

Charlotte Region Housing Supply Overview



February 2024

Sales of new single-family homes continue to grow nationwide, rising 1.5% month-over-month and 1.8% year-over-year to a seasonally adjusted annual rate of 661,000 units, according to the latest data from the U.S. Census Bureau and the Department of Housing and Urban Development. The median sales price for new homes rose 1.8% from the previous month to \$420,700, while the average sales price was up 8.3% to \$534,300 at last measure. For the 12-month period spanning March 2023 through February 2024, Pending Sales in the Charlotte region were down 9.2 percent overall. The price range with the smallest decline in sales was the \$300,001 to \$400,000 range, where they decreased 3.1 percent.

The overall Median Sales Price was down 0.4 percent to \$380,000. The property type with the largest price gain was the Condominium segment, where prices increased 3.1 percent to \$363,975. 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 39 days.

Market-wide, inventory levels were up 7.3 percent. The property type that gained the most inventory was the Townhome segment, where it increased 26.4 percent. That amounts to 1.7 months supply for Single-Family homes, 1.4 months supply for Townhomes and 1.5 months supply for Condos.

Quick Facts

- 3.1%	- 6.8%	+ 11.4%
Price Range With the Strongest Sales: \$300,001 to \$400,000	Bedroom Count With Strongest Sales: 3 Bedrooms	Property Type With Strongest Sales: 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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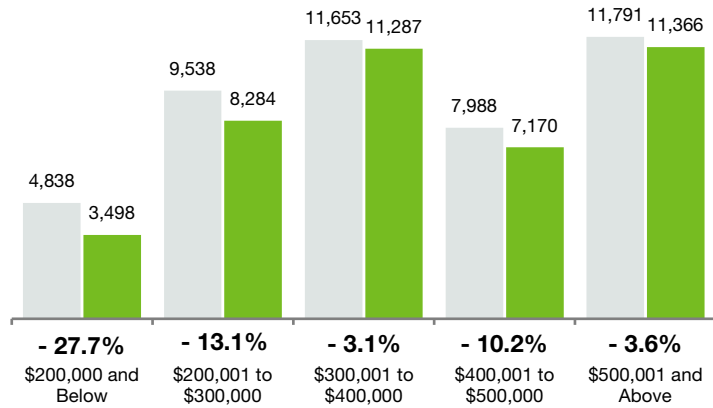


Pending Sales

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

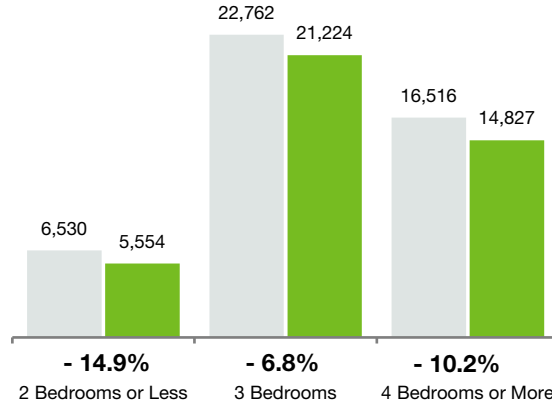
By Price Range

■ 2-2023 ■ 2-2024



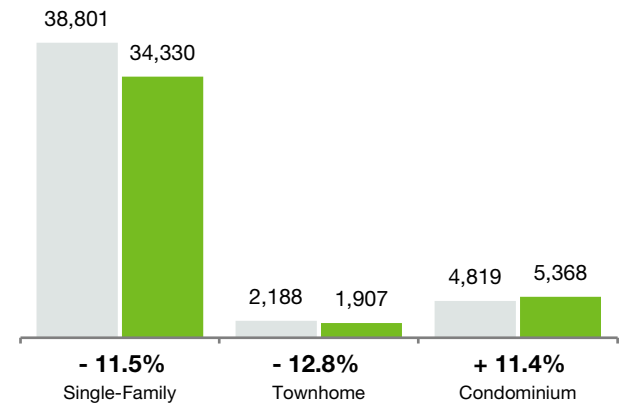
By Bedroom Count

■ 2-2023 ■ 2-2024



By Property Type

■ 2-2023 ■ 2-2024



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$200,000 and Below	4,838	3,498	- 27.7%	4,077	3,043	- 25.4%	552	353	- 36.1%	209	102	- 51.2%
\$200,001 to \$300,000	9,538	8,284	- 13.1%	7,419	6,558	- 11.6%	741	615	- 17.0%	1,378	1,111	- 19.4%
\$300,001 to \$400,000	11,653	11,287	- 3.1%	9,427	8,599	- 8.8%	463	430	- 7.1%	1,763	2,258	+ 28.1%
\$400,001 to \$500,000	7,988	7,170	- 10.2%	6,978	5,916	- 15.2%	197	194	- 1.5%	813	1,060	+ 30.4%
\$500,001 and Above	11,791	11,366	- 3.6%	10,900	10,214	- 6.3%	235	315	+ 34.0%	656	837	+ 27.6%
All Price Ranges	45,808	41,605	- 9.2%	38,801	34,330	- 11.5%	2,188	1,907	- 12.8%	4,819	5,368	+ 11.4%

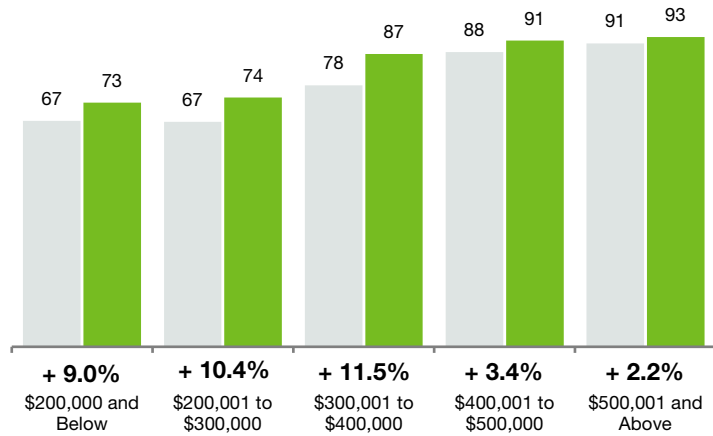
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	6,530	5,554	- 14.9%	3,512	3,026	- 13.8%	1,702	1,451	- 14.7%	1,316	1,077	- 18.2%
3 Bedrooms	22,762	21,224	- 6.8%	19,360	17,195	- 11.2%	437	395	- 9.6%	2,965	3,634	+ 22.6%
4 Bedrooms or More	16,516	14,827	- 10.2%	15,929	14,109	- 11.4%	49	61	+ 24.5%	538	657	+ 22.1%
All Bedroom Counts	45,808	41,605	- 9.2%	38,801	34,330	- 11.5%	2,188	1,907	- 12.8%	4,819	5,368	+ 11.4%

List to Close

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

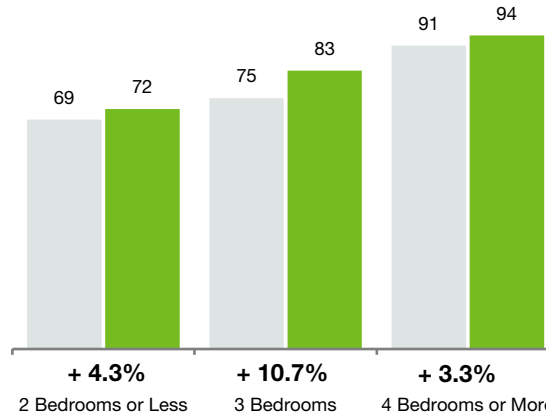
By Price Range

■ 2-2023 ■ 2-2024



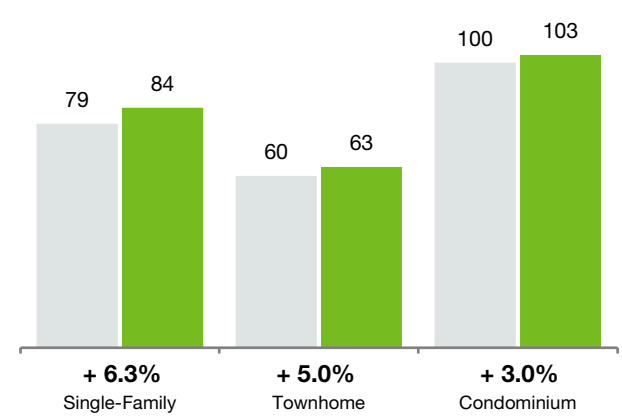
By Bedroom Count

■ 2-2023 ■ 2-2024



By Property Type

■ 2-2023 ■ 2-2024



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$200,000 and Below	67	73	+ 9.0%	70	73	+ 4.3%	57	71	+ 24.6%	50	62	+ 24.0%
\$200,001 to \$300,000	67	74	+ 10.4%	69	77	+ 11.6%	55	58	+ 5.5%	65	65	0.0%
\$300,001 to \$400,000	78	87	+ 11.5%	74	84	+ 13.5%	58	59	+ 1.7%	103	105	+ 1.9%
\$400,001 to \$500,000	88	91	+ 3.4%	84	88	+ 4.8%	60	55	- 8.3%	127	119	- 6.3%
\$500,001 and Above	91	93	+ 2.2%	88	90	+ 2.3%	87	76	- 12.6%	142	132	- 7.0%
All Price Ranges	80	86	+ 7.5%	79	84	+ 6.3%	60	63	+ 5.0%	100	103	+ 3.0%

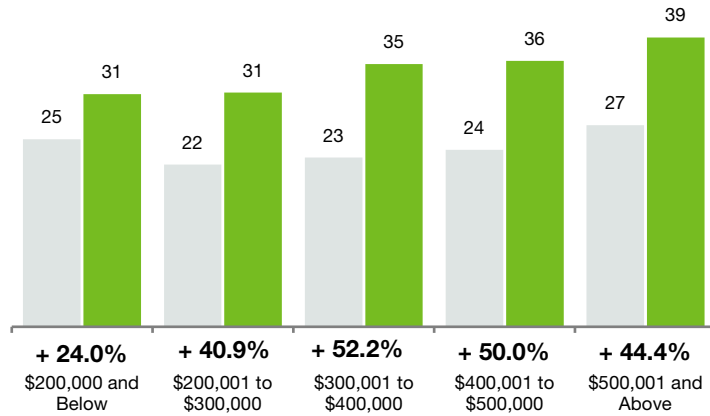
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	69	72	+ 4.3%	76	78	+ 2.6%	57	61	+ 7.0%	65	68	+ 4.6%
3 Bedrooms	75	83	+ 10.7%	70	79	+ 12.9%	72	68	- 5.6%	106	108	+ 1.9%
4 Bedrooms or More	91	94	+ 3.3%	89	92	+ 3.4%	78	102	+ 30.8%	147	130	- 11.6%
All Bedroom Counts	80	86	+ 7.5%	79	84	+ 6.3%	60	63	+ 5.0%	100	103	+ 3.0%

Days on Market Until Sale

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

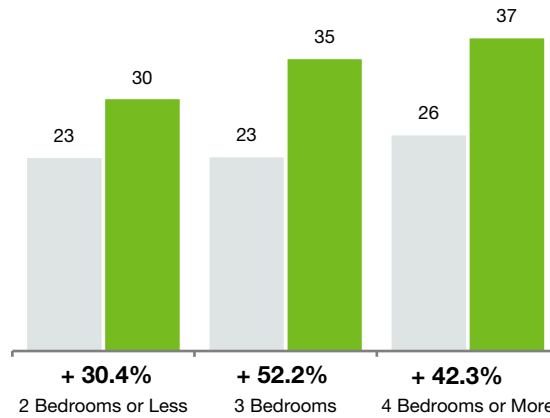
By Price Range

■ 2-2023 ■ 2-2024



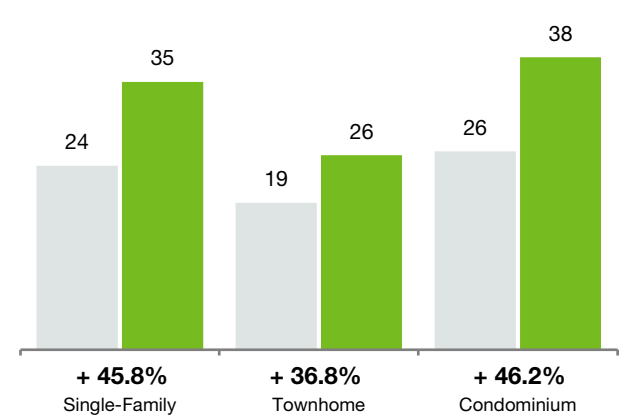
By Bedroom Count

■ 2-2023 ■ 2-2024



By Property Type

■ 2-2023 ■ 2-2024



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$200,000 and Below	25	31	+ 24.0%	26	32	+ 23.1%	19	28	+ 47.4%	15	24	+ 60.0%
\$200,001 to \$300,000	22	31	+ 40.9%	23	34	+ 47.8%	15	21	+ 40.0%	17	24	+ 41.2%
\$300,001 to \$400,000	23	35	+ 52.2%	23	35	+ 52.2%	16	25	+ 56.3%	26	38	+ 46.2%
\$400,001 to \$500,000	24	36	+ 50.0%	23	35	+ 52.2%	25	21	- 16.0%	27	41	+ 51.9%
\$500,001 and Above	27	39	+ 44.4%	26	37	+ 42.3%	34	37	+ 8.8%	47	60	+ 27.7%
All Price Ranges	24	35	+ 45.8%	24	35	+ 45.8%	19	26	+ 36.8%	26	38	+ 46.2%

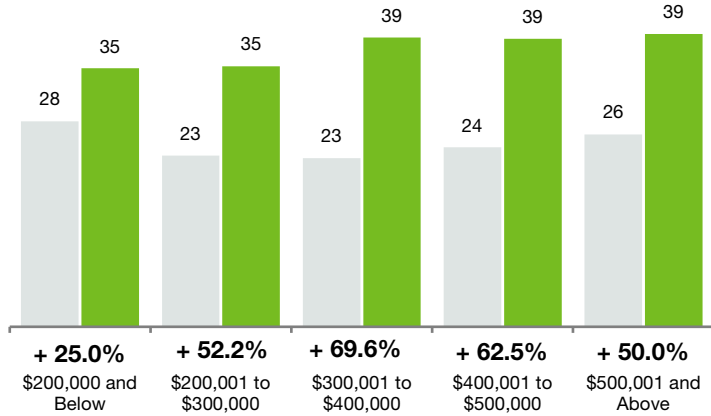
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	23	30	+ 30.4%	27	35	+ 29.6%	18	24	+ 33.3%	19	25	+ 31.6%
3 Bedrooms	23	35	+ 52.2%	22	34	+ 54.5%	25	29	+ 16.0%	28	40	+ 42.9%
4 Bedrooms or More	26	37	+ 42.3%	26	37	+ 42.3%	20	47	+ 135.0%	33	51	+ 54.5%
All Bedroom Counts	24	35	+ 45.8%	24	35	+ 45.8%	19	26	+ 36.8%	26	38	+ 46.2%

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.

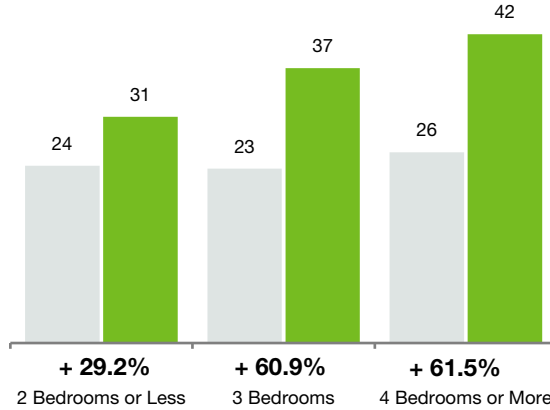
By Price Range

■ 2-2023 ■ 2-2024



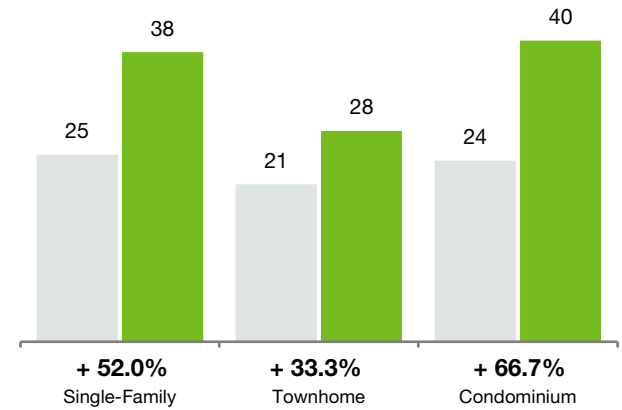
By Bedroom Count

■ 2-2023 ■ 2-2024



By Property Type

■ 2-2023 ■ 2-2024



All Properties

By Price Range

	2-2023	2-2024	Change
\$200,000 and Below	28	35	+ 25.0%
\$200,001 to \$300,000	23	35	+ 52.2%
\$300,001 to \$400,000	23	39	+ 69.6%
\$400,001 to \$500,000	24	39	+ 62.5%
\$500,001 and Above	26	39	+ 50.0%
All Price Ranges	24	38	+ 58.3%

Single-Family

	2-2023	2-2024	Change
2 Bedrooms or Less	29	36	+ 24.1%
3 Bedrooms	25	38	+ 52.0%
4 Bedrooms or More	23	39	+ 69.6%
Single-Family	24	39	+ 62.5%
Single-Family	25	38	+ 52.0%
All Single-Family	25	38	+ 52.0%

Townhome

	2-2023	2-2024	Change
Single-Family	20	31	+ 55.0%
Single-Family	16	23	+ 43.8%
Single-Family	18	24	+ 33.3%
Single-Family	31	23	- 25.8%
Single-Family	34	43	+ 26.5%
All Townhome	21	28	+ 33.3%

Condominium

	2-2023	2-2024	Change
Single-Family	15	24	+ 60.0%
Single-Family	18	26	+ 44.4%
Single-Family	21	40	+ 90.5%
Single-Family	25	41	+ 64.0%
Single-Family	45	58	+ 28.9%
All Condominium	24	40	+ 66.7%

By Bedroom Count

	2-2023	2-2024	Change
2 Bedrooms or Less	24	31	+ 29.2%
3 Bedrooms	23	37	+ 60.9%
4 Bedrooms or More	26	42	+ 61.5%
All Bedroom Counts	24	38	+ 58.3%

	2-2023	2-2024	Change
2 Bedrooms or Less	28	35	+ 25.0%
3 Bedrooms	23	36	+ 56.5%
4 Bedrooms or More	25	41	+ 64.0%
All Single-Family	25	38	+ 52.0%

	2-2023	2-2024	Change
Single-Family	19	26	+ 36.8%
Single-Family	25	31	+ 24.0%
Single-Family	22	54	+ 145.5%
All Townhome	21	28	+ 33.3%

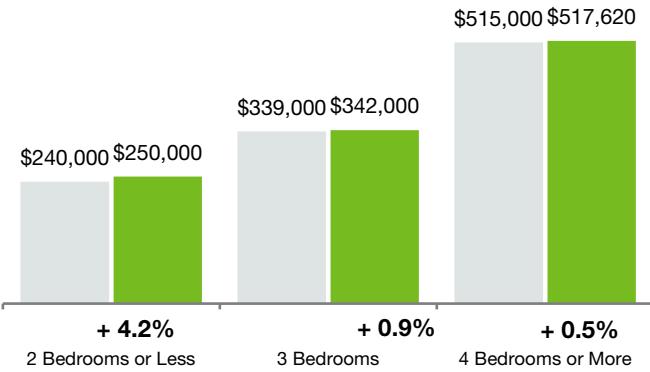
	2-2023	2-2024	Change
Single-Family	18	25	+ 38.9%
Single-Family	25	41	+ 64.0%
Single-Family	32	56	+ 75.0%
All Condominium	24	40	+ 66.7%

Median Sales Price

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

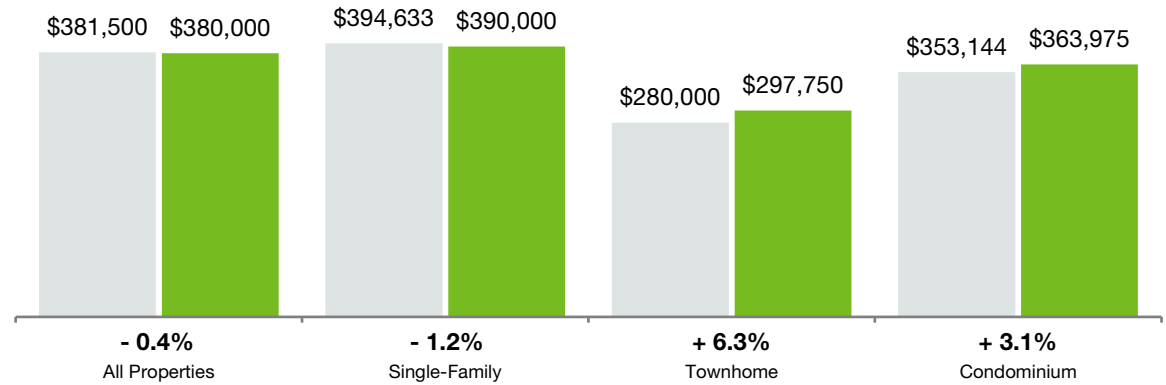
By Bedroom Count

■ 2-2023 ■ 2-2024



By Property Type

■ 2-2023 ■ 2-2024



All Properties

By Bedroom Count

	2-2023	2-2024	Change
2 Bedrooms or Less	\$240,000	\$250,000	+ 4.2%
3 Bedrooms	\$339,000	\$342,000	+ 0.9%
4 Bedrooms or More	\$515,000	\$517,620	+ 0.5%
All Bedroom Counts	\$381,500	\$380,000	- 0.4%

Single-Family

	2-2023	2-2024	Change
Single-Family	\$205,000	\$210,000	+ 2.4%
Single-Family	\$334,000	\$333,500	- 0.1%
Single-Family	\$520,000	\$523,279	+ 0.6%
All Single-Family	\$394,633	\$390,000	- 1.2%

Townhome

	2-2023	2-2024	Change
Townhome	\$265,000	\$283,000	+ 6.8%
Townhome	\$349,000	\$390,000	+ 11.7%
Townhome	\$570,000	\$725,500	+ 27.3%
All Townhome	\$280,000	\$297,750	+ 6.3%

Condominium

	2-2023	2-2024	Change
Condominium	\$273,000	\$286,350	+ 4.9%
Condominium	\$363,875	\$365,000	+ 0.3%
Condominium	\$419,990	\$445,000	+ 6.0%
All Condominium	\$353,144	\$363,975	+ 3.1%

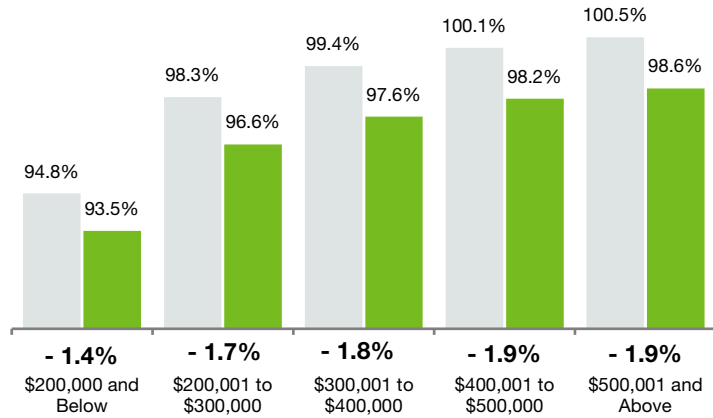
Percent of Original List Price Received



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.**

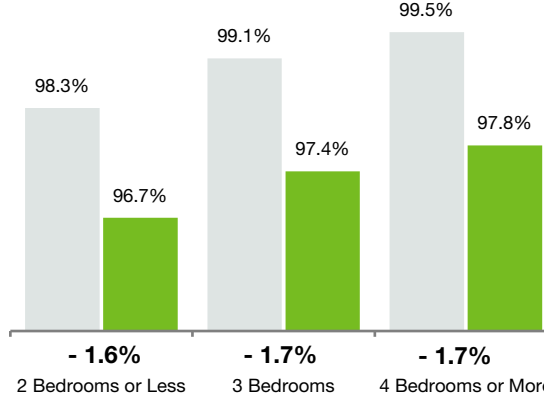
By Price Range

■ 2-2023 ■ 2-2024



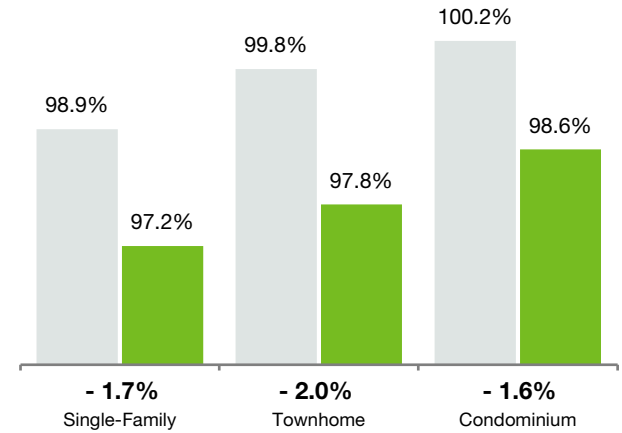
By Bedroom Count

■ 2-2023 ■ 2-2024



By Property Type

■ 2-2023 ■ 2-2024



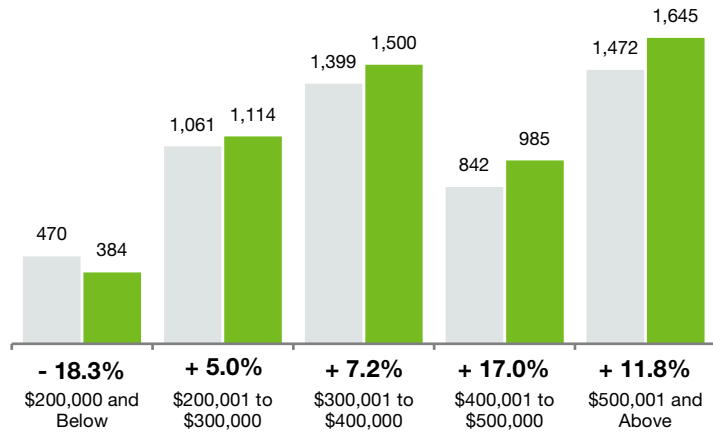
	All Properties			Single-Family			Townhome			Condominium		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$200,000 and Below	94.8%	93.5%	-1.4%	94.2%	93.1%	-1.2%	98.3%	96.1%	-2.2%	98.6%	97.0%	-1.6%
\$200,001 to \$300,000	98.3%	96.6%	-1.7%	97.8%	96.3%	-1.5%	100.5%	97.8%	-2.7%	99.7%	97.9%	-1.8%
\$300,001 to \$400,000	99.4%	97.6%	-1.8%	99.2%	97.3%	-1.9%	100.9%	98.4%	-2.5%	100.2%	98.6%	-1.6%
\$400,001 to \$500,000	100.1%	98.2%	-1.9%	99.9%	98.0%	-1.9%	99.9%	99.7%	-0.2%	101.2%	99.6%	-1.6%
\$500,001 and Above	100.5%	98.6%	-1.9%	100.5%	98.6%	-1.9%	98.8%	98.0%	-0.8%	100.8%	98.8%	-2.0%
All Price Ranges	99.1%	97.4%	-1.7%	98.9%	97.2%	-1.7%	99.8%	97.8%	-2.0%	100.2%	98.6%	-1.6%
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	98.3%	96.7%	-1.6%	96.6%	95.3%	-1.3%	100.1%	98.0%	-2.1%	100.6%	98.8%	-1.8%
3 Bedrooms	99.1%	97.4%	-1.7%	98.9%	97.1%	-1.8%	98.9%	97.4%	-1.5%	100.2%	98.6%	-1.6%
4 Bedrooms or More	99.5%	97.8%	-1.7%	99.5%	97.8%	-1.7%	99.7%	96.7%	-3.0%	99.7%	98.3%	-1.4%
All Bedroom Counts	99.1%	97.4%	-1.7%	98.9%	97.2%	-1.7%	99.8%	97.8%	-2.0%	100.2%	98.6%	-1.6%

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.**

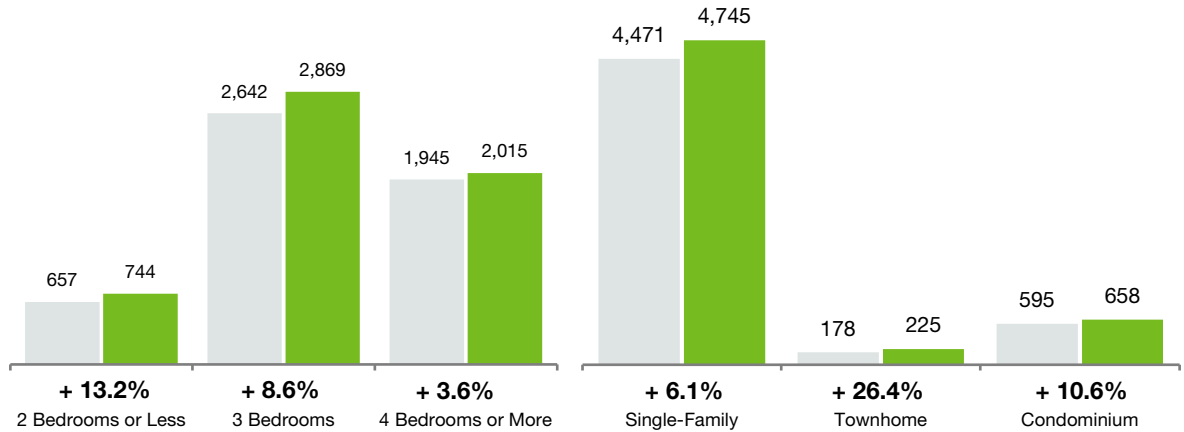
By Price Range

■ 2-2023 ■ 2-2024



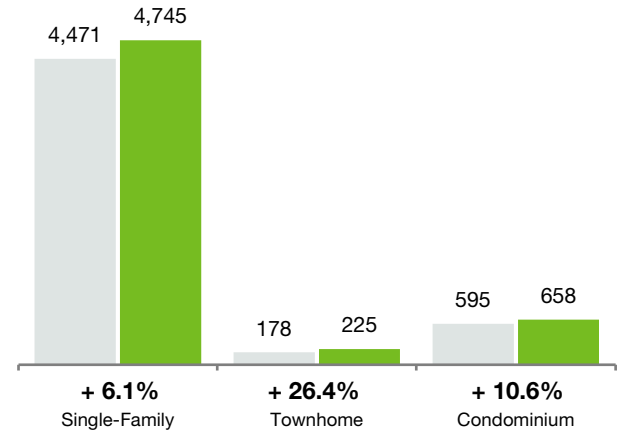
By Bedroom Count

■ 2-2023 ■ 2-2024



By Property Type

■ 2-2023 ■ 2-2024



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
\$200,000 and Below	470	384	- 18.3%	421	339	- 19.5%	40	35	- 12.5%	9	10	+ 11.1%
\$200,001 to \$300,000	1,061	1,114	+ 5.0%	910	942	+ 3.5%	49	71	+ 44.9%	102	101	- 1.0%
\$300,001 to \$400,000	1,399	1,500	+ 7.2%	1,113	1,197	+ 7.5%	31	44	+ 41.9%	255	259	+ 1.6%
\$400,001 to \$500,000	842	985	+ 17.0%	700	806	+ 15.1%	16	26	+ 62.5%	126	153	+ 21.4%
\$500,001 and Above	1,472	1,645	+ 11.8%	1,327	1,461	+ 10.1%	42	49	+ 16.7%	103	135	+ 31.1%
All Price Ranges	5,244	5,628	+ 7.3%	4,471	4,745	+ 6.1%	178	225	+ 26.4%	595	658	+ 10.6%

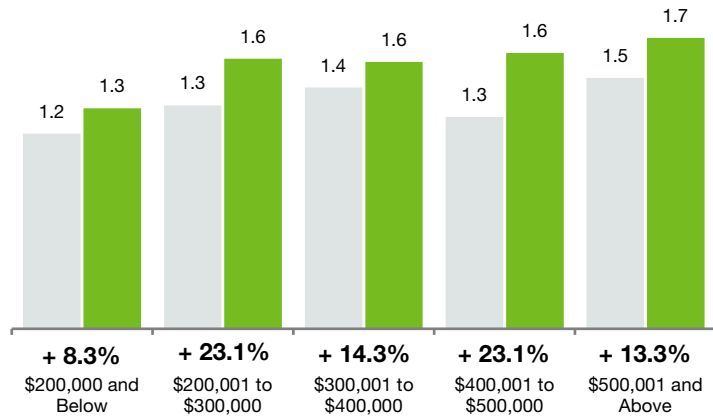
By Bedroom Count	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change	2-2023	2-2024	Change
2 Bedrooms or Less	657	744	+ 13.2%	441	474	+ 7.5%	127	170	+ 33.9%	89	100	+ 12.4%
3 Bedrooms	2,642	2,869	+ 8.6%	2,187	2,364	+ 8.1%	39	46	+ 17.9%	416	459	+ 10.3%
4 Bedrooms or More	1,945	2,015	+ 3.6%	1,843	1,907	+ 3.5%	12	9	- 25.0%	90	99	+ 10.0%
All Bedroom Counts	5,244	5,628	+ 7.3%	4,471	4,745	+ 6.1%	178	225	+ 26.4%	595	658	+ 10.6%

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.

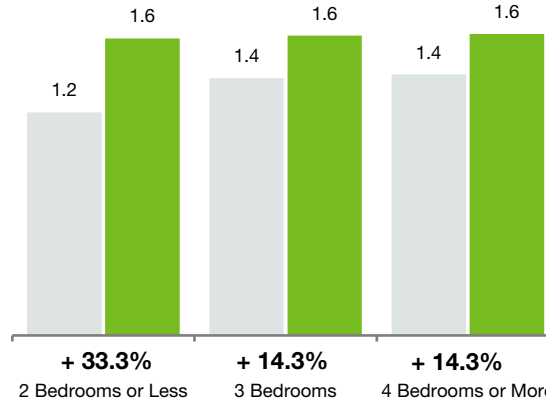
By Price Range

■ 2-2023 ■ 2-2024



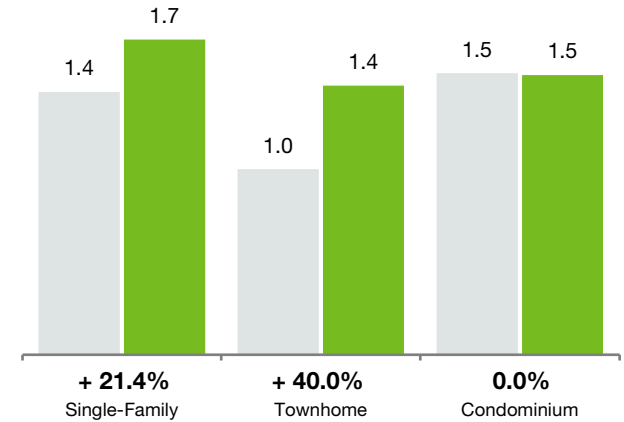
By Bedroom Count

■ 2-2023 ■ 2-2024



By Property Type

■ 2-2023 ■ 2-2024



All Properties

By Price Range

	2-2023	2-2024	Change
\$200,000 and Below	1.2	1.3	+ 8.3%
\$200,001 to \$300,000	1.3	1.6	+ 23.1%
\$300,001 to \$400,000	1.4	1.6	+ 14.3%
\$400,001 to \$500,000	1.3	1.6	+ 23.1%
\$500,001 and Above	1.5	1.7	+ 13.3%
All Price Ranges	1.4	1.6	+ 14.3%

Single-Family

	2-2023	2-2024	Change
2 Bedrooms or Less	1.2	1.3	+ 8.3%
3 Bedrooms	1.5	1.7	+ 13.3%
4 Bedrooms or More	1.4	1.7	+ 21.4%
Single-Family	1.2	1.6	+ 33.3%
Single-Family	1.5	1.7	+ 13.3%
All Single-Family	1.4	1.7	+ 21.4%

Townhome

	2-2023	2-2024	Change
2 Bedrooms or Less	0.9	1.2	+ 33.3%
3 Bedrooms	0.8	1.4	+ 75.0%
4 Bedrooms or More	0.8	1.2	+ 50.0%
Single-Family	1.0	1.6	+ 60.0%
Townhome	2.1	1.9	- 9.5%
All Townhome	1.0	1.4	+ 40.0%

Condominium

	2-2023	2-2024	Change
2 Bedrooms or Less	0.5	1.2	+ 140.0%
3 Bedrooms	0.9	1.1	+ 22.2%
4 Bedrooms or More	1.7	1.4	- 17.6%
Single-Family	1.9	1.7	- 10.5%
Townhome	1.9	1.9	0.0%
All Condominium	1.5	1.5	0.0%

By Bedroom Count

	2-2023	2-2024	Change
2 Bedrooms or Less	1.2	1.6	+ 33.3%
3 Bedrooms	1.4	1.6	+ 14.3%
4 Bedrooms or More	1.4	1.6	+ 14.3%
All Bedroom Counts	1.4	1.6	+ 14.3%

	2-2023	2-2024	Change
2 Bedrooms or Less	1.5	1.9	+ 26.7%
3 Bedrooms	1.4	1.6	+ 14.3%
4 Bedrooms or More	1.4	1.6	+ 14.3%
All Single-Family	1.4	1.7	+ 21.4%

	2-2023	2-2024	Change
2 Bedrooms or Less	0.9	1.4	+ 55.6%
3 Bedrooms	1.1	1.4	+ 27.3%
4 Bedrooms or More	1.1	1.4	+ 27.3%
Single-Family	2.9	1.8	- 37.9%
Townhome	2.0	1.8	- 10.0%
All Townhome	1.0	1.4	+ 40.0%

	2-2023	2-2024	Change
2 Bedrooms or Less	0.8	1.1	+ 37.5%
3 Bedrooms	1.7	1.5	- 11.8%
4 Bedrooms or More	2.0	1.8	- 10.0%
All Condominium	1.5	1.5	0.0%

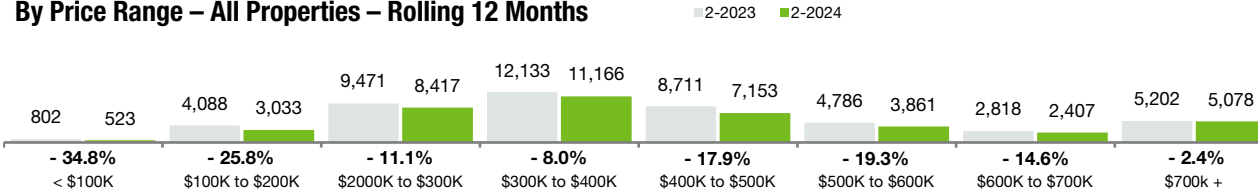
Additional Price Ranges

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.

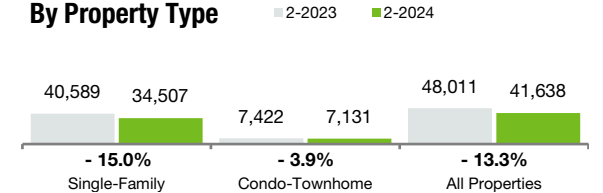
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

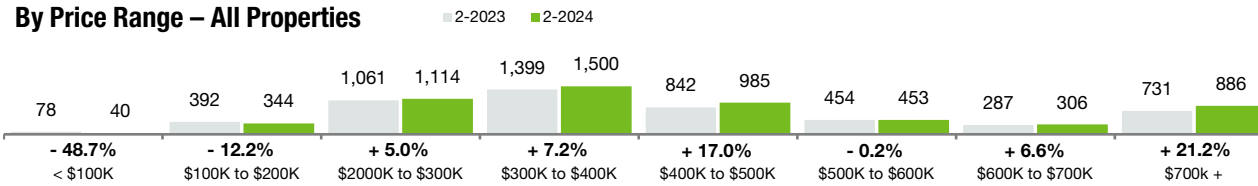


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date					
	Single-Family	Condo-Townhome		Single-Family	Condo-Townhome		Single-Family	Condo-Townhome				
	2-2023	2-2024	Change	2-2023	2-2024	Change	1-2024	2-2024	Change	2-2023	2-2024	Change
\$100,000 & Below	760	505	-33.6%	42	18	-57.1%	26	30	+15.4%	95	56	-41.1%
\$100,001 to \$200,000	3,372	2,584	-23.4%	716	449	-37.3%	164	157	-4.3%	424	321	-24.3%
\$200,001 to \$300,000	7,292	6,728	-7.7%	2,179	1,689	-22.5%	394	428	+8.6%	959	822	-14.3%
\$300,001 to \$400,000	9,750	8,468	-13.1%	2,383	2,698	+13.2%	465	585	+25.8%	1,050	1,050	0.0%
\$400,001 to \$500,000	7,569	5,943	-21.5%	1,142	1,210	+6.0%	305	414	+35.7%	774	719	-7.1%
\$500,001 to \$600,000	4,344	3,387	-22.0%	442	474	+7.2%	189	225	+19.0%	399	414	+3.8%
\$600,001 to \$700,000	2,616	2,138	-18.3%	202	269	+33.2%	102	142	+39.2%	245	244	-0.4%
\$700,001 and Above	4,886	4,754	-2.7%	316	324	+2.5%	240	322	+34.2%	420	562	+33.8%
All Price Ranges	40,589	34,507	-15.0%	7,422	7,131	-3.9%	1,885	2,303	+22.2%	4,366	4,188	-4.1%
							415	515	+24.1%	803	930	+15.8%

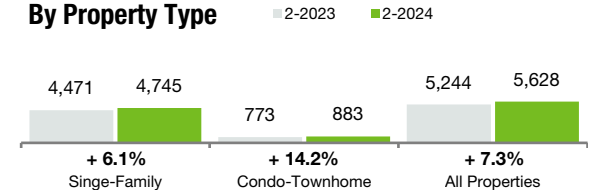
Inventory of Homes for Sale

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

By Price Range – All Properties



By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date		
	Single-Family	Condo-Townhome		Single-Family	Condo-Townhome		Single-Family	Condo-Townhome	
	2-2023	2-2024	Change	2-2023	2-2024	Change	1-2024	2-2024	
\$100,000 & Below	78	39	-50.0%	0	1	--	48	39	-18.8%
\$100,001 to \$200,000	343	300	-12.5%	49	44	-10.2%	362	300	-17.1%
\$200,001 to \$300,000	910	942	+3.5%	151	172	+13.9%	1,018	942	-7.5%
\$300,001 to \$400,000	1,113	1,197	+7.5%	286	303	+5.9%	1,287	1,197	-7.0%
\$400,001 to \$500,000	700	806	+15.1%	142	179	+26.1%	813	806	-0.9%
\$500,001 to \$600,000	400	383	-4.3%	54	70	+29.6%	413	383	-7.3%
\$600,001 to \$700,000	253	270	+6.7%	34	36	+5.9%	268	270	+0.7%
\$700,001 and Above	674	808	+19.9%	57	78	+36.8%	745	808	+8.5%
All Price Ranges	4,471	4,745	+6.1%	773	883	+14.2%	4,954	4,745	-4.2%
							917	883	-3.7%

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.

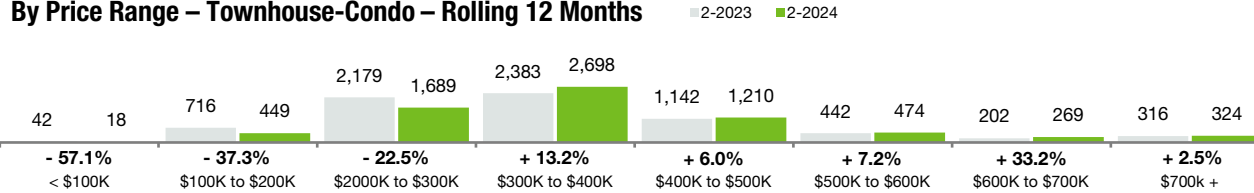
Additional Price Ranges

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.

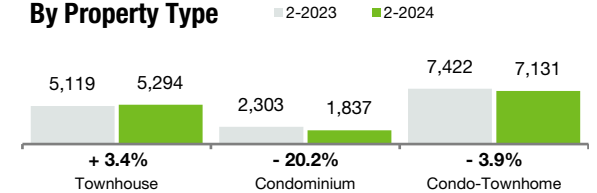
Closed Sales

Actual sales that have closed in a given month.

By Price Range – Townhouse-Condo – Rolling 12 Months



By Property Type

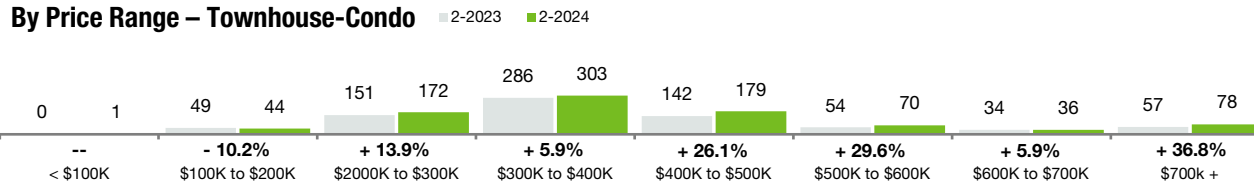


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date								
	Townhouse	Condominium	Change	Townhouse	Condominium	Change	Townhouse	Condominium	Change						
\$100,000 & Below	3	0	-100.0%	39	18	-53.8%	0	0	--	0	0	--			
\$100,001 to \$200,000	207	102	-50.7%	509	347	-31.8%	10	7	-30.0%	27	17	-37.0%			
\$200,001 to \$300,000	1,423	1,101	-22.6%	756	588	-22.2%	65	78	+20.0%	168	143	-14.9%			
\$300,001 to \$400,000	1,847	2,277	+23.3%	536	421	-21.5%	118	161	+36.4%	193	279	+44.6%			
\$400,001 to \$500,000	940	1,021	+8.6%	202	189	-6.4%	60	77	+28.3%	103	137	+33.0%			
\$500,001 to \$600,000	328	374	+14.0%	114	100	-12.3%	19	35	+84.2%	52	54	+3.8%			
\$600,001 to \$700,000	155	208	+34.2%	47	61	+29.8%	13	12	-7.7%	17	25	+47.1%			
\$700,001 and Above	216	211	-2.3%	100	113	+13.0%	10	20	+100.0%	22	30	+36.4%			
All Price Ranges	5,119	5,294	+3.4%	2,303	1,837	-20.2%	295	390	+32.2%	120	125	+4.2%	582	685	+17.7%

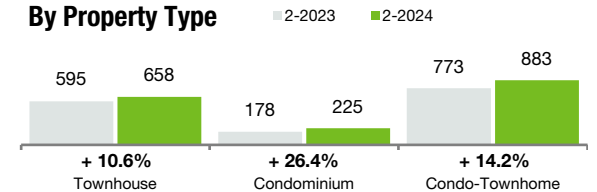
Inventory of Homes for Sale

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	--	0	0	--	1	1	0.0%	0	0	--
\$100,001 to \$200,000	9	9	0.0%	40	35	-12.5%	12	9	-25.0%	34	35	+2.9%
\$200,001 to \$300,000	102	101	-1.0%	49	71	+44.9%	113	101	-10.6%	76	71	-6.6%
\$300,001 to \$400,000	255	259	+1.6%	31	44	+41.9%	273	259	-5.1%	45	44	-2.2%
\$400,001 to \$500,000	126	153	+21.4%	16	26	+62.5%	142	153	+7.7%	23	26	+13.0%
\$500,001 to \$600,000	45	56	+24.4%	9	14	+55.6%	61	56	-8.2%	18	14	-22.2%
\$600,001 to \$700,000	29	29	0.0%	5	7	+40.0%	30	29	-3.3%	5	7	+40.0%
\$700,001 and Above	29	50	+72.4%	28	28	0.0%	53	50	-5.7%	31	28	-9.7%
All Price Ranges	595	658	+10.6%	178	225	+26.4%	685	658	-3.9%	232	225	-3.0%

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.