

Charlotte Region Housing Supply Overview



April 2024

U.S. sales of new residential homes are on the rise again, following a dip in activity the previous month. According to the Census Bureau, new-home sales climbed 8.8% month-over-month to a seasonally adjusted annual rate of 693,000 units, the highest level since last September. New-home sales were up in all four regions, but were highest in the Northeast, where sales jumped 27.8% from the previous month. For the 12-month period spanning May 2023 through April 2024, Pending Sales in the Charlotte region were down 7.6 percent overall. The price range with the smallest decline in sales was the \$500,001 and Above range, where they decreased 0.7 percent.

The overall Median Sales Price was up 0.7 percent to \$382,975. The property type with the largest price gain was the Condominium segment, where prices increased 2.1 percent to \$365,000. 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 24.5 percent. The property type that gained the most inventory was the Townhome segment, where it increased 51.4 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

- 0.7%	- 6.7%	+ 8.7%
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.

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

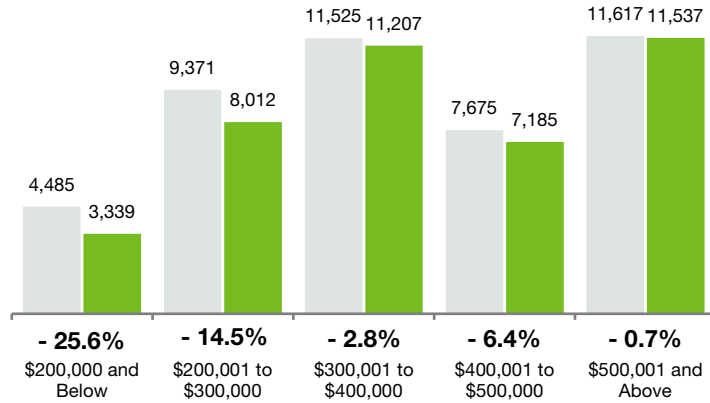


Pending Sales

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

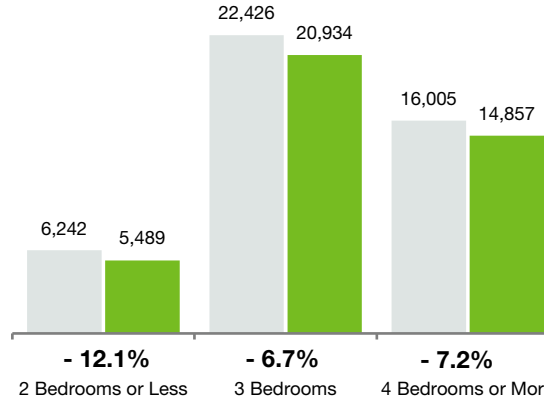
By Price Range

■ 4-2023 ■ 4-2024



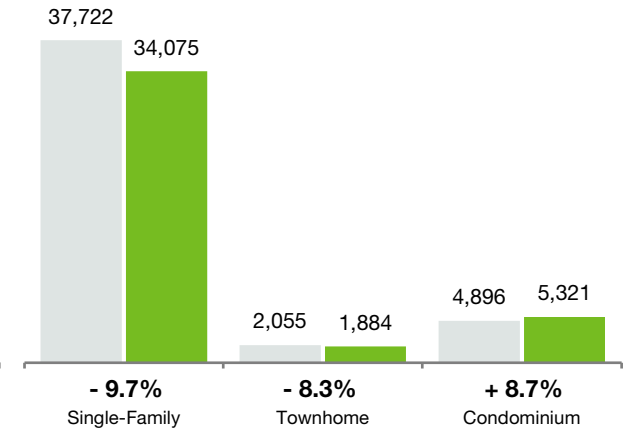
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$200,000 and Below	4,485	3,339	-25.6%	3,816	2,907	-23.8%	492	325	-33.9%	177	107	-39.5%
\$200,001 to \$300,000	9,371	8,012	-14.5%	7,339	6,357	-13.4%	696	601	-13.6%	1,336	1,054	-21.1%
\$300,001 to \$400,000	11,525	11,207	-2.8%	9,208	8,520	-7.5%	441	437	-0.9%	1,876	2,250	+19.9%
\$400,001 to \$500,000	7,675	7,185	-6.4%	6,639	5,910	-11.0%	191	197	+3.1%	845	1,078	+27.6%
\$500,001 and Above	11,617	11,537	-0.7%	10,720	10,381	-3.2%	235	324	+37.9%	662	832	+25.7%
All Price Ranges	44,673	41,280	-7.6%	37,722	34,075	-9.7%	2,055	1,884	-8.3%	4,896	5,321	+8.7%

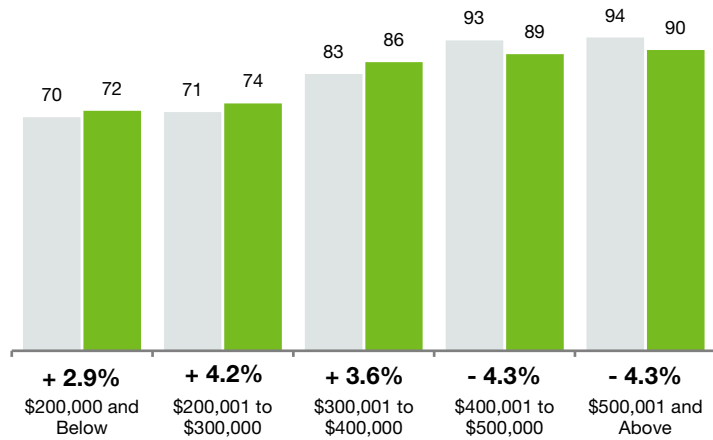
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	6,242	5,489	-12.1%	3,381	2,996	-11.4%	1,606	1,438	-10.5%	1,255	1,055	-15.9%
3 Bedrooms	22,426	20,934	-6.7%	18,910	16,955	-10.3%	399	388	-2.8%	3,117	3,591	+15.2%
4 Bedrooms or More	16,005	14,857	-7.2%	15,431	14,124	-8.5%	50	58	+16.0%	524	675	+28.8%
All Bedroom Counts	44,673	41,280	-7.6%	37,722	34,075	-9.7%	2,055	1,884	-8.3%	4,896	5,321	+8.7%

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.

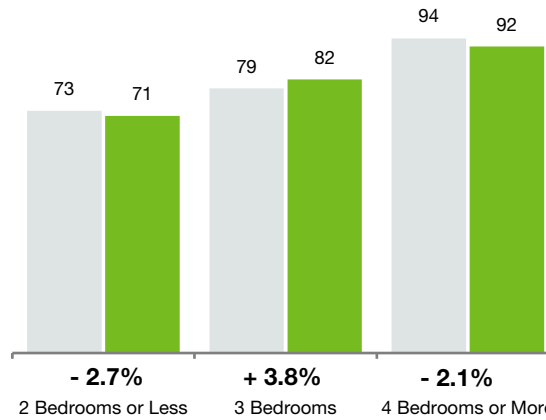
By Price Range

■ 4-2023 ■ 4-2024



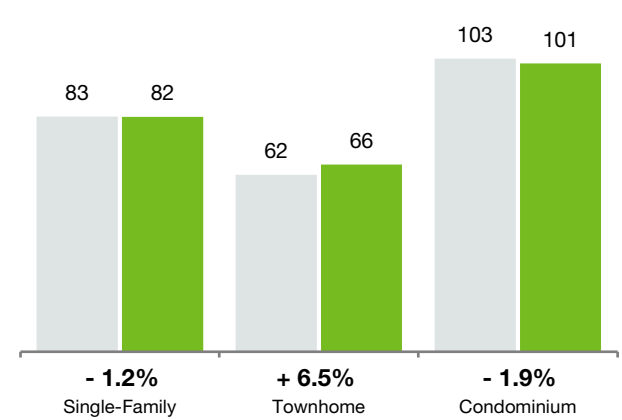
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



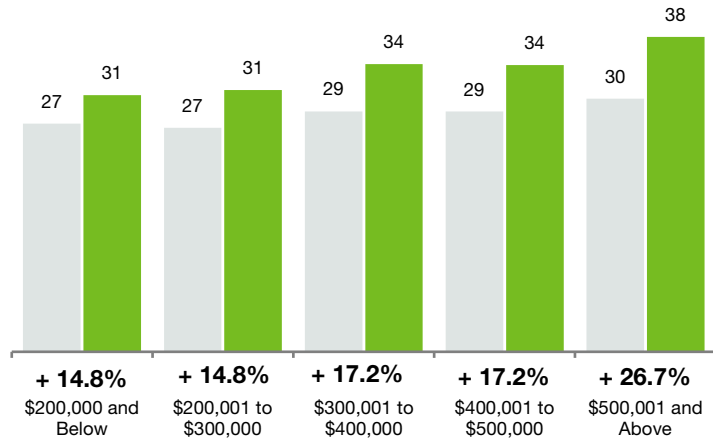
	All Properties			Single-Family			Townhome			Condominium		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$200,000 and Below	70	72	+ 2.9%	72	72	0.0%	61	72	+ 18.0%	54	59	+ 9.3%
\$200,001 to \$300,000	71	74	+ 4.2%	74	76	+ 2.7%	58	59	+ 1.7%	63	67	+ 6.3%
\$300,001 to \$400,000	83	86	+ 3.6%	79	83	+ 5.1%	61	61	0.0%	107	102	- 4.7%
\$400,001 to \$500,000	93	89	- 4.3%	89	85	- 4.5%	63	54	- 14.3%	130	117	- 10.0%
\$500,001 and Above	94	90	- 4.3%	91	87	- 4.4%	78	83	+ 6.4%	143	128	- 10.5%
All Price Ranges	84	84	0.0%	83	82	- 1.2%	62	66	+ 6.5%	103	101	- 1.9%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	73	71	- 2.7%	79	77	- 2.5%	61	62	+ 1.6%	69	67	- 2.9%
3 Bedrooms	79	82	+ 3.8%	75	77	+ 2.7%	65	74	+ 13.8%	107	107	0.0%
4 Bedrooms or More	94	92	- 2.1%	92	90	- 2.2%	84	106	+ 26.2%	151	126	- 16.6%
All Bedroom Counts	84	84	0.0%	83	82	- 1.2%	62	66	+ 6.5%	103	101	- 1.9%

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.**

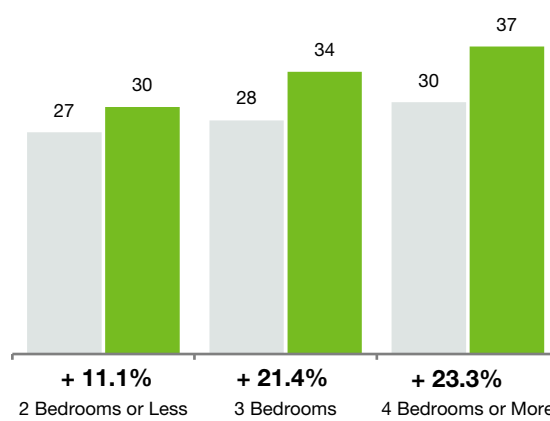
By Price Range

■ 4-2023 ■ 4-2024



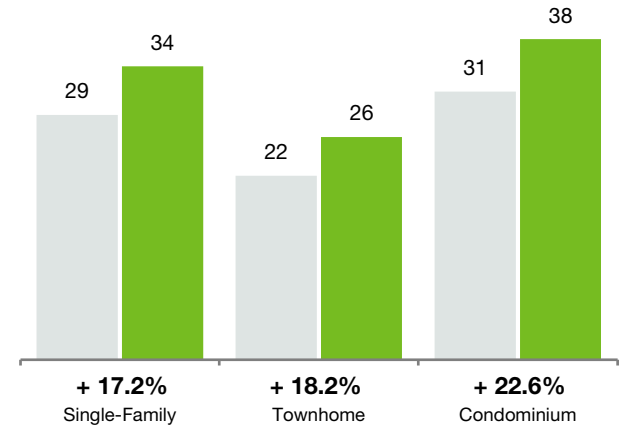
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



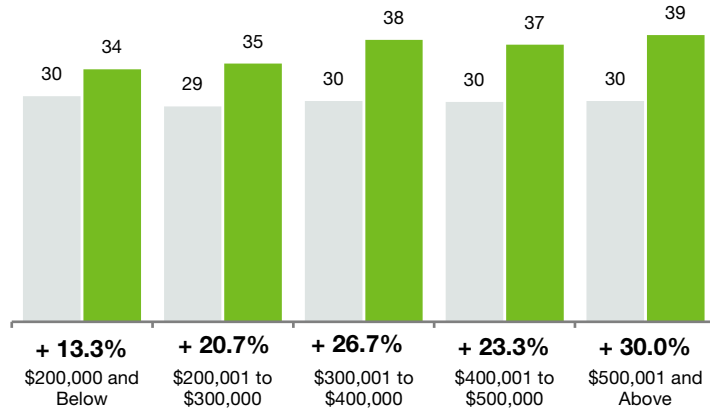
	All Properties			Single-Family			Townhome			Condominium		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$200,000 and Below	27	31	+ 14.8%	28	31	+ 10.7%	23	28	+ 21.7%	18	22	+ 22.2%
\$200,001 to \$300,000	27	31	+ 14.8%	29	33	+ 13.8%	17	22	+ 29.4%	21	25	+ 19.0%
\$300,001 to \$400,000	29	34	+ 17.2%	28	34	+ 21.4%	19	26	+ 36.8%	33	36	+ 9.1%
\$400,001 to \$500,000	29	34	+ 17.2%	28	34	+ 21.4%	28	19	- 32.1%	31	40	+ 29.0%
\$500,001 and Above	30	38	+ 26.7%	29	36	+ 24.1%	29	35	+ 20.7%	53	58	+ 9.4%
All Price Ranges	29	34	+ 17.2%	29	34	+ 17.2%	22	26	+ 18.2%	31	38	+ 22.6%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	27	30	+ 11.1%	31	34	+ 9.7%	21	24	+ 14.3%	22	24	+ 9.1%
3 Bedrooms	28	34	+ 21.4%	27	33	+ 22.2%	22	30	+ 36.4%	33	39	+ 18.2%
4 Bedrooms or More	30	37	+ 23.3%	30	36	+ 20.0%	21	46	+ 119.0%	40	50	+ 25.0%
All Bedroom Counts	29	34	+ 17.2%	29	34	+ 17.2%	22	26	+ 18.2%	31	38	+ 22.6%

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.

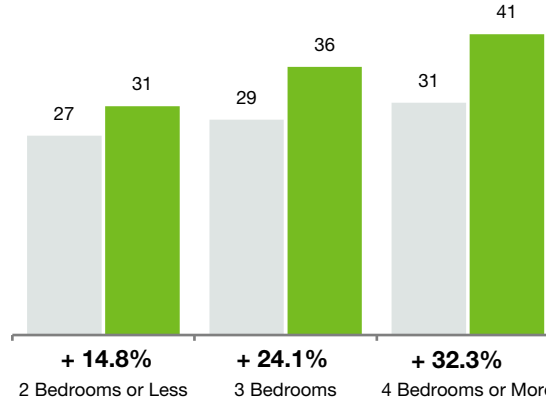
By Price Range

■ 4-2023 ■ 4-2024



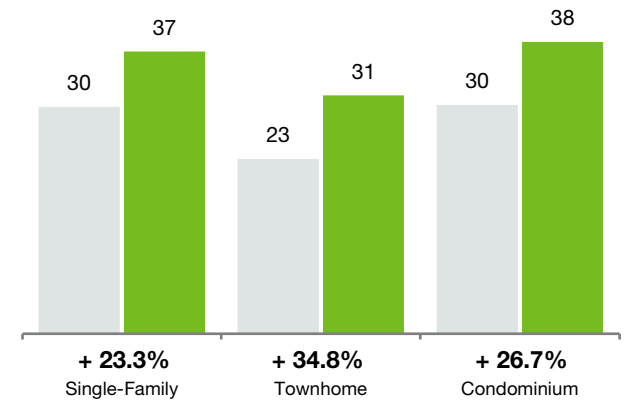
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range

	4-2023	4-2024	Change
\$200,000 and Below	30	34	+ 13.3%
\$200,001 to \$300,000	29	35	+ 20.7%
\$300,001 to \$400,000	30	38	+ 26.7%
\$400,001 to \$500,000	30	37	+ 23.3%
\$500,001 and Above	30	39	+ 30.0%
All Price Ranges	30	37	+ 23.3%

Single-Family

	4-2023	4-2024	Change
2 Bedrooms or Less	32	35	+ 9.4%
3 Bedrooms	31	37	+ 19.4%
4 Bedrooms or More	30	39	+ 30.0%
2 Bedrooms or Less	29	37	+ 27.6%
2 Bedrooms or Less	28	37	+ 32.1%
All Price Ranges	30	37	+ 23.3%

Townhome

	4-2023	4-2024	Change
Single-Family	25	30	+ 20.0%
Single-Family	19	25	+ 31.6%
Single-Family	20	26	+ 30.0%
Single-Family	34	23	- 32.4%
Single-Family	28	57	+ 103.6%
All Price Ranges	23	31	+ 34.8%

Condominium

	4-2023	4-2024	Change
Single-Family	18	23	+ 27.8%
Single-Family	21	27	+ 28.6%
Single-Family	30	38	+ 26.7%
Single-Family	31	39	+ 25.8%
Single-Family	50	57	+ 14.0%
All Price Ranges	30	38	+ 26.7%

By Bedroom Count

	4-2023	4-2024	Change
2 Bedrooms or Less	27	31	+ 14.8%
3 Bedrooms	29	36	+ 24.1%
4 Bedrooms or More	31	41	+ 32.3%
All Bedroom Counts	30	37	+ 23.3%

	4-2023	4-2024	Change
2 Bedrooms or Less	31	35	+ 12.9%
3 Bedrooms	29	35	+ 20.7%
4 Bedrooms or More	31	40	+ 29.0%
All Bedroom Counts	30	37	+ 23.3%

	4-2023	4-2024	Change
Single-Family	23	27	+ 17.4%
Single-Family	22	43	+ 95.5%
Single-Family	26	63	+ 142.3%
All Price Ranges	23	31	+ 34.8%

	4-2023	4-2024	Change
Single-Family	22	25	+ 13.6%
Single-Family	32	40	+ 25.0%
Single-Family	40	53	+ 32.5%
All Price Ranges	30	38	+ 26.7%

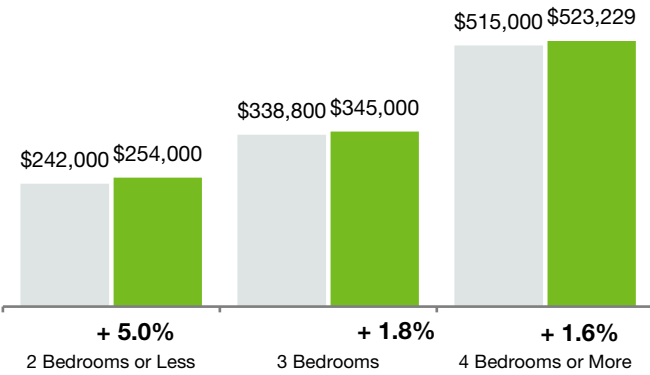
Median Sales Price



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

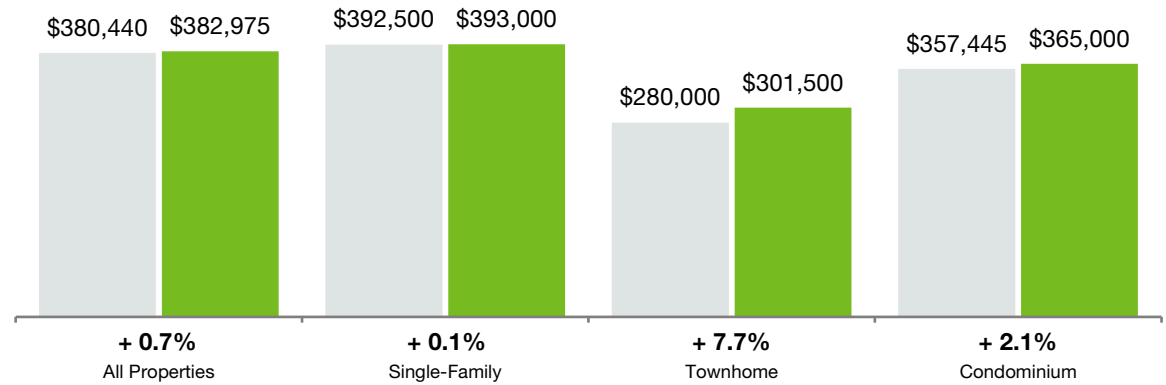
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Bedroom Count

	4-2023	4-2024	Change
2 Bedrooms or Less	\$242,000	\$254,000	+ 5.0%
3 Bedrooms	\$338,800	\$345,000	+ 1.8%
4 Bedrooms or More	\$515,000	\$523,229	+ 1.6%
All Bedroom Counts	\$380,440	\$382,975	+ 0.7%

Single-Family

	4-2023	4-2024	Change
	\$205,000	\$215,000	+ 4.9%
	\$331,000	\$335,000	+ 1.2%
	\$520,756	\$526,000	+ 1.0%
All Single-Family	\$392,500	\$393,000	+ 0.1%

Townhome

	4-2023	4-2024	Change
	\$265,000	\$285,900	+ 7.9%
	\$360,000	\$410,000	+ 13.9%
	\$578,871	\$750,000	+ 29.6%
All Townhome	\$280,000	\$301,500	+ 7.7%

Condominium

	4-2023	4-2024	Change
	\$275,000	\$290,000	+ 5.5%
	\$365,000	\$366,781	+ 0.5%
	\$425,000	\$449,000	+ 5.6%
All Condominium	\$357,445	\$365,000	+ 2.1%

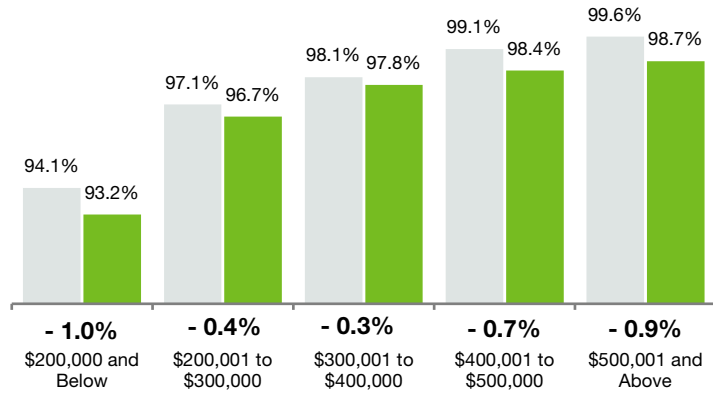
Percent of Original List Price Received



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.**

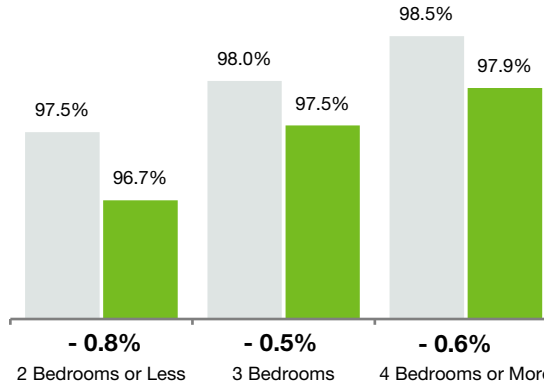
By Price Range

■ 4-2023 ■ 4-2024



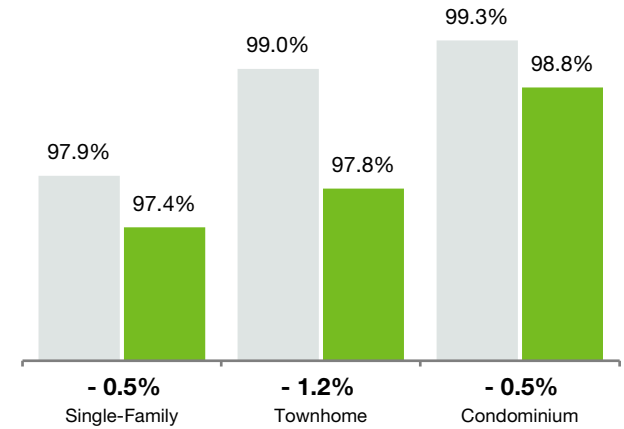
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



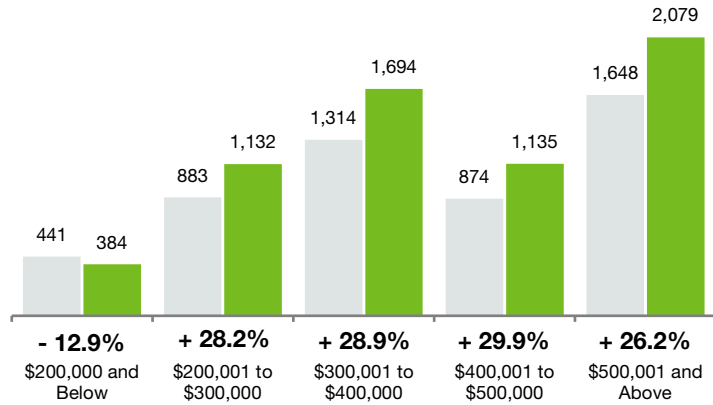
	All Properties			Single-Family			Townhome			Condominium		
By Price Range	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
\$200,000 and Below	94.1%	93.2%	-1.0%	93.6%	92.7%	-1.0%	97.1%	96.0%	-1.1%	97.3%	98.1%	+0.8%
\$200,001 to \$300,000	97.1%	96.7%	-0.4%	96.6%	96.4%	-0.2%	99.5%	97.6%	-1.9%	98.6%	98.0%	-0.6%
\$300,001 to \$400,000	98.1%	97.8%	-0.3%	97.8%	97.6%	-0.2%	100.1%	98.4%	-1.7%	99.1%	98.7%	-0.4%
\$400,001 to \$500,000	99.1%	98.4%	-0.7%	99.0%	98.1%	-0.9%	99.5%	99.3%	-0.2%	100.4%	99.8%	-0.6%
\$500,001 and Above	99.6%	98.7%	-0.9%	99.6%	98.7%	-0.9%	99.0%	98.2%	-0.8%	100.0%	98.8%	-1.2%
All Price Ranges	98.1%	97.6%	-0.5%	97.9%	97.4%	-0.5%	99.0%	97.8%	-1.2%	99.3%	98.8%	-0.5%
By Bedroom Count	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change	4-2023	4-2024	Change
2 Bedrooms or Less	97.5%	96.7%	-0.8%	95.8%	95.4%	-0.4%	99.1%	97.8%	-1.3%	99.6%	98.9%	-0.7%
3 Bedrooms	98.0%	97.5%	-0.5%	97.8%	97.3%	-0.5%	98.5%	97.7%	-0.8%	99.2%	98.8%	-0.4%
4 Bedrooms or More	98.5%	97.9%	-0.6%	98.4%	97.9%	-0.5%	99.4%	97.2%	-2.2%	98.9%	98.5%	-0.4%
All Bedroom Counts	98.1%	97.6%	-0.5%	97.9%	97.4%	-0.5%	99.0%	97.8%	-1.2%	99.3%	98.8%	-0.5%

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.**

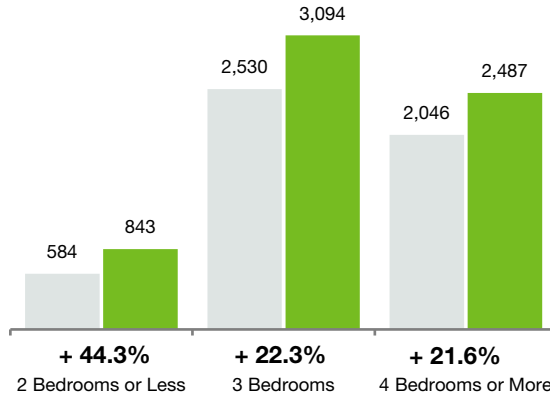
By Price Range

■ 4-2023 ■ 4-2024



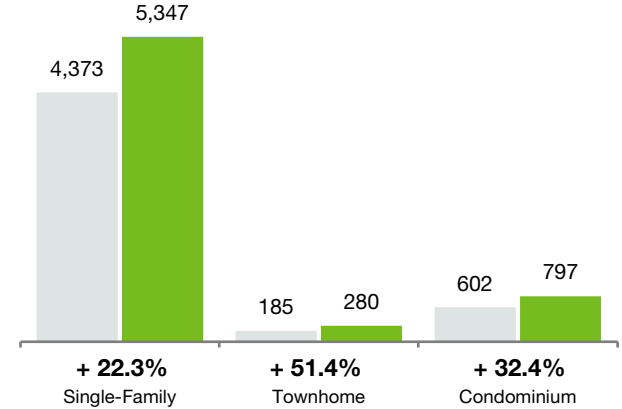
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range

	4-2023	4-2024	Change
\$200,000 and Below	441	384	- 12.9%
\$200,001 to \$300,000	883	1,132	+ 28.2%
\$300,001 to \$400,000	1,314	1,694	+ 28.9%
\$400,001 to \$500,000	874	1,135	+ 29.9%
\$500,001 and Above	1,648	2,079	+ 26.2%
All Price Ranges	5,160	6,424	+ 24.5%

Single-Family

	4-2023	4-2024	Change
2 Bedrooms or Less	388	327	- 15.7%
3 Bedrooms	762	929	+ 21.9%
4 Bedrooms or More	1,050	1,314	+ 25.1%
All Single-Family	4,373	5,347	+ 22.3%

Townhome

	4-2023	4-2024	Change
2 Bedrooms or Less	46	48	+ 4.3%
3 Bedrooms	43	86	+ 100.0%
4 Bedrooms or More	33	72	+ 118.2%
All Townhome	185	280	+ 51.4%

Condominium

	4-2023	4-2024	Change
2 Bedrooms or Less	7	9	+ 28.6%
3 Bedrooms	78	117	+ 50.0%
4 Bedrooms or More	231	308	+ 33.3%
All Condominium	602	797	+ 32.4%

By Bedroom Count

	4-2023	4-2024	Change
2 Bedrooms or Less	584	843	+ 44.3%
3 Bedrooms	2,530	3,094	+ 22.3%
4 Bedrooms or More	2,046	2,487	+ 21.6%
All Bedroom Counts	5,160	6,424	+ 24.5%

	4-2023	4-2024	Change
2 Bedrooms or Less	407	502	+ 23.3%
3 Bedrooms	2,050	2,490	+ 21.5%
4 Bedrooms or More	1,916	2,355	+ 22.9%
All Single-Family	4,373	5,347	+ 22.3%

	4-2023	4-2024	Change
2 Bedrooms or Less	113	206	+ 82.3%
3 Bedrooms	60	66	+ 10.0%
4 Bedrooms or More	12	8	- 33.3%
All Townhome	185	280	+ 51.4%

	4-2023	4-2024	Change
2 Bedrooms or Less	64	135	+ 110.9%
3 Bedrooms	420	538	+ 28.1%
4 Bedrooms or More	118	124	+ 5.1%
All Condominium	602	797	+ 32.4%

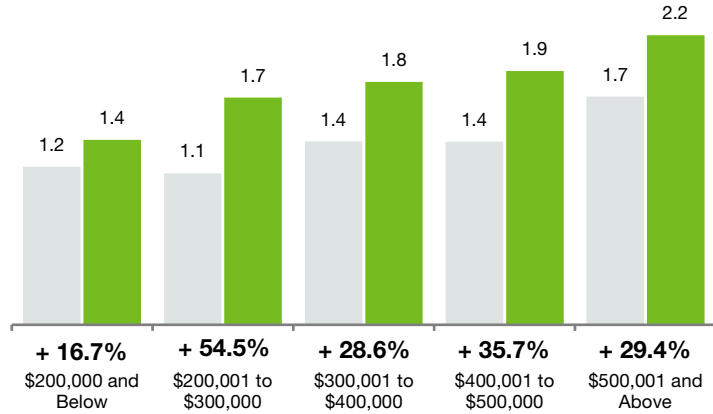
Months Supply of Homes for Sale



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.

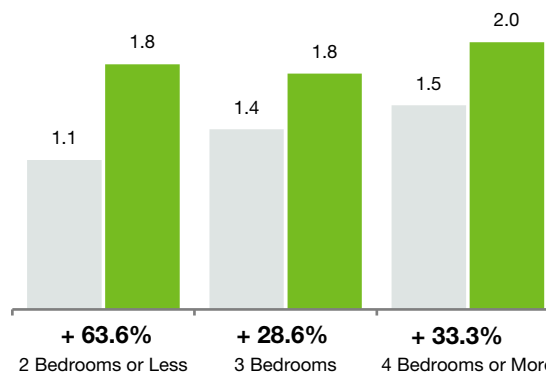
By Price Range

■ 4-2023 ■ 4-2024



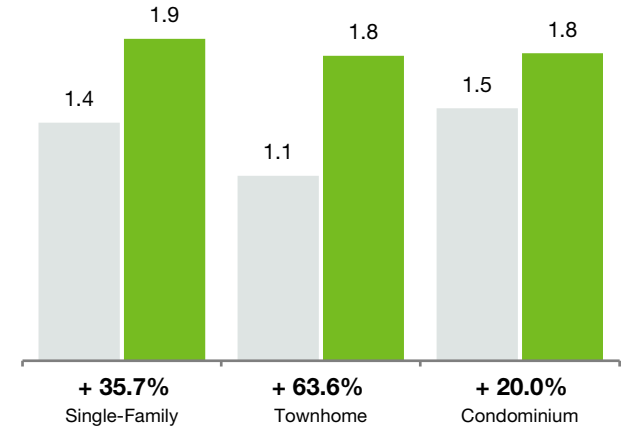
By Bedroom Count

■ 4-2023 ■ 4-2024



By Property Type

■ 4-2023 ■ 4-2024



All Properties

By Price Range

	4-2023	4-2024	Change
\$200,000 and Below	1.2	1.4	+ 16.7%
\$200,001 to \$300,000	1.1	1.7	+ 54.5%
\$300,001 to \$400,000	1.4	1.8	+ 28.6%
\$400,001 to \$500,000	1.4	1.9	+ 35.7%
\$500,001 and Above	1.7	2.2	+ 29.4%
All Price Ranges	1.4	1.9	+ 35.7%

Single-Family

	4-2023	4-2024	Change
2 Bedrooms or Less	1.2	1.3	+ 8.3%
3 Bedrooms	1.2	1.8	+ 50.0%
4 Bedrooms or More	1.4	1.9	+ 35.7%
Other	1.3	1.9	+ 46.2%
Other	1.6	2.1	+ 31.3%
All Single-Family	1.4	1.9	+ 35.7%

Townhome

	4-2023	4-2024	Change
2 Bedrooms or Less	1.1	1.8	+ 63.6%
3 Bedrooms	0.7	1.7	+ 142.9%
4 Bedrooms or More	0.9	2.0	+ 122.2%
Other	0.4	1.5	+ 275.0%
Other	2.9	1.9	- 34.5%
All Townhome	1.1	1.8	+ 63.6%

Condominium

	4-2023	4-2024	Change
2 Bedrooms or Less	0.5	1.0	+ 100.0%
3 Bedrooms	0.7	1.3	+ 85.7%
4 Bedrooms or More	1.5	1.6	+ 6.7%
Other	1.8	1.9	+ 5.6%
Other	2.9	2.8	- 3.4%
All Condominium	1.5	1.8	+ 20.0%

By Bedroom Count

	4-2023	4-2024	Change
2 Bedrooms or Less	1.1	1.8	+ 63.6%
3 Bedrooms	1.4	1.8	+ 28.6%
4 Bedrooms or More	1.5	2.0	+ 33.3%
All Bedroom Counts	1.4	1.9	+ 35.7%

	4-2023	4-2024	Change
2 Bedrooms or Less	1.4	2.0	+ 42.9%
3 Bedrooms	1.3	1.8	+ 38.5%
4 Bedrooms or More	1.5	2.0	+ 33.3%
All Single-Family	1.4	1.9	+ 35.7%

	4-2023	4-2024	Change
2 Bedrooms or Less	0.8	1.7	+ 112.5%
3 Bedrooms	1.8	2.0	+ 11.1%
4 Bedrooms or More	2.9	1.7	- 41.4%
All Townhome	1.1	1.8	+ 63.6%

	4-2023	4-2024	Change
2 Bedrooms or Less	0.6	1.5	+ 150.0%
3 Bedrooms	1.6	1.8	+ 12.5%
4 Bedrooms or More	2.7	2.2	- 18.5%
All Condominium	1.5	1.8	+ 20.0%

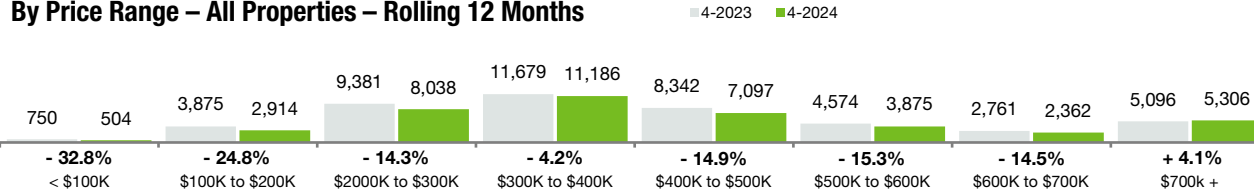
Additional Price Ranges

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.

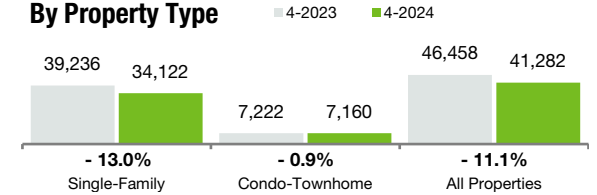
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single-Family			Condo-Townhome		
	4-2023	4-2024	Change	4-2023	4-2024	Change
\$100,000 & Below	714	485	-32.1%	36	19	-47.2%
\$100,001 to \$200,000	3,233	2,479	-23.3%	642	435	-32.2%
\$200,001 to \$300,000	7,308	6,409	-12.3%	2,073	1,629	-21.4%
\$300,001 to \$400,000	9,320	8,460	-9.2%	2,359	2,726	+15.6%
\$400,001 to \$500,000	7,201	5,858	-18.7%	1,141	1,239	+8.6%
\$500,001 to \$600,000	4,119	3,395	-17.6%	455	480	+5.5%
\$600,001 to \$700,000	2,568	2,085	-18.8%	193	277	+43.5%
\$700,001 and Above	4,773	4,951	+3.7%	323	355	+9.9%
All Price Ranges	39,236	34,122	-13.0%	7,222	7,160	-0.9%

Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	3-2024	4-2024	Change	3-2024	4-2024	Change
\$100,000 & Below	43	40	-7.0%	1	2	+100.0%
\$100,001 to \$200,000	187	217	+16.0%	42	42	0.0%
\$200,001 to \$300,000	545	534	-2.0%	136	136	0.0%
\$300,001 to \$400,000	748	728	-2.7%	269	213	-20.8%
\$400,001 to \$500,000	511	490	-4.1%	99	126	+27.3%
\$500,001 to \$600,000	315	287	-8.9%	48	37	-22.9%
\$600,001 to \$700,000	173	181	+4.6%	22	19	-13.6%
\$700,001 and Above	434	486	+12.0%	40	54	+35.0%
All Price Ranges	2,956	2,963	+0.2%	657	629	-4.3%

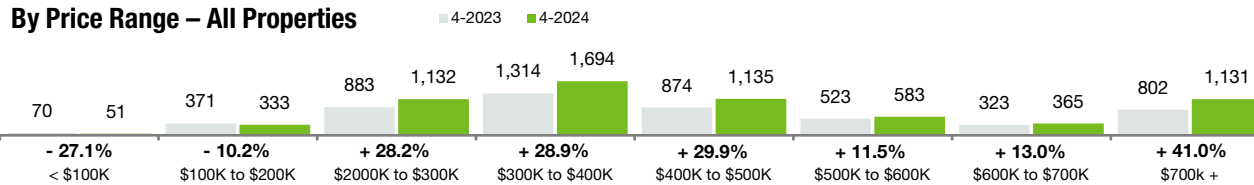
Year to Date

By Price Range	Single-Family			Condo-Townhome		
	4-2023	4-2024	Change	4-2023	4-2024	Change
\$100,000 & Below	196	139	-29.1%	4	3	-25.0%
\$100,001 to \$200,000	951	737	-22.5%	194	144	-25.8%
\$200,001 to \$300,000	2,378	1,919	-19.3%	577	506	-12.3%
\$300,001 to \$400,000	2,579	2,569	-0.4%	702	824	+17.4%
\$400,001 to \$500,000	1,887	1,746	-7.5%	322	390	+21.1%
\$500,001 to \$600,000	1,004	1,026	+2.2%	141	158	+12.1%
\$600,001 to \$700,000	656	601	-8.4%	51	75	+47.1%
\$700,001 and Above	1,159	1,495	+29.0%	98	140	+42.9%
All Price Ranges	10,810	10,232	-5.3%	2,089	2,240	+7.2%

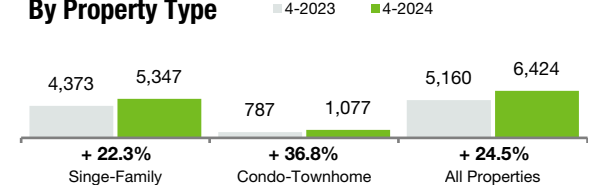
Inventory of Homes for Sale

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		
	4-2023	4-2024	Change	4-2023	4-2024	Change
\$100,000 & Below	70	50	-28.6%	0	1	--
\$100,001 to \$200,000	318	277	-12.9%	53	56	+5.7%
\$200,001 to \$300,000	762	929	+21.9%	121	203	+67.8%
\$300,001 to \$400,000	1,050	1,314	+25.1%	264	380	+43.9%
\$400,001 to \$500,000	739	942	+27.5%	135	193	+43.0%
\$500,001 to \$600,000	435	481	+10.6%	88	102	+15.9%
\$600,001 to \$700,000	277	318	+14.8%	46	47	+2.2%
\$700,001 and Above	722	1,036	+43.5%	80	95	+18.8%
All Price Ranges	4,373	5,347	+22.3%	787	1,077	+36.8%

Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	3-2024	4-2024	Change	3-2024	4-2024	Change
\$100,000 & Below	43	50	+16.3%	1	1	0.0%
\$100,001 to \$200,000	303	277	-8.6%	59	56	-5.1%
\$200,001 to \$300,000	1,018	929	-8.7%	200	203	+1.5%
\$300,001 to \$400,000	1,283	1,314	+2.4%	367	380	+3.5%
\$400,001 to \$500,000	852	942	+10.6%	197	193	-2.0%
\$500,001 to \$600,000	444	481	+8.3%	80	102	+27.5%
\$600,001 to \$700,000	286	318	+11.2%	40	47	+17.5%
\$700,001 and Above	906	1,036	+14.3%	90	95	+5.6%
All Price Ranges	5,135	5,347	+4.1%	1,034	1,077	+4.2%

Year to Date

By Price Range	Single-Family	Condo-Townhome
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

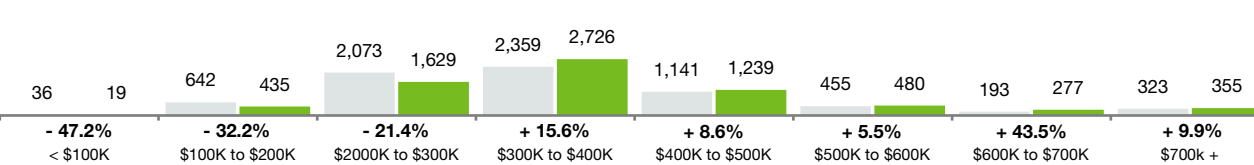


Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.

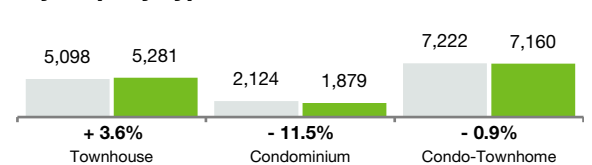
Closed Sales

Actual sales that have closed in a given month.

By Price Range – Townhouse-Condo – Rolling 12 Months



By Property Type

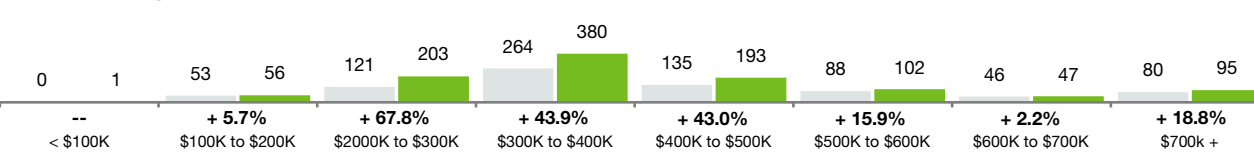


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	Townhouse	Condominium	Change	Townhouse	Condominium	Change	Townhouse	Condominium	Change
\$100,000 & Below	3	0	-100.0%	33	19	-42.4%	0	0	--
\$100,001 to \$200,000	168	108	-35.7%	474	327	-31.0%	12	11	-8.3%
\$200,001 to \$300,000	1,374	1,040	-24.3%	699	589	-15.7%	87	93	+6.9%
\$300,001 to \$400,000	1,884	2,289	+21.5%	475	437	-8.0%	224	177	-21.0%
\$400,001 to \$500,000	942	1,051	+11.6%	199	188	-5.5%	82	106	+29.3%
\$500,001 to \$600,000	348	369	+6.0%	107	111	+3.7%	33	23	-30.3%
\$600,001 to \$700,000	152	215	+41.4%	41	62	+51.2%	19	15	-21.1%
\$700,001 and Above	227	209	-7.9%	96	146	+52.1%	21	23	+9.5%
All Price Ranges	5,098	5,281	+3.6%	2,124	1,879	-11.5%	478	448	-6.3%

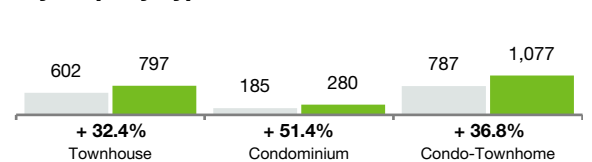
Inventory of Homes for Sale

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

By Price Range – Townhouse-Condo



By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date		
	Townhouse	Condominium	Change	Townhouse	Condominium	Change	Townhouse	Condominium	Change
\$100,000 & Below	0	0	--	0	1	--	0	0	0.0%
\$100,001 to \$200,000	7	9	+28.6%	46	47	+2.2%	11	9	-18.2%
\$200,001 to \$300,000	78	117	+50.0%	43	86	+100.0%	111	117	+5.4%
\$300,001 to \$400,000	231	308	+33.3%	33	72	+118.2%	303	308	+1.7%
\$400,001 to \$500,000	128	169	+32.0%	7	24	+242.9%	172	169	-1.7%
\$500,001 to \$600,000	76	94	+23.7%	12	8	-33.3%	71	94	+32.4%
\$600,001 to \$700,000	41	37	-9.8%	5	10	+100.0%	33	37	+12.1%
\$700,001 and Above	41	63	+53.7%	39	32	-17.9%	63	63	0.0%
All Price Ranges	602	797	+32.4%	185	280	+51.4%	764	797	+4.3%

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.