99.1%	95.7%	-3.4%	99.6%	96.1%	-3.5%
\$200,001 to \$300,000	99.1%	96.5%	-2.6%	98.6%	96.1%	-2.5%	101.1%	97.9%	-3.2%	100.6%	97.8%	-2.8%
\$300,001 to \$400,000	100.2%	97.4%	-2.8%	100.0%	97.0%	-3.0%	101.1%	98.4%	-2.7%	100.8%	98.4%	-2.4%
\$400,001 to \$500,000	100.6%	98.1%	-2.5%	100.5%	97.7%	-2.8%	100.1%	100.0%	-0.1%	101.7%	99.6%	-2.1%
\$500,001 and Above	100.8%	98.6%	-2.2%	100.8%	98.6%	-2.2%	98.8%	98.1%	-0.7%	101.2%	98.8%	-2.4%
<b>All Price Ranges</b>	<b>99.7%</b>	<b>97.2%</b>	<b>-2.5%</b>	<b>99.6%</b>	<b>97.0%</b>	<b>-2.6%</b>	<b>100.3%</b>	<b>97.8%</b>	<b>-2.5%</b>	<b>100.9%</b>	<b>98.5%</b>	<b>-2.4%</b>

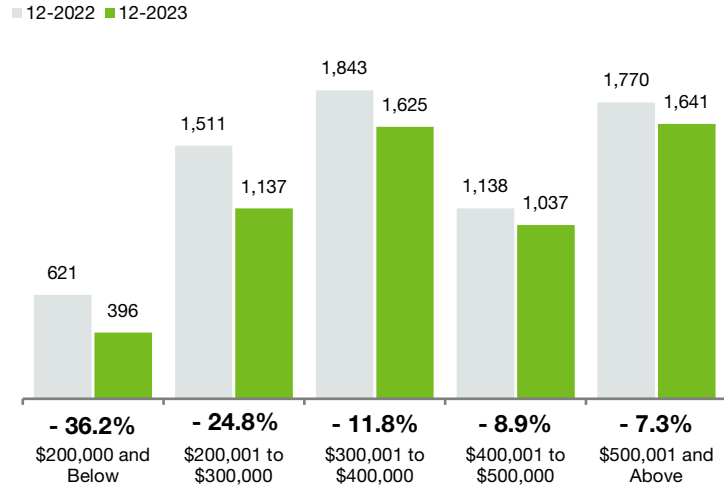
  

By Bedroom Count	All Properties			Single-Family			Townhome			Condominium		
	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
2 Bedrooms or Less	99.0%	96.4%	-2.6%	97.2%	94.9%	-2.4%	100.5%	97.9%	-2.6%	101.4%	98.6%	-2.8%
3 Bedrooms	99.8%	97.2%	-2.6%	99.6%	96.9%	-2.7%	99.5%	97.4%	-2.1%	100.8%	98.5%	-2.3%
4 Bedrooms or More	100.0%	97.6%	-2.4%	100.0%	97.6%	-2.4%	100.3%	97.2%	-3.1%	100.3%	98.3%	-2.0%
<b>All Bedroom Counts</b>	<b>99.7%</b>	<b>97.2%</b>	<b>-2.5%</b>	<b>99.6%</b>	<b>97.0%</b>	<b>-2.6%</b>	<b>100.3%</b>	<b>97.8%</b>	<b>-2.5%</b>	<b>100.9%</b>	<b>98.5%</b>	<b>-2.4%</b>

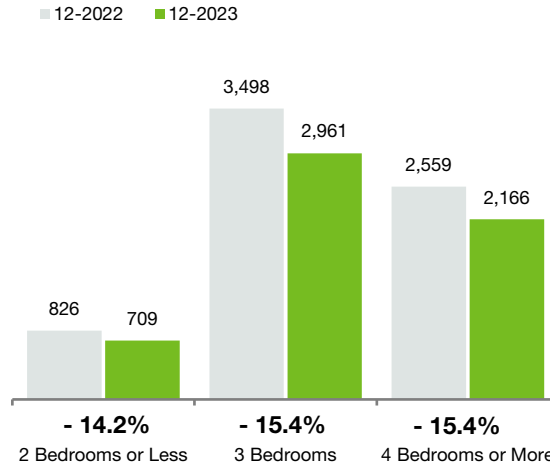
# Inventory of Homes for Sale

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

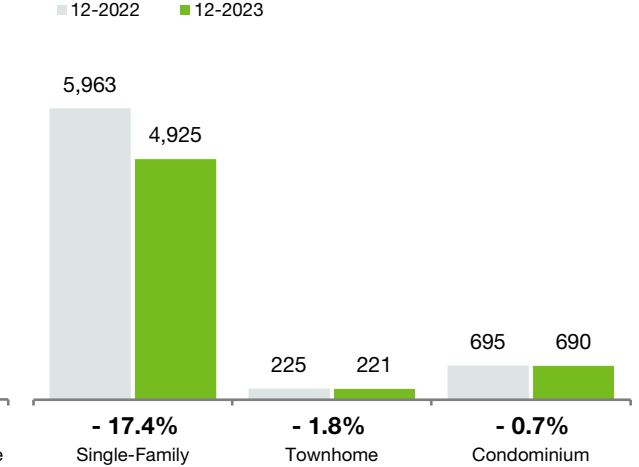
## By Price Range



## By Bedroom Count



## By Property Type



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
\$200,000 and Below	621	396	-36.2%	549	345	-37.2%	61	40	-34.4%	11	11	0.0%
\$200,001 to \$300,000	1,511	1,137	-24.8%	1,311	940	-28.3%	60	73	+21.7%	140	124	-11.4%
\$300,001 to \$400,000	1,843	1,625	-11.8%	1,512	1,299	-14.1%	39	43	+10.3%	292	283	-3.1%
\$400,001 to \$500,000	1,138	1,037	-8.9%	998	886	-11.2%	24	18	-25.0%	116	133	+14.7%
\$500,001 and Above	1,770	1,641	-7.3%	1,593	1,455	-8.7%	41	47	+14.6%	136	139	+2.2%
<b>All Price Ranges</b>	<b>6,883</b>	<b>5,836</b>	<b>-15.2%</b>	<b>5,963</b>	<b>4,925</b>	<b>-17.4%</b>	<b>225</b>	<b>221</b>	<b>-1.8%</b>	<b>695</b>	<b>690</b>	<b>-0.7%</b>

By Bedroom Count	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change	12-2022	12-2023	Change
2 Bedrooms or Less	826	709	-14.2%	542	430	-20.7%	171	167	-2.3%	113	112	-0.9%
3 Bedrooms	3,498	2,961	-15.4%	2,978	2,439	-18.1%	41	43	+4.9%	479	479	0.0%
4 Bedrooms or More	2,559	2,166	-15.4%	2,443	2,056	-15.8%	13	11	-15.4%	103	99	-3.9%
<b>All Bedroom Counts</b>	<b>6,883</b>	<b>5,836</b>	<b>-15.2%</b>	<b>5,963</b>	<b>4,925</b>	<b>-17.4%</b>	<b>225</b>	<b>221</b>	<b>-1.8%</b>	<b>695</b>	<b>690</b>	<b>-0.7%</b>

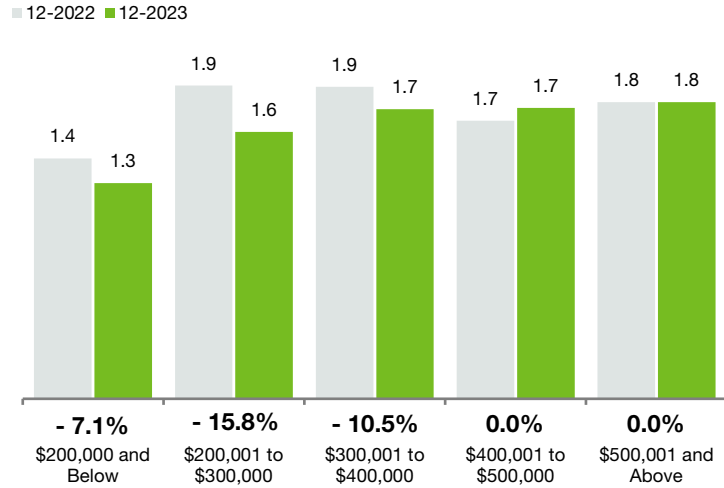


# Months Supply of Homes for Sale

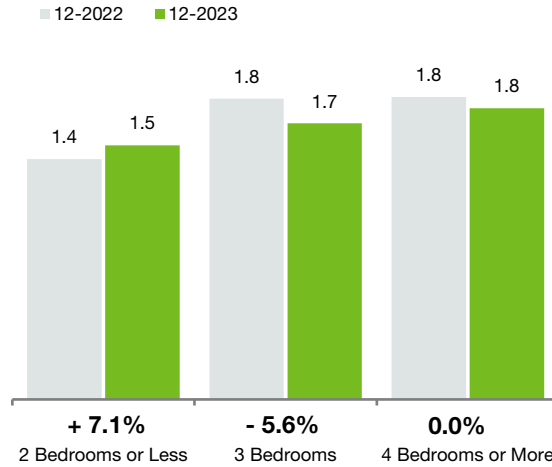


The months supply of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

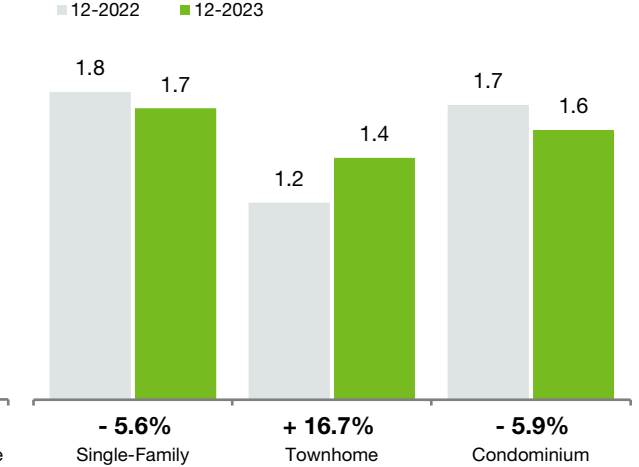
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	12-2022	12-2023	Change
\$200,000 and Below	1.4	1.3	-7.1%
\$200,001 to \$300,000	1.9	1.6	-15.8%
\$300,001 to \$400,000	1.9	1.7	-10.5%
\$400,001 to \$500,000	1.7	1.7	0.0%
\$500,001 and Above	1.8	1.8	0.0%
<b>All Price Ranges</b>	<b>1.8</b>	<b>1.7</b>	<b>-5.6%</b>

### Single-Family

By Price Range	12-2022	12-2023	Change
\$200,000 and Below	1.5	1.3	-13.3%
\$200,001 to \$300,000	2.1	1.7	-19.0%
\$300,001 to \$400,000	1.9	1.8	-5.3%
\$400,001 to \$500,000	1.7	1.8	+5.9%
\$500,001 and Above	1.7	1.7	0.0%
<b>All Price Ranges</b>	<b>1.8</b>	<b>1.7</b>	<b>-5.6%</b>

### Townhome

By Price Range	12-2022	12-2023	Change
\$200,000 and Below	1.2	1.3	+8.3%
\$200,001 to \$300,000	0.9	1.4	+55.6%
\$300,001 to \$400,000	0.9	1.2	+33.3%
\$400,001 to \$500,000	1.5	1.1	-26.7%
\$500,001 and Above	1.9	2.1	+10.5%
<b>All Price Ranges</b>	<b>1.2</b>	<b>1.4</b>	<b>+16.7%</b>

### Condominium

By Price Range	12-2022	12-2023	Change
\$200,000 and Below	0.5	1.2	+140.0%
\$200,001 to \$300,000	1.2	1.3	+8.3%
\$300,001 to \$400,000	2.1	1.5	-28.6%
\$400,001 to \$500,000	1.7	1.6	-5.9%
\$500,001 and Above	2.5	2.1	-16.0%
<b>All Price Ranges</b>	<b>1.7</b>	<b>1.6</b>	<b>-5.9%</b>

### By Bedroom Count

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	1.4	1.5	+7.1%
3 Bedrooms	1.8	1.7	-5.6%
4 Bedrooms or More	1.8	1.8	0.0%
<b>All Bedroom Counts</b>	<b>1.8</b>	<b>1.7</b>	<b>-5.6%</b>

### Single-Family

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	1.8	1.7	-5.6%
3 Bedrooms	1.8	1.7	-5.6%
4 Bedrooms or More	1.8	1.7	-5.6%
<b>All Bedroom Counts</b>	<b>1.8</b>	<b>1.7</b>	<b>-5.6%</b>

### Townhome

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	1.1	1.4	+27.3%
3 Bedrooms	1.0	1.4	+40.0%
4 Bedrooms or More	3.3	2.4	-27.3%
<b>All Bedroom Counts</b>	<b>1.2</b>	<b>1.4</b>	<b>+16.7%</b>

### Condominium

By Bedroom Count	12-2022	12-2023	Change
2 Bedrooms or Less	1.0	1.2	+20.0%
3 Bedrooms	2.0	1.6	-20.0%
4 Bedrooms or More	2.2	1.9	-13.6%
<b>All Bedroom Counts</b>	<b>1.7</b>	<b>1.6</b>	<b>-5.9%</b>

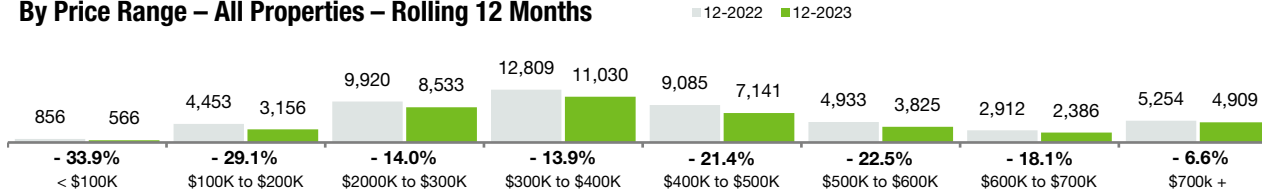
# Additional Price Ranges

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.

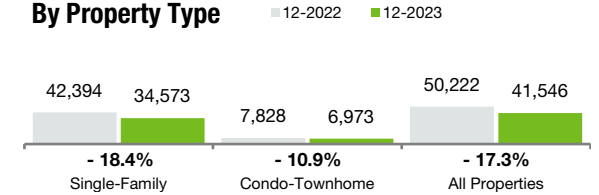
## Closed Sales

Actual sales that have closed in a given month.

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



### By Property Type

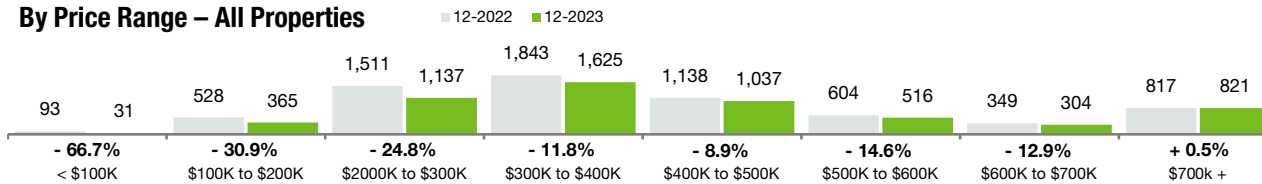


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	Single-Family	Condo-Townhome	Change	Single-Family	Condo-Townhome	Change	Single-Family	Condo-Townhome	Change
\$100,000 & Below	806	546	-32.3%	50	20	-60.0%	806	546	-32.3%
\$100,001 to \$200,000	3,655	2,674	-26.8%	798	482	-39.6%	3,655	2,674	-26.8%
\$200,001 to \$300,000	7,555	6,838	-9.5%	2,365	1,695	-28.3%	7,555	6,838	-9.5%
\$300,001 to \$400,000	10,331	8,442	-18.3%	2,478	2,588	+4.4%	10,331	8,442	-18.3%
\$400,001 to \$500,000	7,945	5,979	-24.7%	1,140	1,162	+1.9%	7,945	5,979	-24.7%
\$500,001 to \$600,000	4,489	3,364	-25.1%	444	461	+3.8%	4,489	3,364	-25.1%
\$600,001 to \$700,000	2,682	2,134	-20.4%	230	252	+9.6%	2,682	2,134	-20.4%
\$700,001 and Above	4,931	4,596	-6.8%	323	313	-3.1%	4,931	4,596	-6.8%
<b>All Price Ranges</b>	<b>42,394</b>	<b>34,573</b>	<b>-18.4%</b>	<b>7,828</b>	<b>6,973</b>	<b>-10.9%</b>	<b>42,394</b>	<b>34,573</b>	<b>-18.4%</b>

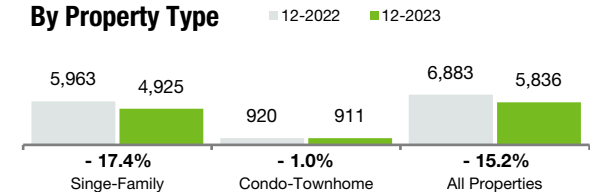
## Inventory of Homes for Sale

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 – All Properties



### By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date		
	Single-Family	Condo-Townhome	Change	Single-Family	Condo-Townhome	Change	Single-Family	Condo-Townhome	Change
\$100,000 & Below	92	30	-67.4%	1	1	0.0%	38	30	-21.1%
\$100,001 to \$200,000	457	315	-31.1%	71	50	-29.6%	364	315	-13.5%
\$200,001 to \$300,000	1,311	940	-28.3%	200	197	-1.5%	1,034	940	-9.1%
\$300,001 to \$400,000	1,512	1,299	-14.1%	331	326	-1.5%	1,472	1,299	-11.8%
\$400,001 to \$500,000	998	886	-11.2%	140	151	+7.9%	1,000	886	-11.4%
\$500,001 to \$600,000	524	443	-15.5%	80	73	-8.8%	487	443	-9.0%
\$600,001 to \$700,000	320	273	-14.7%	29	31	+6.9%	341	273	-19.9%
\$700,001 and Above	749	739	-1.3%	68	82	+20.6%	917	739	-19.4%
<b>All Price Ranges</b>	<b>5,963</b>	<b>4,925</b>	<b>-17.4%</b>	<b>920</b>	<b>911</b>	<b>-1.0%</b>	<b>5,653</b>	<b>4,925</b>	<b>-12.9%</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.

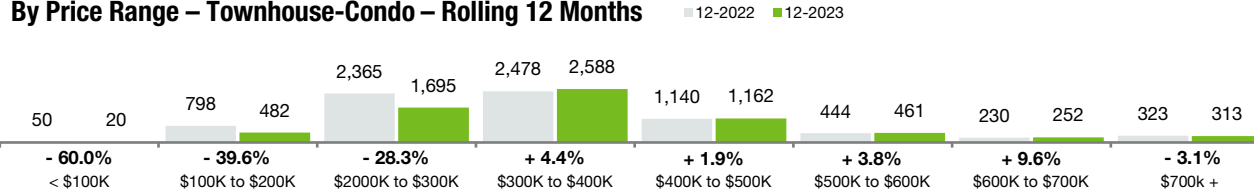
# Additional Price Ranges

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.

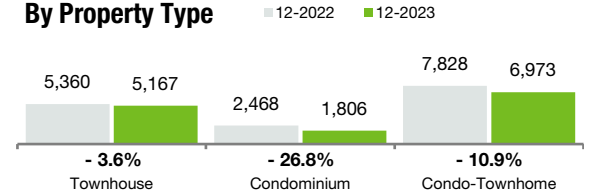
## Closed Sales

Actual sales that have closed in a given month.

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



### By Property Type

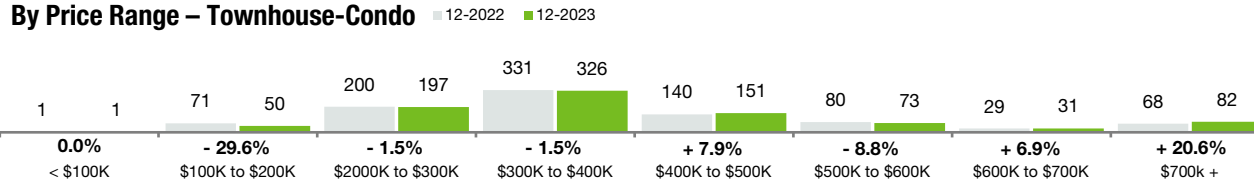


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	Townhouse	Condominium	Change	Townhouse	Condominium	Change	Townhouse	Condominium	Change
\$100,000 & Below	3	0	-100.0%	47	20	-57.4%	3	0	-100.0%
\$100,001 to \$200,000	251	111	-55.8%	547	371	-32.2%	251	111	-55.8%
\$200,001 to \$300,000	1,542	1,124	-27.1%	823	571	-30.6%	1,542	1,124	-27.1%
\$300,001 to \$400,000	1,916	2,177	+13.6%	562	411	-26.9%	1,916	2,177	+13.6%
\$400,001 to \$500,000	927	981	+5.8%	213	181	-15.0%	927	981	+5.8%
\$500,001 to \$600,000	325	372	+14.5%	119	89	-25.2%	325	372	+14.5%
\$600,001 to \$700,000	178	199	+11.8%	52	53	+1.9%	178	199	+11.8%
\$700,001 and Above	218	203	-6.9%	105	110	+4.8%	218	203	-6.9%
<b>All Price Ranges</b>	<b>5,360</b>	<b>5,167</b>	<b>-3.6%</b>	<b>2,468</b>	<b>1,806</b>	<b>-26.8%</b>	<b>5,360</b>	<b>5,167</b>	<b>-3.6%</b>

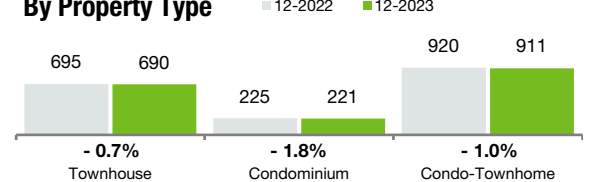
## Inventory of Homes for Sale

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	1	--	1	0	-100.0%	0	0	--
\$100,001 to \$200,000	11	10	-9.1%	60	40	-33.3%	10	10	0.0%
\$200,001 to \$300,000	140	124	-11.4%	60	73	+21.7%	136	124	-8.8%
\$300,001 to \$400,000	292	283	-3.1%	39	43	+10.3%	319	283	-11.3%
\$400,001 to \$500,000	116	133	+14.7%	24	18	-25.0%	147	133	-9.5%
\$500,001 to \$600,000	67	61	-9.0%	13	12	-7.7%	67	61	-9.0%
\$600,001 to \$700,000	26	26	0.0%	3	5	+66.7%	43	26	-39.5%
\$700,001 and Above	43	52	+20.9%	25	30	+20.0%	65	52	-20.0%
<b>All Price Ranges</b>	<b>695</b>	<b>690</b>	<b>-0.7%</b>	<b>225</b>	<b>221</b>	<b>-1.8%</b>	<b>787</b>	<b>690</b>	<b>-12.3%</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.