

Charlotte Region Housing Supply Overview



March 2024

U.S. sales of new-residential homes fell for the first time in three months, sliding 0.3% month-over-month to a seasonally adjusted annual rate of 662,000 units, according to the Census Bureau, as the previous month's sales pace was revised up to 664,000 units from 661,000 units. Despite the decline, new-home sales were up 5.9% compared to the same time last year. The median new-home sales price also softened, dropping 7.6% year-over-year to \$400,500 as of last measure. For the 12-month period spanning April 2023 through March 2024, Pending Sales in the Charlotte region were down 8.7 percent overall. The price range with the smallest decline in sales was the \$500,001 and Above range, where they decreased 2.0 percent.

The overall Median Sales Price was down 0.5 percent to \$380,000. The property type with the largest price gain was the Condominium segment, where prices increased 2.6 percent to \$364,185. 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 up 9.6 percent. The property type that gained the most inventory was the Townhome segment, where it increased 23.4 percent. That amounts to 1.7 months supply for Single-Family homes, 1.6 months supply for Townhomes and 1.7 months supply for Condos.

Quick Facts

- 2.0%	- 7.0%	+ 8.5%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$500,001 and Above	3 Bedrooms	Condominium

The Charlotte Region report includes the counties of Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union in North Carolina, and Chester, Chesterfield, Lancaster and York counties in South Carolina. Percent changes are calculated using rounded figures.

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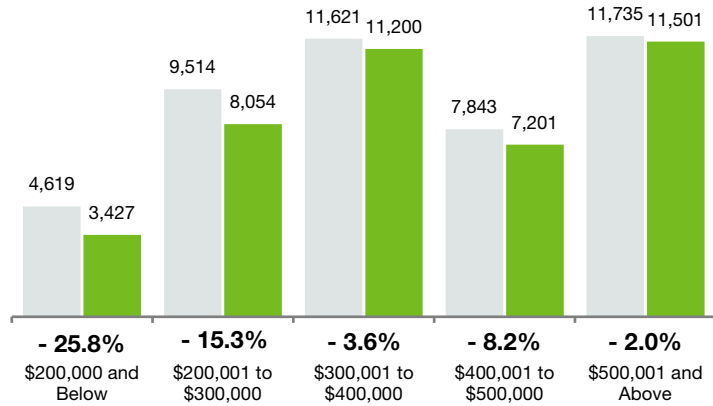


Pending Sales

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

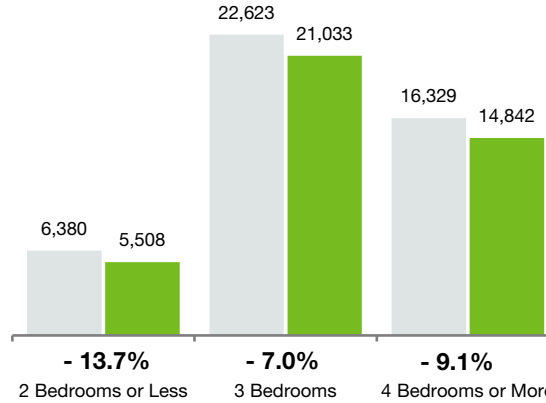
By Price Range

■ 3-2023 ■ 3-2024



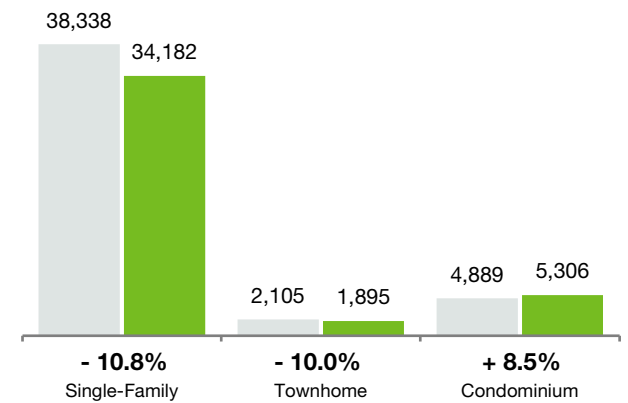
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



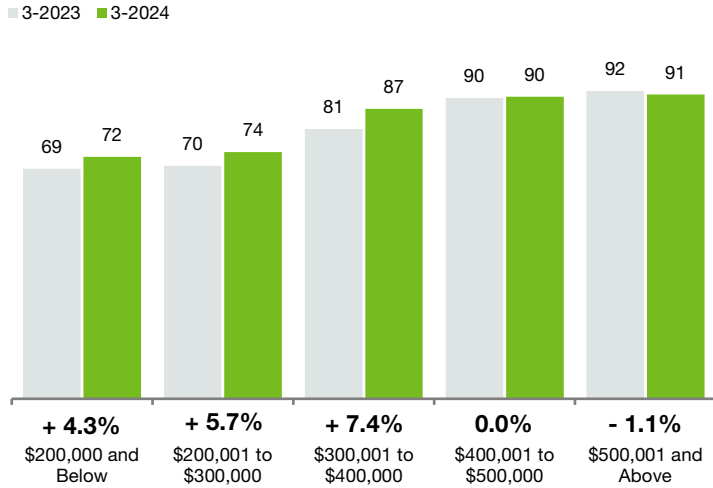
	All Properties			Single-Family			Townhome			Condominium		
By Price Range	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$200,000 and Below	4,619	3,427	- 25.8%	3,916	2,990	- 23.6%	513	333	- 35.1%	190	104	- 45.3%
\$200,001 to \$300,000	9,514	8,054	- 15.3%	7,413	6,382	- 13.9%	728	597	- 18.0%	1,373	1,075	- 21.7%
\$300,001 to \$400,000	11,621	11,200	- 3.6%	9,359	8,518	- 9.0%	441	443	+ 0.5%	1,821	2,239	+ 23.0%
\$400,001 to \$500,000	7,843	7,201	- 8.2%	6,816	5,939	- 12.9%	193	195	+ 1.0%	834	1,067	+ 27.9%
\$500,001 and Above	11,735	11,501	- 2.0%	10,834	10,353	- 4.4%	230	327	+ 42.2%	671	821	+ 22.4%
All Price Ranges	45,332	41,383	- 8.7%	38,338	34,182	- 10.8%	2,105	1,895	- 10.0%	4,889	5,306	+ 8.5%

By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	6,380	5,508	- 13.7%	3,432	3,007	- 12.4%	1,647	1,445	- 12.3%	1,301	1,056	- 18.8%
3 Bedrooms	22,623	21,033	- 7.0%	19,150	17,052	- 11.0%	410	390	- 4.9%	3,063	3,591	+ 17.2%
4 Bedrooms or More	16,329	14,842	- 9.1%	15,756	14,123	- 10.4%	48	60	+ 25.0%	525	659	+ 25.5%
All Bedroom Counts	45,332	41,383	- 8.7%	38,338	34,182	- 10.8%	2,105	1,895	- 10.0%	4,889	5,306	+ 8.5%

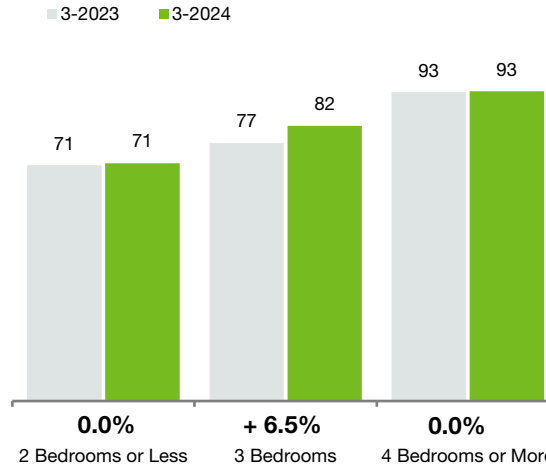
List to Close

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

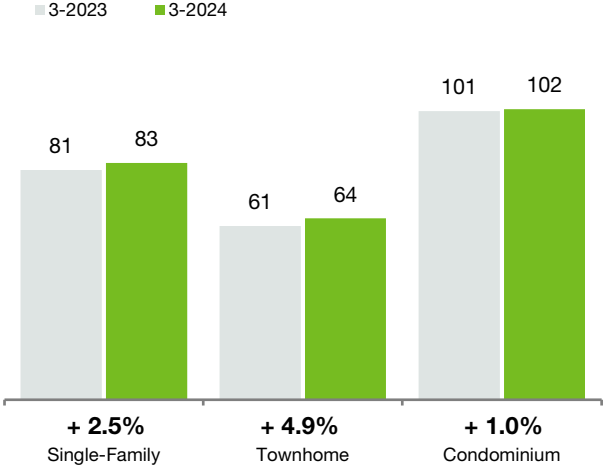
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$200,000 and Below	69	72	+ 4.3%	71	73	+ 2.8%	59	71	+ 20.3%	52	59	+ 13.5%
\$200,001 to \$300,000	70	74	+ 5.7%	72	76	+ 5.6%	57	59	+ 3.5%	65	66	+ 1.5%
\$300,001 to \$400,000	81	87	+ 7.4%	77	83	+ 7.8%	60	61	+ 1.7%	104	104	0.0%
\$400,001 to \$500,000	90	90	0.0%	86	87	+ 1.2%	62	54	- 12.9%	128	117	- 8.6%
\$500,001 and Above	92	91	- 1.1%	89	88	- 1.1%	78	75	- 3.8%	143	131	- 8.4%
All Price Ranges	82	85	+ 3.7%	81	83	+ 2.5%	61	64	+ 4.9%	101	102	+ 1.0%

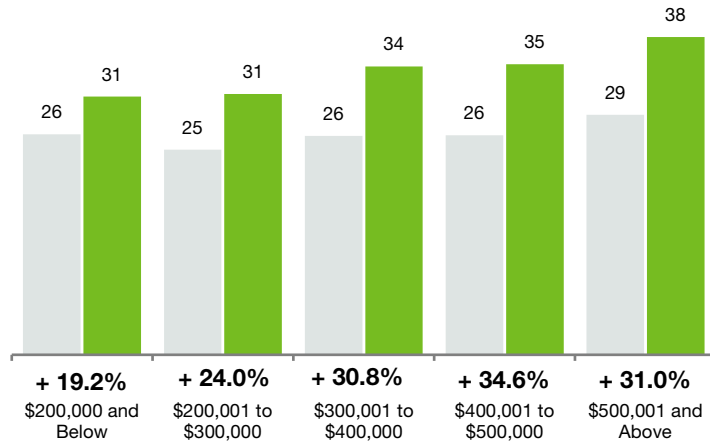
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	71	71	0.0%	77	78	+ 1.3%	59	61	+ 3.4%	67	68	+ 1.5%
3 Bedrooms	77	82	+ 6.5%	73	77	+ 5.5%	65	69	+ 6.2%	106	108	+ 1.9%
4 Bedrooms or More	93	93	0.0%	90	91	+ 1.1%	81	102	+ 25.9%	151	128	- 15.2%
All Bedroom Counts	82	85	+ 3.7%	81	83	+ 2.5%	61	64	+ 4.9%	101	102	+ 1.0%

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.**

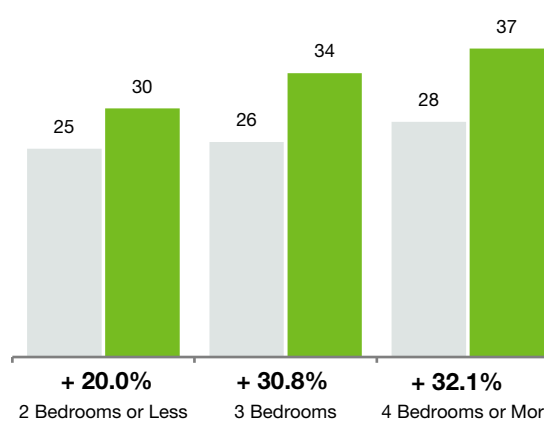
By Price Range

■ 3-2023 ■ 3-2024



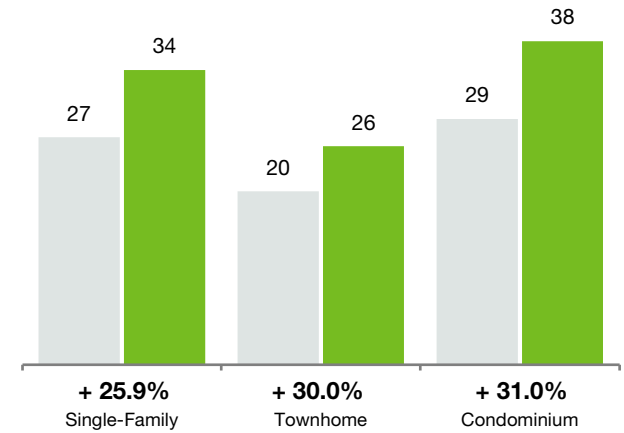
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$200,000 and Below	26	31	+ 19.2%	27	32	+ 18.5%	22	27	+ 22.7%	16	22	+ 37.5%
\$200,001 to \$300,000	25	31	+ 24.0%	26	33	+ 26.9%	16	22	+ 37.5%	19	24	+ 26.3%
\$300,001 to \$400,000	26	34	+ 30.8%	26	34	+ 30.8%	18	26	+ 44.4%	29	37	+ 27.6%
\$400,001 to \$500,000	26	35	+ 34.6%	26	34	+ 30.8%	27	19	- 29.6%	28	40	+ 42.9%
\$500,001 and Above	29	38	+ 31.0%	27	36	+ 33.3%	29	35	+ 20.7%	50	59	+ 18.0%
All Price Ranges	27	35	+ 29.6%	27	34	+ 25.9%	20	26	+ 30.0%	29	38	+ 31.0%

	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	25	30	+ 20.0%	29	35	+ 20.7%	20	24	+ 20.0%	21	24	+ 14.3%
3 Bedrooms	26	34	+ 30.8%	25	33	+ 32.0%	22	29	+ 31.8%	31	40	+ 29.0%
4 Bedrooms or More	28	37	+ 32.1%	28	36	+ 28.6%	21	46	+ 119.0%	36	51	+ 41.7%
All Bedroom Counts	27	35	+ 29.6%	27	34	+ 25.9%	20	26	+ 30.0%	29	38	+ 31.0%

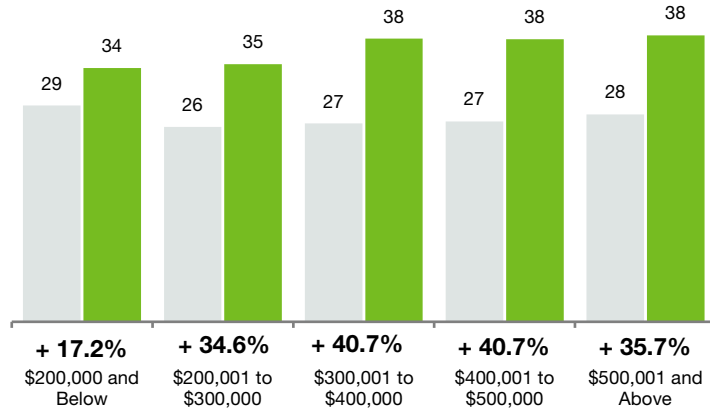
Cumulative Days on Market Until Sale



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.

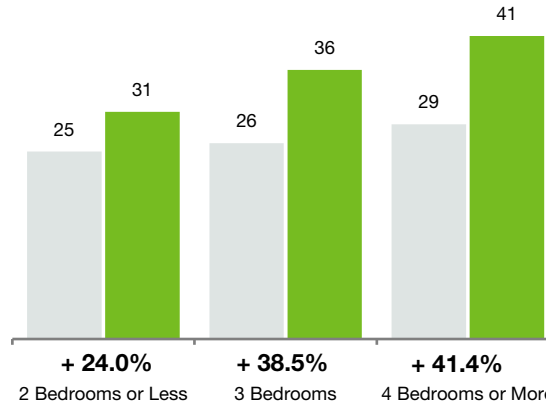
By Price Range

■ 3-2023 ■ 3-2024



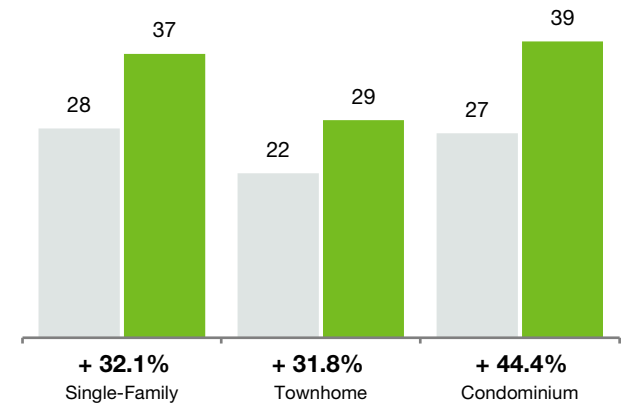
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range

	3-2023	3-2024	Change
\$200,000 and Below	29	34	+ 17.2%
\$200,001 to \$300,000	26	35	+ 34.6%
\$300,001 to \$400,000	27	38	+ 40.7%
\$400,001 to \$500,000	27	38	+ 40.7%
\$500,001 and Above	28	38	+ 35.7%
All Price Ranges	27	37	+ 37.0%

Single-Family

	3-2023	3-2024	Change
2 Bedrooms or Less	30	35	+ 16.7%
3 Bedrooms	28	37	+ 32.1%
4 Bedrooms or More	27	38	+ 40.7%
Single-Family	27	38	+ 40.7%
Single-Family	27	38	+ 40.7%
Single-Family	27	37	+ 37.0%
All Single-Family	28	37	+ 32.1%

Townhome

	3-2023	3-2024	Change
2 Bedrooms or Less	23	30	+ 30.4%
3 Bedrooms	17	24	+ 41.2%
4 Bedrooms or More	19	26	+ 36.8%
Townhome	26	39	+ 50.0%
Townhome	28	40	+ 42.9%
Townhome	29	45	+ 55.2%
All Townhome	22	29	+ 31.8%

Condominium

	3-2023	3-2024	Change
2 Bedrooms or Less	16	22	+ 37.5%
3 Bedrooms	19	26	+ 36.8%
4 Bedrooms or More	26	39	+ 50.0%
Condominium	28	40	+ 42.9%
Condominium	47	57	+ 21.3%
All Condominium	27	39	+ 44.4%

By Bedroom Count

	3-2023	3-2024	Change
2 Bedrooms or Less	25	31	+ 24.0%
3 Bedrooms	26	36	+ 38.5%
4 Bedrooms or More	29	41	+ 41.4%
All Bedroom Counts	27	37	+ 37.0%

	3-2023	3-2024	Change
2 Bedrooms or Less	29	35	+ 20.7%
3 Bedrooms	26	35	+ 34.6%
4 Bedrooms or More	29	40	+ 37.9%
All Bedroom Counts	28	37	+ 32.1%

	3-2023	3-2024	Change
2 Bedrooms or Less	21	26	+ 23.8%
3 Bedrooms	22	34	+ 54.5%
4 Bedrooms or More	24	52	+ 116.7%
All Bedroom Counts	22	29	+ 31.8%

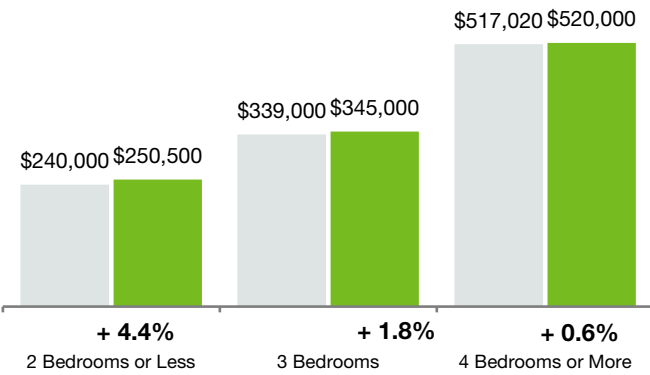
	3-2023	3-2024	Change
2 Bedrooms or Less	20	24	+ 20.0%
3 Bedrooms	28	41	+ 46.4%
4 Bedrooms or More	36	55	+ 52.8%
All Bedroom Counts	27	39	+ 44.4%

Median Sales Price

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

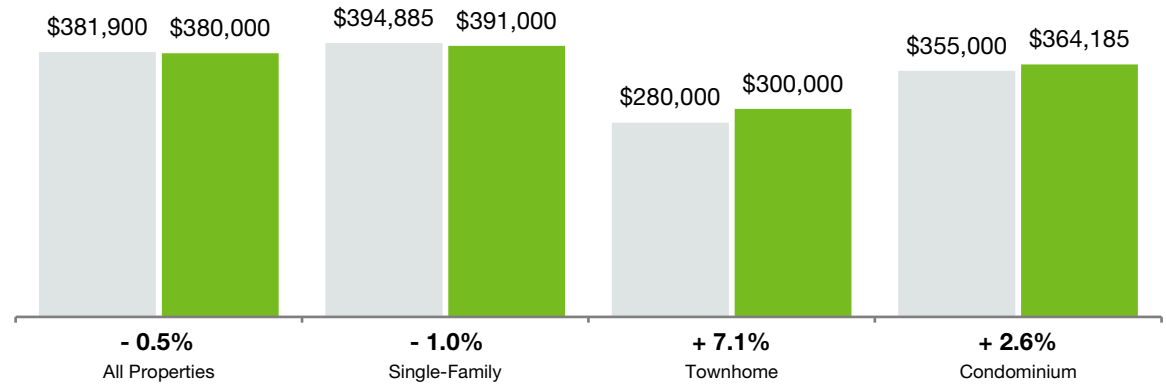
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Bedroom Count

	3-2023	3-2024	Change
2 Bedrooms or Less	\$240,000	\$250,500	+ 4.4%
3 Bedrooms	\$339,000	\$345,000	+ 1.8%
4 Bedrooms or More	\$517,020	\$520,000	+ 0.6%
All Bedroom Counts	\$381,900	\$380,000	- 0.5%

Single-Family

	3-2023	3-2024	Change
	\$205,000	\$214,000	+ 4.4%
	\$332,500	\$335,000	+ 0.8%
	\$522,170	\$525,000	+ 0.5%
All Single-Family	\$394,885	\$391,000	- 1.0%

Townhome

	3-2023	3-2024	Change
	\$265,000	\$285,000	+ 7.5%
	\$340,000	\$410,000	+ 20.6%
	\$572,500	\$750,000	+ 31.0%
All Townhome	\$280,000	\$300,000	+ 7.1%

Condominium

	3-2023	3-2024	Change
	\$275,000	\$287,000	+ 4.4%
	\$364,888	\$365,000	+ 0.0%
	\$425,000	\$443,980	+ 4.5%
All Condominium	\$355,000	\$364,185	+ 2.6%

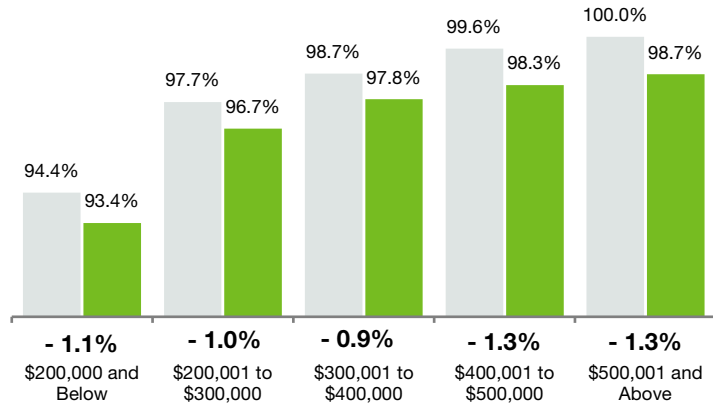
Percent of Original List Price Received



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

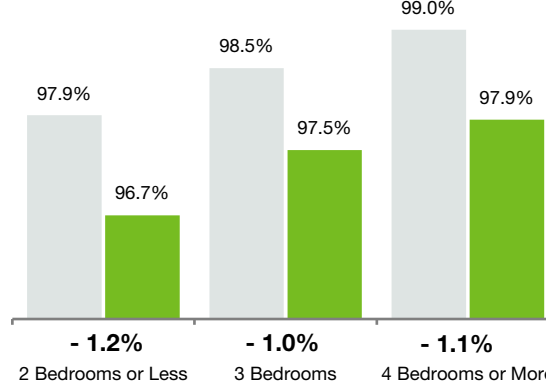
By Price Range

■ 3-2023 ■ 3-2024



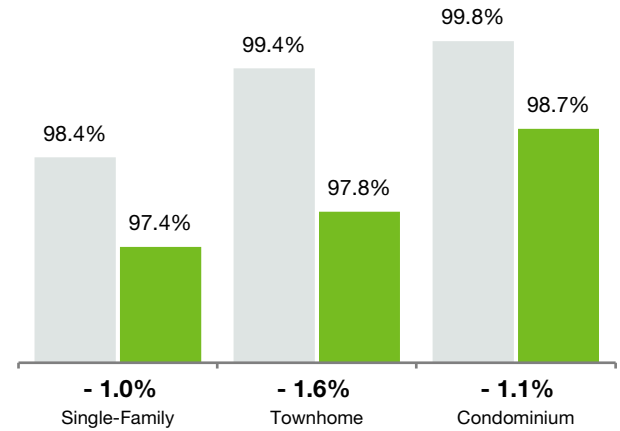
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



All Properties

By Price Range

	3-2023	3-2024	Change
\$200,000 and Below	94.4%	93.4%	-1.1%
\$200,001 to \$300,000	97.7%	96.7%	-1.0%
\$300,001 to \$400,000	98.7%	97.8%	-0.9%
\$400,001 to \$500,000	99.6%	98.3%	-1.3%
\$500,001 and Above	100.0%	98.7%	-1.3%
All Price Ranges	98.6%	97.6%	-1.0%

Single-Family

	3-2023	3-2024	Change
\$200,000 and Below	93.8%	92.9%	-1.0%
\$200,001 to \$300,000	97.2%	96.5%	-0.7%
\$300,001 to \$400,000	98.4%	97.5%	-0.9%
\$400,001 to \$500,000	99.5%	98.0%	-1.5%
\$500,001 and Above	100.0%	98.7%	-1.3%
All Price Ranges	98.4%	97.4%	-1.0%

Townhome

	3-2023	3-2024	Change
\$200,000 and Below	97.7%	96.1%	-1.6%
\$200,001 to \$300,000	100.1%	97.7%	-2.4%
\$300,001 to \$400,000	100.6%	98.3%	-2.3%
\$400,001 to \$500,000	99.8%	99.5%	-0.3%
\$500,001 and Above	98.9%	98.0%	-0.9%
All Price Ranges	99.4%	97.8%	-1.6%

Condominium

	3-2023	3-2024	Change
\$200,000 and Below	98.0%	98.0%	0.0%
\$200,001 to \$300,000	99.2%	97.9%	-1.3%
\$300,001 to \$400,000	99.6%	98.7%	-0.9%
\$400,001 to \$500,000	100.8%	99.7%	-1.1%
\$500,001 and Above	100.3%	98.9%	-1.4%
All Price Ranges	99.8%	98.7%	-1.1%

By Bedroom Count

	3-2023	3-2024	Change
2 Bedrooms or Less	97.9%	96.7%	-1.2%
3 Bedrooms	98.5%	97.5%	-1.0%
4 Bedrooms or More	99.0%	97.9%	-1.1%
All Bedroom Counts	98.6%	97.6%	-1.0%

	3-2023	3-2024	Change
2 Bedrooms or Less	96.3%	95.4%	-0.9%
3 Bedrooms	98.3%	97.3%	-1.0%
4 Bedrooms or More	99.0%	97.9%	-1.1%
All Bedroom Counts	98.4%	97.4%	-1.0%

	3-2023	3-2024	Change
2 Bedrooms or Less	99.6%	97.9%	-1.7%
3 Bedrooms	98.8%	97.4%	-1.4%
4 Bedrooms or More	99.5%	96.9%	-2.6%
All Bedroom Counts	99.4%	97.8%	-1.6%

	3-2023	3-2024	Change
2 Bedrooms or Less	100.1%	98.9%	-1.2%
3 Bedrooms	99.7%	98.8%	-0.9%
4 Bedrooms or More	99.4%	98.3%	-1.1%
All Bedroom Counts	99.8%	98.7%	-1.1%

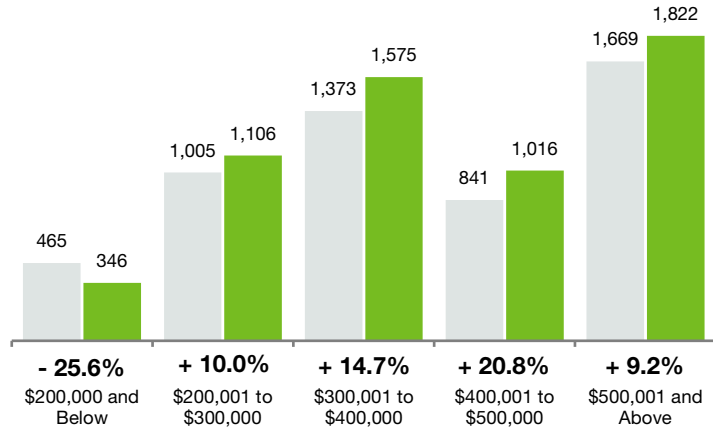
Inventory of Homes for Sale



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

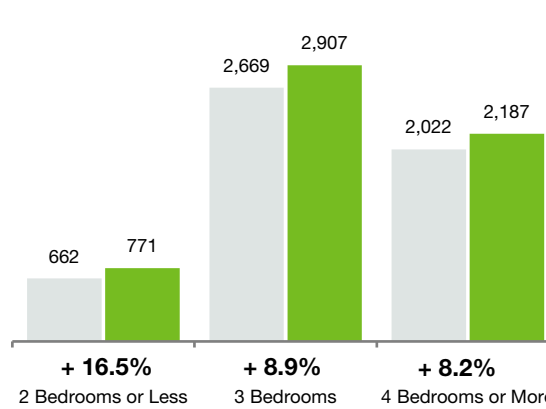
By Price Range

■ 3-2023 ■ 3-2024



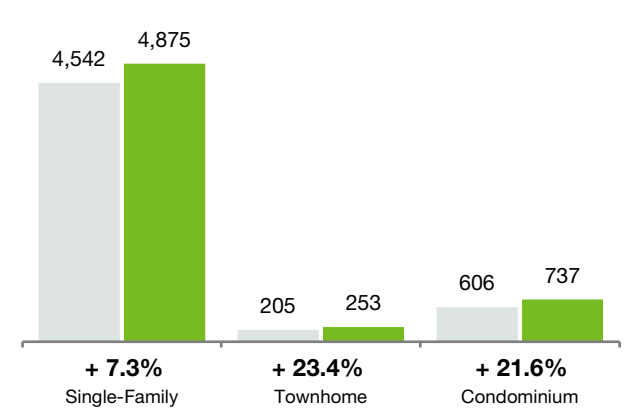
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$200,000 and Below	465	346	- 25.6%	416	293	- 29.6%	41	42	+ 2.4%	8	11	+ 37.5%
\$200,001 to \$300,000	1,005	1,106	+ 10.0%	851	925	+ 8.7%	55	81	+ 47.3%	99	100	+ 1.0%
\$300,001 to \$400,000	1,373	1,575	+ 14.7%	1,095	1,222	+ 11.6%	36	60	+ 66.7%	242	293	+ 21.1%
\$400,001 to \$500,000	841	1,016	+ 20.8%	713	826	+ 15.8%	15	29	+ 93.3%	113	161	+ 42.5%
\$500,001 and Above	1,669	1,822	+ 9.2%	1,467	1,609	+ 9.7%	58	41	- 29.3%	144	172	+ 19.4%
All Price Ranges	5,353	5,865	+ 9.6%	4,542	4,875	+ 7.3%	205	253	+ 23.4%	606	737	+ 21.6%
By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	662	771	+ 16.5%	451	465	+ 3.1%	140	195	+ 39.3%	71	111	+ 56.3%
3 Bedrooms	2,669	2,907	+ 8.9%	2,179	2,350	+ 7.8%	52	49	- 5.8%	438	508	+ 16.0%
4 Bedrooms or More	2,022	2,187	+ 8.2%	1,912	2,060	+ 7.7%	13	9	- 30.8%	97	118	+ 21.6%
All Bedroom Counts	5,353	5,865	+ 9.6%	4,542	4,875	+ 7.3%	205	253	+ 23.4%	606	737	+ 21.6%

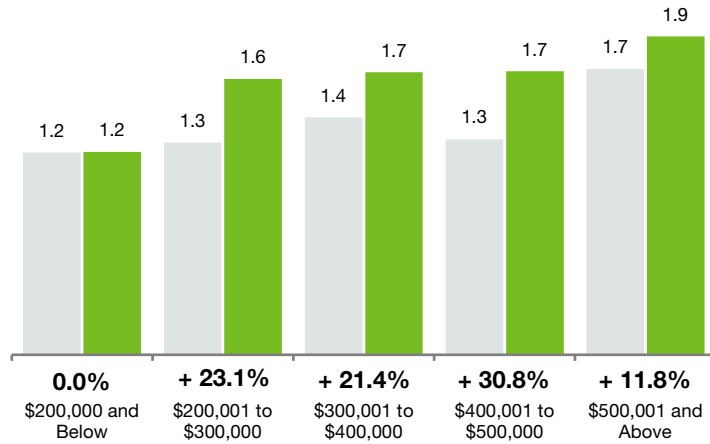
Months Supply of Homes for Sale



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.

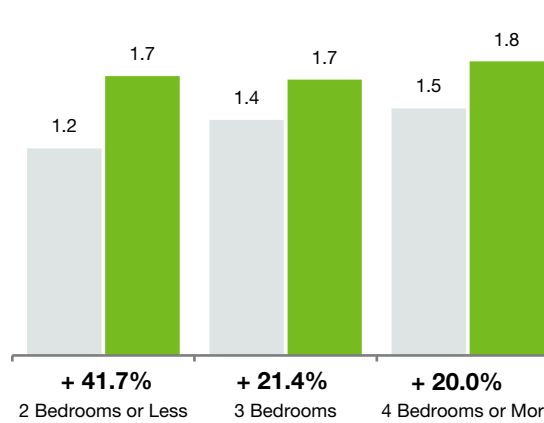
By Price Range

■ 3-2023 ■ 3-2024



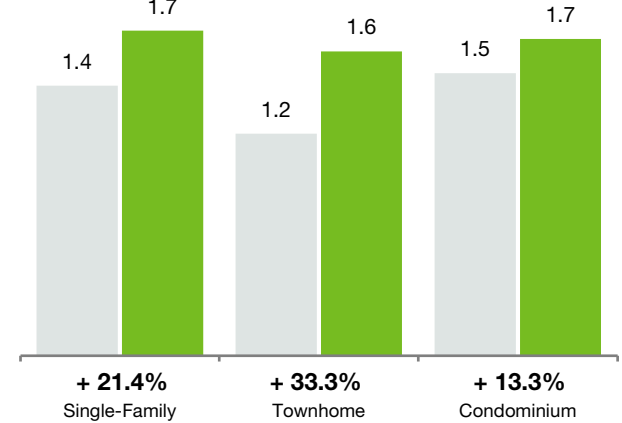
By Bedroom Count

■ 3-2023 ■ 3-2024



By Property Type

■ 3-2023 ■ 3-2024



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
\$200,000 and Below	1.2	1.2	0.0%	1.3	1.2	-7.7%	1.0	1.5	+50.0%	0.5	1.3	+160.0%
\$200,001 to \$300,000	1.3	1.6	+23.1%	1.4	1.7	+21.4%	0.9	1.6	+77.8%	0.9	1.1	+22.2%
\$300,001 to \$400,000	1.4	1.7	+21.4%	1.4	1.7	+21.4%	1.0	1.6	+60.0%	1.6	1.6	0.0%
\$400,001 to \$500,000	1.3	1.7	+30.8%	1.3	1.7	+30.8%	0.9	1.8	+100.0%	1.6	1.8	+12.5%
\$500,001 and Above	1.7	1.9	+11.8%	1.6	1.9	+18.8%	3.0	1.5	-50.0%	2.6	2.5	-3.8%
All Price Ranges	1.4	1.7	+21.4%	1.4	1.7	+21.4%	1.2	1.6	+33.3%	1.5	1.7	+13.3%
By Bedroom Count	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change	3-2023	3-2024	Change
2 Bedrooms or Less	1.2	1.7	+41.7%	1.6	1.9	+18.8%	1.0	1.6	+60.0%	0.7	1.3	+85.7%
3 Bedrooms	1.4	1.7	+21.4%	1.4	1.7	+21.4%	1.5	1.5	0.0%	1.7	1.7	0.0%
4 Bedrooms or More	1.5	1.8	+20.0%	1.5	1.8	+20.0%	3.3	1.8	-45.5%	2.2	2.1	-4.5%
All Bedroom Counts	1.4	1.7	+21.4%	1.4	1.7	+21.4%	1.2	1.6	+33.3%	1.5	1.7	+13.3%

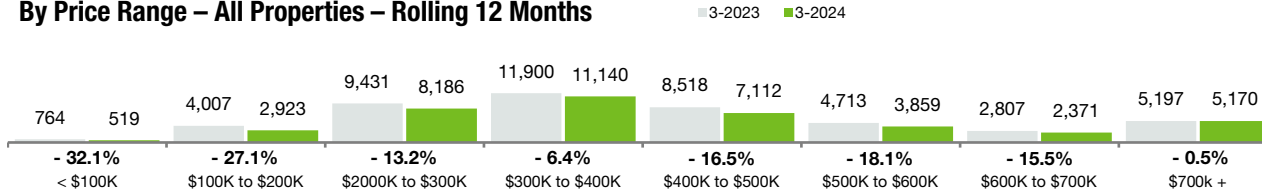
Additional Price Ranges

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.

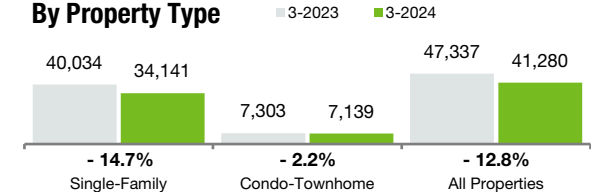
Closed Sales

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		
	3-2023	3-2024	Change	3-2023	3-2024	Change
\$100,000 & Below	724	502	-30.7%	40	17	-57.5%
\$100,001 to \$200,000	3,320	2,494	-24.9%	687	429	-37.6%
\$200,001 to \$300,000	7,311	6,518	-10.8%	2,120	1,668	-21.3%
\$300,001 to \$400,000	9,547	8,417	-11.8%	2,353	2,723	+15.7%
\$400,001 to \$500,000	7,379	5,896	-20.1%	1,139	1,216	+6.8%
\$500,001 to \$600,000	4,263	3,381	-20.7%	450	478	+6.2%
\$600,001 to \$700,000	2,612	2,099	-19.6%	195	272	+39.5%
\$700,001 and Above	4,878	4,834	-0.9%	319	336	+5.3%
All Price Ranges	40,034	34,141	-14.7%	7,303	7,139	-2.2%

Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	2-2024	3-2024	Change	2-2024	3-2024	Change
\$100,000 & Below	31	42	+35.5%	0	1	--
\$100,001 to \$200,000	167	182	+9.0%	24	41	+70.8%
\$200,001 to \$300,000	441	531	+20.4%	132	133	+0.8%
\$300,001 to \$400,000	614	732	+19.2%	195	258	+32.3%
\$400,001 to \$500,000	438	501	+14.4%	96	95	-1.0%
\$500,001 to \$600,000	234	309	+32.1%	43	48	+11.6%
\$600,001 to \$700,000	144	172	+19.4%	17	22	+29.4%
\$700,001 and Above	332	427	+28.6%	29	40	+37.9%
All Price Ranges	2,401	2,896	+20.6%	536	638	+19.0%

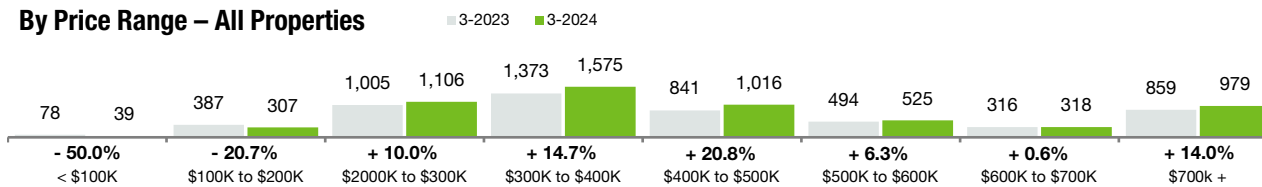
Year to Date

By Price Range	Single-Family			Condo-Townhome		
	3-2023	3-2024	Change	3-2023	3-2024	Change
\$100,000 & Below	141	99	-29.8%	4	1	-75.0%
\$100,001 to \$200,000	710	514	-27.6%	157	101	-35.7%
\$200,001 to \$300,000	1,714	1,367	-20.2%	399	367	-8.0%
\$300,001 to \$400,000	1,868	1,817	-2.7%	481	600	+24.7%
\$400,001 to \$500,000	1,347	1,245	-7.6%	213	260	+22.1%
\$500,001 to \$600,000	723	732	+1.2%	102	118	+15.7%
\$600,001 to \$700,000	460	419	-8.9%	37	56	+51.4%
\$700,001 and Above	779	1,000	+28.4%	63	86	+36.5%
All Price Ranges	7,742	7,193	-7.1%	1,456	1,589	+9.1%

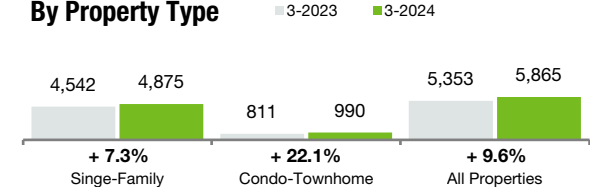
Inventory of Homes for Sale

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		
	3-2023	3-2024	Change	3-2023	3-2024	Change
\$100,000 & Below	78	39	-50.0%	0	0	--
\$100,001 to \$200,000	338	254	-24.9%	49	53	+8.2%
\$200,001 to \$300,000	851	925	+8.7%	154	181	+17.5%
\$300,001 to \$400,000	1,095	1,222	+11.6%	278	353	+27.0%
\$400,001 to \$500,000	713	826	+15.8%	128	190	+48.4%
\$500,001 to \$600,000	412	444	+7.8%	82	81	-1.2%
\$600,001 to \$700,000	273	276	+1.1%	43	42	-2.3%
\$700,001 and Above	782	889	+13.7%	77	90	+16.9%
All Price Ranges	4,542	4,875	+7.3%	811	990	+22.1%

Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	2-2024	3-2024	Change	2-2024	3-2024	Change
\$100,000 & Below	49	39	-20.4%	1	0	-100.0%
\$100,001 to \$200,000	324	254	-21.6%	51	53	+3.9%
\$200,001 to \$300,000	1,036	925	-10.7%	181	181	0.0%
\$300,001 to \$400,000	1,272	1,222	-3.9%	319	353	+10.7%
\$400,001 to \$500,000	826	826	0.0%	181	190	+5.0%
\$500,001 to \$600,000	393	444	+13.0%	73	81	+11.0%
\$600,001 to \$700,000	272	276	+1.5%	36	42	+16.7%
\$700,001 and Above	828	889	+7.4%	77	90	+16.9%
All Price Ranges	5,000	4,875	-2.5%	919	990	+7.7%

Year to Date

By Price Range	Single-Family			Condo-Townhome		
	3-2023	3-2024	Change	3-2023	3-2024	Change
\$100,000 & Below	141	99	-29.8%	4	1	-75.0%
\$100,001 to \$200,000	710	514	-27.6%	157	101	-35.7%
\$200,001 to \$300,000	1,714	1,367	-20.2%	399	367	-8.0%
\$300,001 to \$400,000	1,868	1,817	-2.7%	481	600	+24.7%
\$400,001 to \$500,000	1,347	1,245	-7.6%	213	260	+22.1%
\$500,001 to \$600,000	723	732	+1.2%	102	118	+15.7%
\$600,001 to \$700,000	460	419	-8.9%	37	56	+51.4%
\$700,001 and Above	779	1,000	+28.4%	63	86	+36.5%
All Price Ranges	7,742	7,193	-7.1%	1,456	1,589	+9.1%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Additional Price Ranges

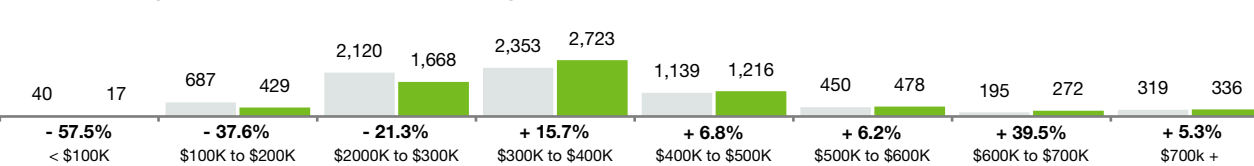


Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.

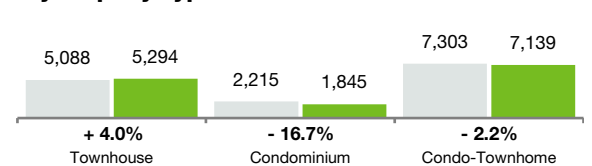
Closed Sales

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		
	3-2023	3-2024	Change	3-2023	3-2024	Change
\$100,000 & Below	3	0	-100.0%	37	17	-54.1%
\$100,001 to \$200,000	188	102	-45.7%	499	327	-34.5%
\$200,001 to \$300,000	1,398	1,075	-23.1%	722	593	-17.9%
\$300,001 to \$400,000	1,846	2,297	+24.4%	507	426	-16.0%
\$400,001 to \$500,000	939	1,025	+9.2%	200	191	-4.5%
\$500,001 to \$600,000	339	371	+9.4%	111	107	-3.6%
\$600,001 to \$700,000	152	211	+38.8%	43	61	+41.9%
\$700,001 and Above	223	213	-4.5%	96	123	+28.1%
All Price Ranges	5,088	5,294	+4.0%	2,215	1,845	-16.7%

Compared to Prior Month

By Price Range	Townhouse			Condominium		
	2-2024	3-2024	Change	2-2024	3-2024	Change
\$100,000 & Below	0	0	--	0	1	--
\$100,001 to \$200,000	7	12	+71.4%	17	29	+70.6%
\$200,001 to \$300,000	85	85	0.0%	47	48	+2.1%
\$300,001 to \$400,000	165	214	+29.7%	30	44	+46.7%
\$400,001 to \$500,000	80	79	-1.3%	16	16	0.0%
\$500,001 to \$600,000	36	33	-8.3%	7	15	+114.3%
\$600,001 to \$700,000	12	19	+58.3%	5	3	-40.0%
\$700,001 and Above	21	21	0.0%	8	19	+137.5%
All Price Ranges	406	463	+14.0%	130	175	+34.6%

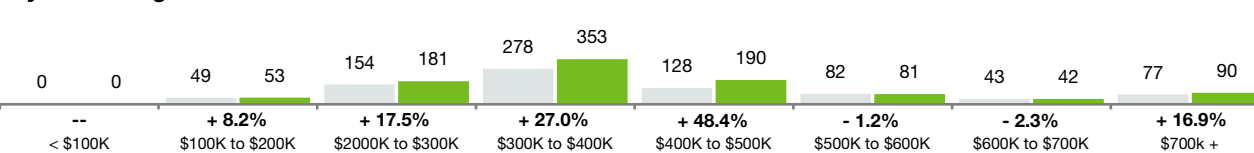
Year to Date

By Price Range	Townhouse			Condominium		
	3-2023	3-2024	Change	3-2023	3-2024	Change
\$100,000 & Below	0	0	--	4	1	-75.0%
\$100,001 to \$200,000	39	29	-25.6%	118	72	-39.0%
\$200,001 to \$300,000	286	235	-17.8%	113	132	+16.8%
\$300,001 to \$400,000	393	497	+26.5%	88	103	+17.0%
\$400,001 to \$500,000	181	219	+21.0%	32	41	+28.1%
\$500,001 to \$600,000	89	88	-1.1%	13	30	+130.8%
\$600,001 to \$700,000	33	44	+33.3%	4	12	+200.0%
\$700,001 and Above	42	52	+23.8%	21	34	+61.9%
All Price Ranges	1,063	1,164	+9.5%	393	425	+8.1%

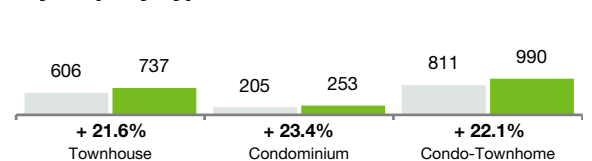
Inventory of Homes for Sale

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		
	3-2023	3-2024	Change	3-2023	3-2024	Change
\$100,000 & Below	0	0	--	0	0	--
\$100,001 to \$200,000	8	11	+37.5%	41	42	+2.4%
\$200,001 to \$300,000	99	100	+1.0%	55	81	+47.3%
\$300,001 to \$400,000	242	293	+21.1%	36	60	+66.7%
\$400,001 to \$500,000	113	161	+42.5%	15	29	+93.3%
\$500,001 to \$600,000	69	72	+4.3%	13	9	-30.8%
\$600,001 to \$700,000	37	36	-2.7%	6	6	0.0%
\$700,001 and Above	38	64	+68.4%	39	26	-33.3%
All Price Ranges	606	737	+21.6%	205	253	+23.4%

Compared to Prior Month

By Price Range	Townhouse			Condominium		
	2-2024	3-2024	Change	2-2024	3-2024	Change
\$100,000 & Below	1	0	-100.0%	0	0	--
\$100,001 to \$200,000	9	11	+22.2%	42	42	0.0%
\$200,001 to \$300,000	108	100	-7.4%	73	81	+11.0%
\$300,001 to \$400,000	270	293	+8.5%	49	60	+22.4%
\$400,001 to \$500,000	155	161	+3.9%	26	29	+11.5%
\$500,001 to \$600,000	60	72	+20.0%	13	9	-30.8%
\$600,001 to \$700,000	29	36	+24.1%	7	6	-14.3%
\$700,001 and Above	51	64	+25.5%	26	26	0.0%
All Price Ranges	683	737	+7.9%	236	253	+7.2%

Year to Date

By Price Range	Townhouse			Condominium		
	3-2023	3-2024	Change	3-2023	3-2024	Change
\$100,000 & Below	0	0	--	0	0	--
\$100,001 to \$200,000	8	11	+37.5%	41	42	+2.4%
\$200,001 to \$300,000	99	100	+1.0%	55	81	+47.3%
\$300,001 to \$400,000	242	293	+21.1%	36	60	+66.7%
\$400,001 to \$500,000	113	161	+42.5%	15	29	+93.3%
\$500,001 to \$600,000	69	72	+4.3%	13	9	-30.8%
\$600,001 to \$700,000	37	36	-2.7%	6	6	0.0%
\$700,001 and Above	38	64	+68.4%	39	26	-33.3%
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