

# Charlotte Region Housing Supply Overview



## May 2024

Sales of newly built homes fell 4.7% month-over-month to a seasonally adjusted annual rate of 634,000, according to the U.S. Census Bureau, a 7.7% decrease from the same time last year. Demand for new homes softened due to higher sales prices, elevated mortgage rates, and an increase in existing-home supply, leading builder confidence to decline for the first time since November, according to the NAHB / Wells Fargo Housing Market Index (HMI). For the 12-month period spanning June 2023 through May 2024, Pending Sales in the Charlotte region were down 5.1 percent overall. The price range with the largest gain in sales was the \$500,001 and Above range, where they increased 2.1 percent.

The overall Median Sales Price was up 0.3 percent to \$385,000. The property type with the largest price gain was the Condominium segment, where prices increased 8.9 percent to \$305,000. 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 37 days.

Market-wide, inventory levels were up 37.2 percent. The property type that gained the most inventory was the Condominium segment, where it increased 111.6 percent. That amounts to 2.2 months supply for Single-Family homes, 2.0 months supply for Townhomes and 2.3 months supply for Condos.

## Quick Facts

|                                       |                                     |                                     |
|---------------------------------------|-------------------------------------|-------------------------------------|
| <b>+ 2.1%</b>                         | <b>- 4.3%</b>                       | <b>+ 8.1%</b>                       |
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| <b>\$500,001 and Above</b>            | <b>3 Bedrooms</b>                   | <b>Townhouse</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> |

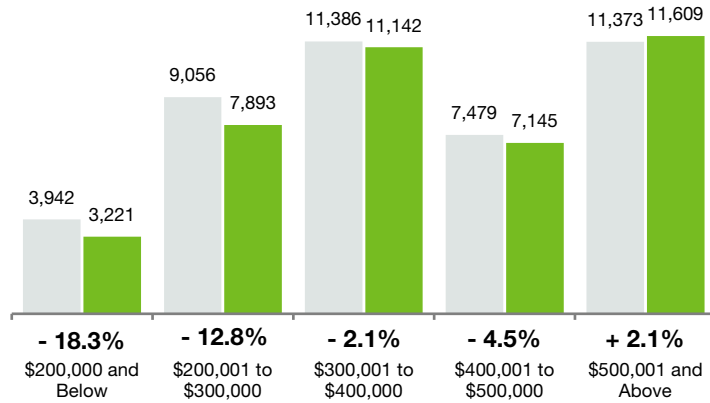


# Pending Sales

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

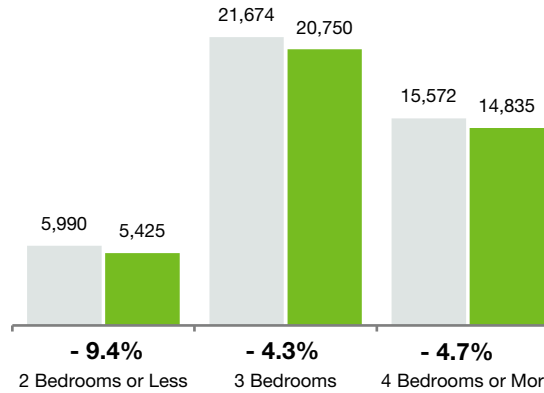
## By Price Range

■ 5-2023 ■ 5-2024



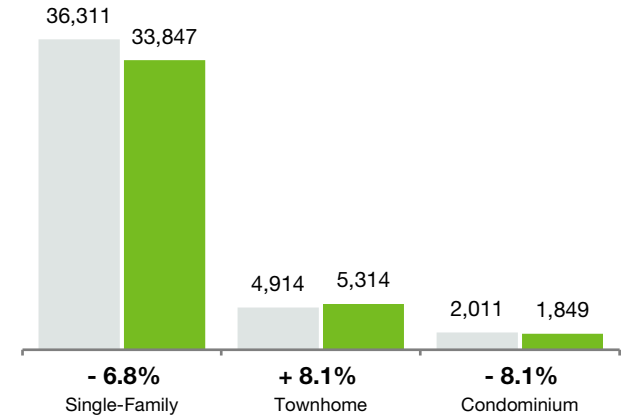
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### All Properties

#### By Price Range

|                         | 5-2023        | 5-2024        | Change        |
|-------------------------|---------------|---------------|---------------|
| \$200,000 and Below     | 3,942         | 3,221         | - 18.3%       |
| \$200,001 to \$300,000  | 9,056         | 7,893         | - 12.8%       |
| \$300,001 to \$400,000  | 11,386        | 11,142        | - 2.1%        |
| \$400,001 to \$500,000  | 7,479         | 7,145         | - 4.5%        |
| \$500,001 and Above     | 11,373        | 11,609        | + 2.1%        |
| <b>All Price Ranges</b> | <b>43,236</b> | <b>41,010</b> | <b>- 5.1%</b> |

### Single-Family

|                          | 5-2023        | 5-2024        | Change        |
|--------------------------|---------------|---------------|---------------|
| 2 Bedrooms or Less       | 3,298         | 2,802         | - 15.0%       |
| 3 Bedrooms               | 7,076         | 6,246         | - 11.7%       |
| 4 Bedrooms or More       | 9,009         | 8,472         | - 6.0%        |
| Single-Family            | 10,449        | 10,480        | + 0.3%        |
| <b>All Single-Family</b> | <b>36,311</b> | <b>33,847</b> | <b>- 6.8%</b> |

### Townhome

|                      | 5-2023       | 5-2024       | Change        |
|----------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less   | 161          | 105          | - 34.8%       |
| 3 Bedrooms           | 1,309        | 1,044        | - 20.2%       |
| 4 Bedrooms or More   | 1,940        | 2,235        | + 15.2%       |
| Single-Family        | 820          | 1,102        | + 34.4%       |
| Townhome             | 684          | 828          | + 21.1%       |
| <b>All Townhomes</b> | <b>4,914</b> | <b>5,314</b> | <b>+ 8.1%</b> |

### Condominium

|                         | 5-2023       | 5-2024       | Change        |
|-------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less      | 483          | 314          | - 35.0%       |
| 3 Bedrooms              | 671          | 603          | - 10.1%       |
| 4 Bedrooms or More      | 437          | 435          | - 0.5%        |
| Single-Family           | 180          | 196          | + 8.9%        |
| Townhome                | 240          | 301          | + 25.4%       |
| <b>All Condominiums</b> | <b>2,011</b> | <b>1,849</b> | <b>- 8.1%</b> |

#### By Bedroom Count

|                           | 5-2023        | 5-2024        | Change        |
|---------------------------|---------------|---------------|---------------|
| 2 Bedrooms or Less        | 5,990         | 5,425         | - 9.4%        |
| 3 Bedrooms                | 21,674        | 20,750        | - 4.3%        |
| 4 Bedrooms or More        | 15,572        | 14,835        | - 4.7%        |
| <b>All Bedroom Counts</b> | <b>43,236</b> | <b>41,010</b> | <b>- 5.1%</b> |

|                          | 5-2023        | 5-2024        | Change        |
|--------------------------|---------------|---------------|---------------|
| 2 Bedrooms or Less       | 3,206         | 2,963         | - 7.6%        |
| 3 Bedrooms               | 18,104        | 16,774        | - 7.3%        |
| 4 Bedrooms or More       | 15,001        | 14,110        | - 5.9%        |
| <b>All Single-Family</b> | <b>36,311</b> | <b>33,847</b> | <b>- 6.8%</b> |

|                      | 5-2023       | 5-2024       | Change        |
|----------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less   | 1,222        | 1,043        | - 14.6%       |
| 3 Bedrooms           | 3,171        | 3,602        | + 13.6%       |
| 4 Bedrooms or More   | 521          | 669          | + 28.4%       |
| <b>All Townhomes</b> | <b>4,914</b> | <b>5,314</b> | <b>+ 8.1%</b> |

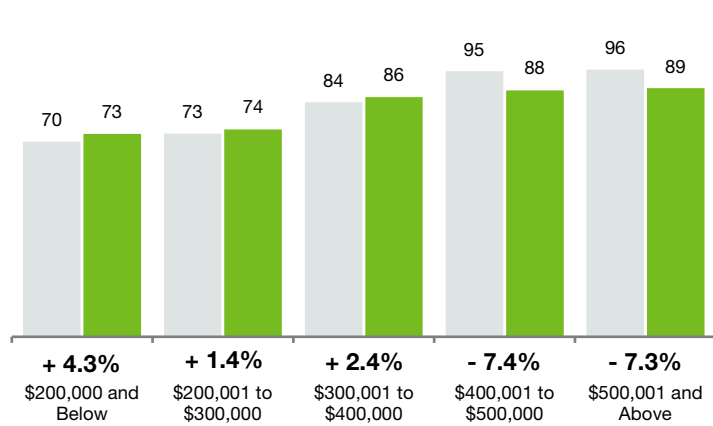
|                         | 5-2023       | 5-2024       | Change        |
|-------------------------|--------------|--------------|---------------|
| 2 Bedrooms or Less      | 1,562        | 1,419        | - 9.2%        |
| 3 Bedrooms              | 399          | 374          | - 6.3%        |
| 4 Bedrooms or More      | 50           | 56           | + 12.0%       |
| <b>All Condominiums</b> | <b>2,011</b> | <b>1,849</b> | <b>- 8.1%</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.

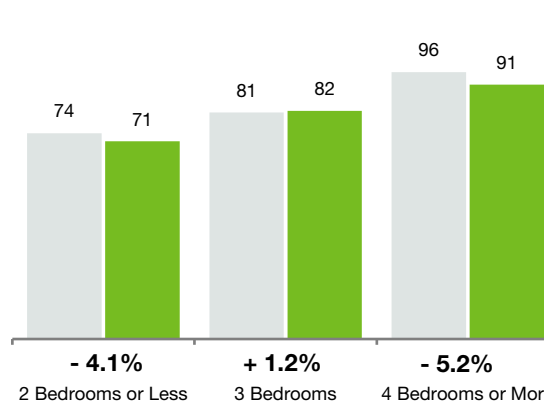
## By Price Range

■ 5-2023 ■ 5-2024



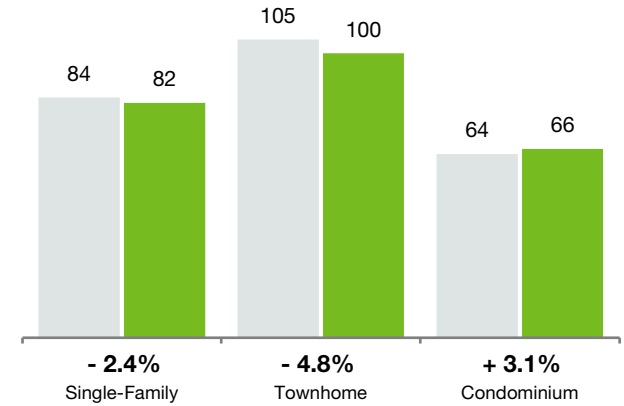
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



|                         | All Properties |           |               | Single-Family |           |               | Townhome   |            |               | Condominium |           |               |
|-------------------------|----------------|-----------|---------------|---------------|-----------|---------------|------------|------------|---------------|-------------|-----------|---------------|
| By Price Range          | 5-2023         | 5-2024    | Change        | 5-2023        | 5-2024    | Change        | 5-2023     | 5-2024     | Change        | 5-2023      | 5-2024    | Change        |
| \$200,000 and Below     | 70             | 73        | + 4.3%        | 72            | 73        | + 1.4%        | 56         | 56         | 0.0%          | 61          | 75        | + 23.0%       |
| \$200,001 to \$300,000  | 73             | 74        | + 1.4%        | 76            | 76        | 0.0%          | 64         | 69         | + 7.8%        | 59          | 61        | + 3.4%        |
| \$300,001 to \$400,000  | 84             | 86        | + 2.4%        | 80            | 84        | + 5.0%        | 108        | 99         | - 8.3%        | 65          | 59        | - 9.2%        |
| \$400,001 to \$500,000  | 95             | 88        | - 7.4%        | 91            | 84        | - 7.7%        | 131        | 117        | - 10.7%       | 67          | 53        | - 20.9%       |
| \$500,001 and Above     | 96             | 89        | - 7.3%        | 93            | 87        | - 6.5%        | 150        | 124        | - 17.3%       | 84          | 85        | + 1.2%        |
| <b>All Price Ranges</b> | <b>86</b>      | <b>84</b> | <b>- 2.3%</b> | <b>84</b>     | <b>82</b> | <b>- 2.4%</b> | <b>105</b> | <b>100</b> | <b>- 4.8%</b> | <b>64</b>   | <b>66</b> | <b>+ 3.1%</b> |

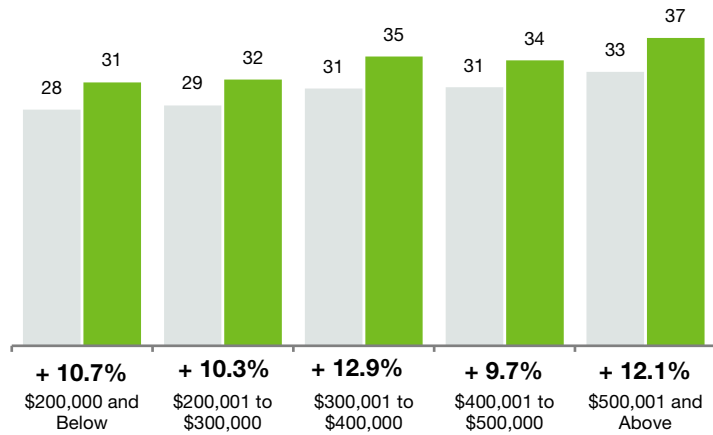
|                           | All Properties |           |               | Single-Family |           |               | Townhome   |            |               | Condominium |           |               |
|---------------------------|----------------|-----------|---------------|---------------|-----------|---------------|------------|------------|---------------|-------------|-----------|---------------|
| By Bedroom Count          | 5-2023         | 5-2024    | Change        | 5-2023        | 5-2024    | Change        | 5-2023     | 5-2024     | Change        | 5-2023      | 5-2024    | Change        |
| 2 Bedrooms or Less        | 74             | 71        | - 4.1%        | 81            | 77        | - 4.9%        | 70         | 67         | - 4.3%        | 63          | 62        | - 1.6%        |
| 3 Bedrooms                | 81             | 82        | + 1.2%        | 77            | 77        | 0.0%          | 110        | 105        | - 4.5%        | 70          | 75        | + 7.1%        |
| 4 Bedrooms or More        | 96             | 91        | - 5.2%        | 94            | 90        | - 4.3%        | 151        | 124        | - 17.9%       | 85          | 107       | + 25.9%       |
| <b>All Bedroom Counts</b> | <b>86</b>      | <b>84</b> | <b>- 2.3%</b> | <b>84</b>     | <b>82</b> | <b>- 2.4%</b> | <b>105</b> | <b>100</b> | <b>- 4.8%</b> | <b>64</b>   | <b>66</b> | <b>+ 3.1%</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.**

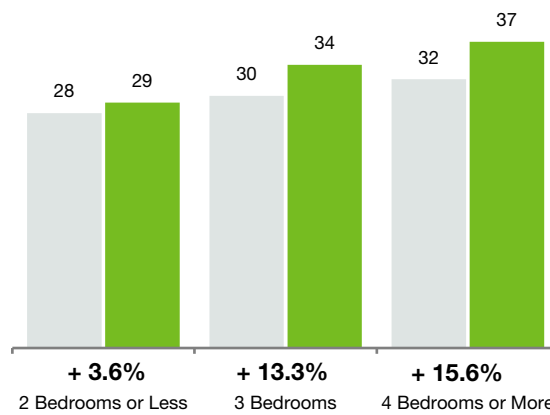
## By Price Range

■ 5-2023 ■ 5-2024



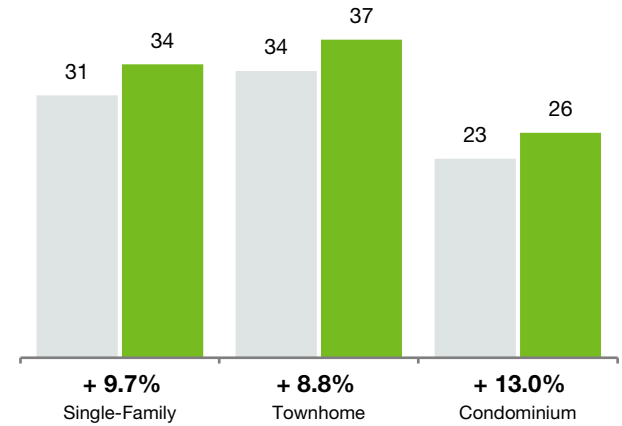
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



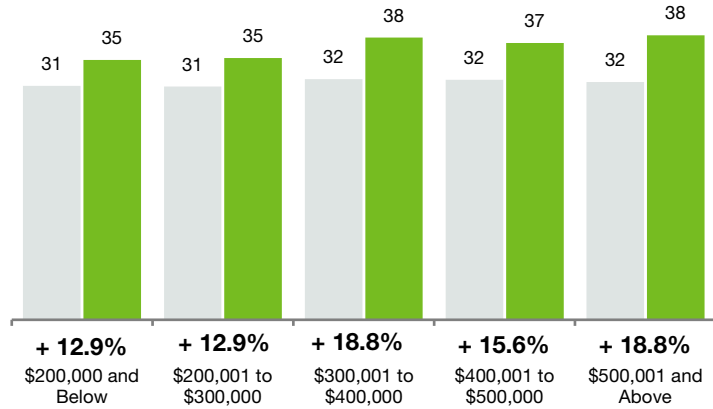
|                           | All Properties |           |               | Single-Family |           |               | Townhome  |           |               | Condominium |           |                |
|---------------------------|----------------|-----------|---------------|---------------|-----------|---------------|-----------|-----------|---------------|-------------|-----------|----------------|
| By Price Range            | 5-2023         | 5-2024    | Change        | 5-2023        | 5-2024    | Change        | 5-2023    | 5-2024    | Change        | 5-2023      | 5-2024    | Change         |
| \$200,000 and Below       | 28             | 31        | + 10.7%       | 29            | 32        | + 10.3%       | 20        | 21        | + 5.0%        | 24          | 30        | + 25.0%        |
| \$200,001 to \$300,000    | 29             | 32        | + 10.3%       | 31            | 34        | + 9.7%        | 23        | 25        | + 8.7%        | 18          | 25        | + 38.9%        |
| \$300,001 to \$400,000    | 31             | 35        | + 12.9%       | 30            | 35        | + 16.7%       | 35        | 36        | + 2.9%        | 23          | 24        | + 4.3%         |
| \$400,001 to \$500,000    | 31             | 34        | + 9.7%        | 31            | 34        | + 9.7%        | 31        | 40        | + 29.0%       | 31          | 18        | - 41.9%        |
| \$500,001 and Above       | 33             | 37        | + 12.1%       | 31            | 35        | + 12.9%       | 57        | 55        | - 3.5%        | 33          | 34        | + 3.0%         |
| <b>All Price Ranges</b>   | <b>31</b>      | <b>34</b> | <b>+ 9.7%</b> | <b>31</b>     | <b>34</b> | <b>+ 9.7%</b> | <b>34</b> | <b>37</b> | <b>+ 8.8%</b> | <b>23</b>   | <b>26</b> | <b>+ 13.0%</b> |
| By Bedroom Count          | 5-2023         | 5-2024    | Change        | 5-2023        | 5-2024    | Change        | 5-2023    | 5-2024    | Change        | 5-2023      | 5-2024    | Change         |
| 2 Bedrooms or Less        | 28             | 29        | + 3.6%        | 32            | 34        | + 6.3%        | 24        | 23        | - 4.2%        | 23          | 25        | + 8.7%         |
| 3 Bedrooms                | 30             | 34        | + 13.3%       | 29            | 33        | + 13.8%       | 36        | 39        | + 8.3%        | 25          | 29        | + 16.0%        |
| 4 Bedrooms or More        | 32             | 37        | + 15.6%       | 32            | 36        | + 12.5%       | 41        | 51        | + 24.4%       | 23          | 46        | + 100.0%       |
| <b>All Bedroom Counts</b> | <b>31</b>      | <b>34</b> | <b>+ 9.7%</b> | <b>31</b>     | <b>34</b> | <b>+ 9.7%</b> | <b>34</b> | <b>37</b> | <b>+ 8.8%</b> | <b>23</b>   | <b>26</b> | <b>+ 13.0%</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.

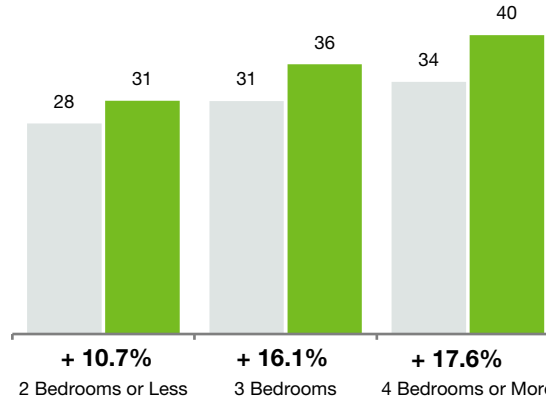
## By Price Range

■ 5-2023 ■ 5-2024



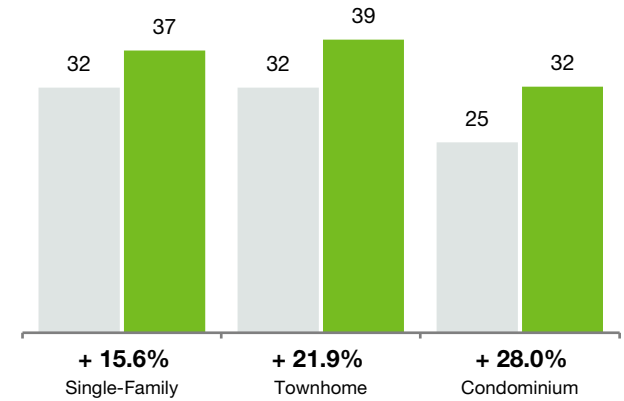
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### All Properties

#### By Price Range

|                         | 5-2023    | 5-2024    | Change         |
|-------------------------|-----------|-----------|----------------|
| \$200,000 and Below     | 31        | 35        | + 12.9%        |
| \$200,001 to \$300,000  | 31        | 35        | + 12.9%        |
| \$300,001 to \$400,000  | 32        | 38        | + 18.8%        |
| \$400,001 to \$500,000  | 32        | 37        | + 15.6%        |
| \$500,001 and Above     | 32        | 38        | + 18.8%        |
| <b>All Price Ranges</b> | <b>32</b> | <b>37</b> | <b>+ 15.6%</b> |

### Single-Family

|                          | 5-2023    | 5-2024    | Change         |
|--------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less       | 33        | 36        | + 9.1%         |
| 3 Bedrooms               | 34        | 37        | + 8.8%         |
| 4 Bedrooms or More       | 33        | 39        | + 18.2%        |
| Single-Family            | 32        | 38        | + 18.8%        |
| Single-Family            | 32        | 37        | + 15.6%        |
| Single-Family            | 31        | 36        | + 16.1%        |
| <b>All Single-Family</b> | <b>32</b> | <b>37</b> | <b>+ 15.6%</b> |

### Townhome

|                     | 5-2023    | 5-2024    | Change         |
|---------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less  | 20        | 21        | + 5.0%         |
| 3 Bedrooms          | 24        | 27        | + 12.5%        |
| 4 Bedrooms or More  | 32        | 38        | + 18.8%        |
| Townhome            | 33        | 39        | + 18.2%        |
| Townhome            | 51        | 57        | + 11.8%        |
| <b>All Townhome</b> | <b>32</b> | <b>39</b> | <b>+ 21.9%</b> |

### Condominium

|                        | 5-2023    | 5-2024    | Change         |
|------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less     | 25        | 33        | + 32.0%        |
| 3 Bedrooms             | 20        | 27        | + 35.0%        |
| 4 Bedrooms or More     | 24        | 25        | + 4.2%         |
| Condominium            | 37        | 21        | - 43.2%        |
| Condominium            | 32        | 60        | + 87.5%        |
| <b>All Condominium</b> | <b>25</b> | <b>32</b> | <b>+ 28.0%</b> |

#### By Bedroom Count

|                           | 5-2023    | 5-2024    | Change         |
|---------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less        | 28        | 31        | + 10.7%        |
| 3 Bedrooms                | 31        | 36        | + 16.1%        |
| 4 Bedrooms or More        | 34        | 40        | + 17.6%        |
| <b>All Bedroom Counts</b> | <b>32</b> | <b>37</b> | <b>+ 15.6%</b> |

|                          | 5-2023    | 5-2024    | Change         |
|--------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less       | 32        | 36        | + 12.5%        |
| 3 Bedrooms               | 31        | 35        | + 12.9%        |
| 4 Bedrooms or More       | 34        | 40        | + 17.6%        |
| <b>All Single-Family</b> | <b>32</b> | <b>37</b> | <b>+ 15.6%</b> |

|                     | 5-2023    | 5-2024    | Change         |
|---------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less  | 23        | 24        | + 4.3%         |
| 3 Bedrooms          | 34        | 40        | + 17.6%        |
| 4 Bedrooms or More  | 42        | 54        | + 28.6%        |
| <b>All Townhome</b> | <b>32</b> | <b>39</b> | <b>+ 21.9%</b> |

|                        | 5-2023    | 5-2024    | Change         |
|------------------------|-----------|-----------|----------------|
| 2 Bedrooms or Less     | 25        | 28        | + 12.0%        |
| 3 Bedrooms             | 26        | 43        | + 65.4%        |
| 4 Bedrooms or More     | 28        | 68        | + 142.9%       |
| <b>All Condominium</b> | <b>25</b> | <b>32</b> | <b>+ 28.0%</b> |

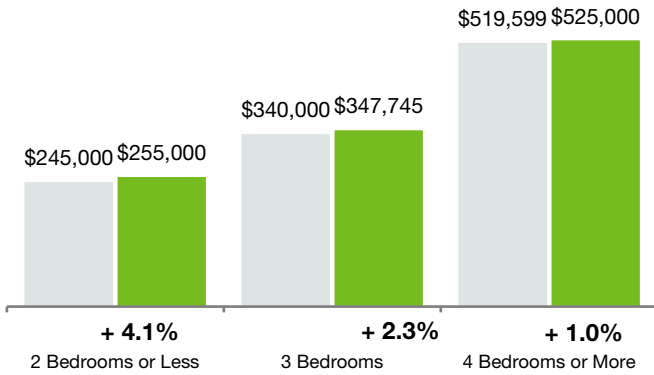
# Median Sales Price



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

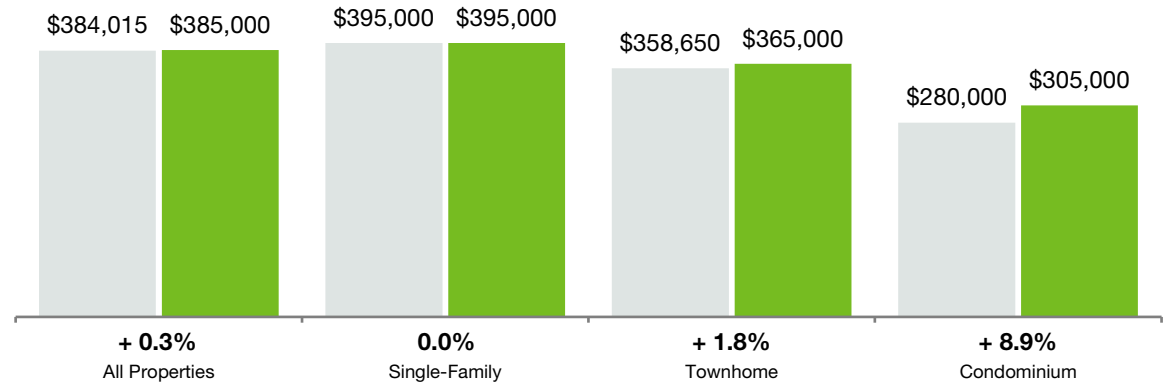
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### All Properties

#### By Bedroom Count

|                           | 5-2023           | 5-2024           | Change        |
|---------------------------|------------------|------------------|---------------|
| 2 Bedrooms or Less        | \$245,000        | \$255,000        | + 4.1%        |
| 3 Bedrooms                | \$340,000        | \$347,745        | + 2.3%        |
| 4 Bedrooms or More        | \$519,599        | \$525,000        | + 1.0%        |
| <b>All Bedroom Counts</b> | <b>\$384,015</b> | <b>\$385,000</b> | <b>+ 0.3%</b> |

### Single-Family

|                          | 5-2023           | 5-2024           | Change      |
|--------------------------|------------------|------------------|-------------|
|                          | \$208,000        | \$218,000        | + 4.8%      |
|                          | \$335,000        | \$338,685        | + 1.1%      |
|                          | \$525,000        | \$529,999        | + 1.0%      |
| <b>All Single-Family</b> | <b>\$395,000</b> | <b>\$395,000</b> | <b>0.0%</b> |

### Townhome

|                     | 5-2023           | 5-2024           | Change        |
|---------------------|------------------|------------------|---------------|
|                     | \$275,000        | \$294,950        | + 7.3%        |
|                     | \$365,000        | \$367,966        | + 0.8%        |
|                     | \$425,000        | \$449,566        | + 5.8%        |
| <b>All Townhome</b> | <b>\$358,650</b> | <b>\$365,000</b> | <b>+ 1.8%</b> |

### Condominium

|                        | 5-2023           | 5-2024           | Change        |
|------------------------|------------------|------------------|---------------|
|                        | \$267,500        | \$290,000        | + 8.4%        |
|                        | \$359,500        | \$425,000        | + 18.2%       |
|                        | \$575,000        | \$750,000        | + 30.4%       |
| <b>All Condominium</b> | <b>\$280,000</b> | <b>\$305,000</b> | <b>+ 8.9%</b> |

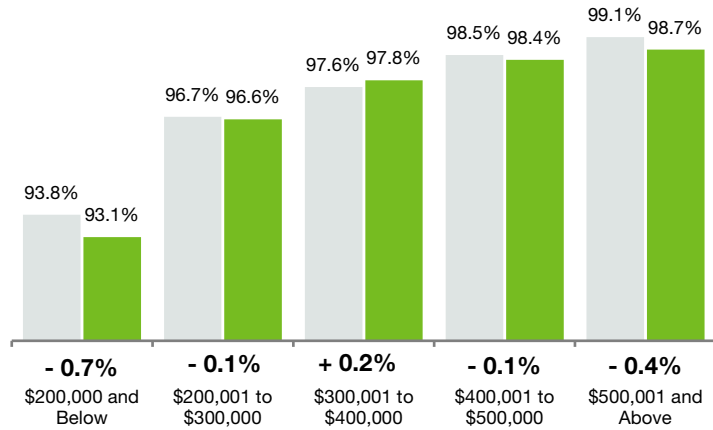
# Percent of Original List Price Received



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.**

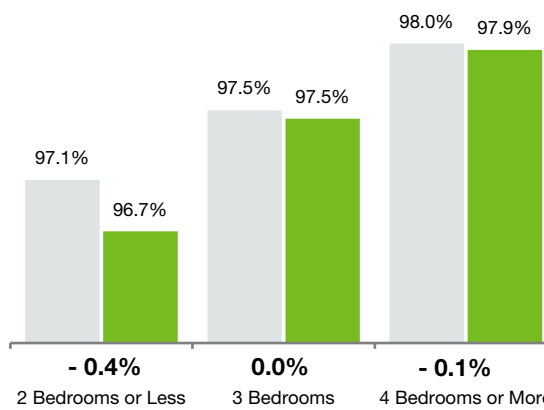
## By Price Range

■ 5-2023 ■ 5-2024



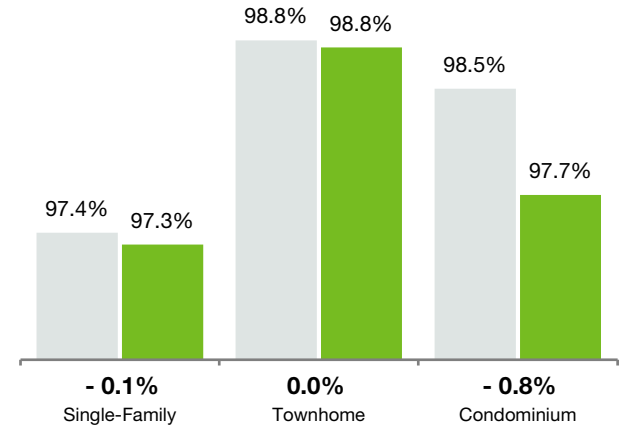
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### All Properties

#### By Price Range

|                         | 5-2023       | 5-2024       | Change       |
|-------------------------|--------------|--------------|--------------|
| \$200,000 and Below     | 93.8%        | 93.1%        | -0.7%        |
| \$200,001 to \$300,000  | 96.7%        | 96.6%        | -0.1%        |
| \$300,001 to \$400,000  | 97.6%        | 97.8%        | +0.2%        |
| \$400,001 to \$500,000  | 98.5%        | 98.4%        | -0.1%        |
| \$500,001 and Above     | 99.1%        | 98.7%        | -0.4%        |
| <b>All Price Ranges</b> | <b>97.6%</b> | <b>97.5%</b> | <b>-0.1%</b> |

### Single-Family

|                           | 5-2023       | 5-2024       | Change       |
|---------------------------|--------------|--------------|--------------|
| 2 Bedrooms or Less        | 97.1%        | 96.7%        | -0.4%        |
| 3 Bedrooms                | 97.5%        | 97.5%        | 0.0%         |
| 4 Bedrooms or More        | 98.0%        | 97.9%        | -0.1%        |
| <b>All Bedroom Counts</b> | <b>97.6%</b> | <b>97.5%</b> | <b>-0.1%</b> |

### Townhome

|                           | 5-2023       | 5-2024       | Change       |
|---------------------------|--------------|--------------|--------------|
| Single-Family             | 97.4%        | 97.3%        | -0.1%        |
| Townhome                  | 98.8%        | 98.8%        | 0.0%         |
| Condominium               | 98.5%        | 97.7%        | -0.8%        |
| <b>All Property Types</b> | <b>98.5%</b> | <b>97.7%</b> | <b>-0.8%</b> |

### Condominium

|                           | 5-2023       | 5-2024       | Change       |
|---------------------------|--------------|--------------|--------------|
| Single-Family             | 97.4%        | 97.3%        | -0.1%        |
| Townhome                  | 98.8%        | 98.8%        | 0.0%         |
| Condominium               | 98.5%        | 97.7%        | -0.8%        |
| <b>All Property Types</b> | <b>98.5%</b> | <b>97.7%</b> | <b>-0.8%</b> |

#### By Bedroom Count

|                           | 5-2023       | 5-2024       | Change       |
|---------------------------|--------------|--------------|--------------|
| 2 Bedrooms or Less        | 97.1%        | 96.7%        | -0.4%        |
| 3 Bedrooms                | 97.5%        | 97.5%        | 0.0%         |
| 4 Bedrooms or More        | 98.0%        | 97.9%        | -0.1%        |
| <b>All Bedroom Counts</b> | <b>97.6%</b> | <b>97.5%</b> | <b>-0.1%</b> |

|                           | 5-2023       | 5-2024       | Change       |
|---------------------------|--------------|--------------|--------------|
| Single-Family             | 97.4%        | 97.3%        | -0.1%        |
| Townhome                  | 98.8%        | 98.8%        | 0.0%         |
| Condominium               | 98.5%        | 97.7%        | -0.8%        |
| <b>All Property Types</b> | <b>98.5%</b> | <b>97.7%</b> | <b>-0.8%</b> |

|                           | 5-2023       | 5-2024       | Change       |
|---------------------------|--------------|--------------|--------------|
| Single-Family             | 97.4%        | 97.3%        | -0.1%        |
| Townhome                  | 98.8%        | 98.8%        | 0.0%         |
| Condominium               | 98.5%        | 97.7%        | -0.8%        |
| <b>All Property Types</b> | <b>98.5%</b> | <b>97.7%</b> | <b>-0.8%</b> |

|                           | 5-2023       | 5-2024       | Change       |
|---------------------------|--------------|--------------|--------------|
| Single-Family             | 97.4%        | 97.3%        | -0.1%        |
| Townhome                  | 98.8%        | 98.8%        | 0.0%         |
| Condominium               | 98.5%        | 97.7%        | -0.8%        |
| <b>All Property Types</b> | <b>98.5%</b> | <b>97.7%</b> | <b>-0.8%</b> |

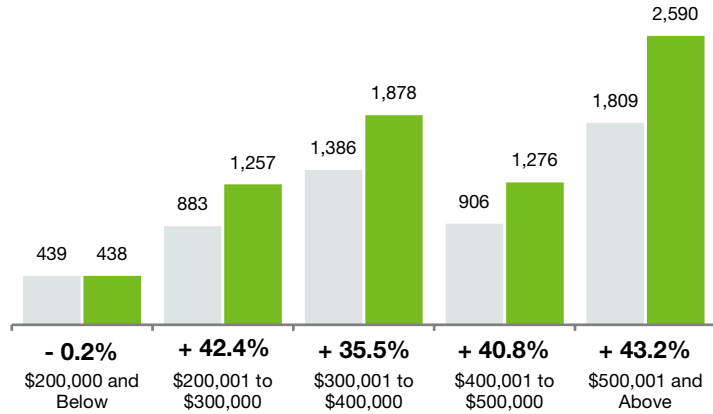
# Inventory of Homes for Sale



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

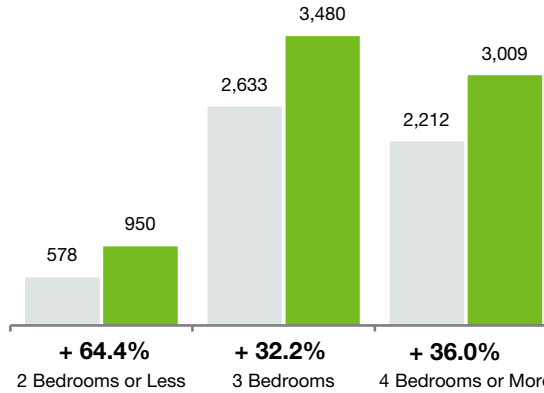
## By Price Range

■ 5-2023 ■ 5-2024



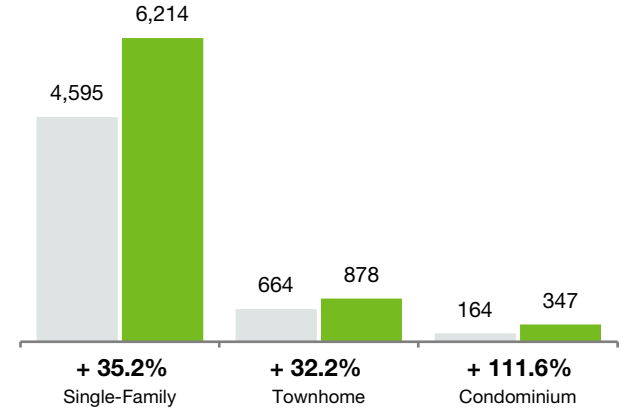
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



|                         | All Properties |              |                | Single-Family |              |                | Townhome   |            |                | Condominium |            |                 |
|-------------------------|----------------|--------------|----------------|---------------|--------------|----------------|------------|------------|----------------|-------------|------------|-----------------|
| By Price Range          | 5-2023         | 5-2024       | Change         | 5-2023        | 5-2024       | Change         | 5-2023     | 5-2024     | Change         | 5-2023      | 5-2024     | Change          |
| \$200,000 and Below     | 439            | 438          | - 0.2%         | 405           | 372          | - 8.1%         | 7          | 12         | + 71.4%        | 27          | 54         | + 100.0%        |
| \$200,001 to \$300,000  | 883            | 1,257        | + 42.4%        | 774           | 997          | + 28.8%        | 68         | 163        | + 139.7%       | 41          | 97         | + 136.6%        |
| \$300,001 to \$400,000  | 1,386          | 1,878        | + 35.5%        | 1,079         | 1,497        | + 38.7%        | 273        | 305        | + 11.7%        | 34          | 76         | + 123.5%        |
| \$400,001 to \$500,000  | 906            | 1,276        | + 40.8%        | 746           | 1,060        | + 42.1%        | 149        | 182        | + 22.1%        | 11          | 34         | + 209.1%        |
| \$500,001 and Above     | 1,809          | 2,590        | + 43.2%        | 1,591         | 2,288        | + 43.8%        | 167        | 216        | + 29.3%        | 51          | 86         | + 68.6%         |
| <b>All Price Ranges</b> | <b>5,423</b>   | <b>7,439</b> | <b>+ 37.2%</b> | <b>4,595</b>  | <b>6,214</b> | <b>+ 35.2%</b> | <b>664</b> | <b>878</b> | <b>+ 32.2%</b> | <b>164</b>  | <b>347</b> | <b>+ 111.6%</b> |

| By Bedroom Count          | 5-2023       | 5-2024       | Change         | 5-2023       | 5-2024       | Change         | 5-2023     | 5-2024     | Change         | 5-2023     | 5-2024     | Change          |
|---------------------------|--------------|--------------|----------------|--------------|--------------|----------------|------------|------------|----------------|------------|------------|-----------------|
| 2 Bedrooms or Less        | 578          | 950          | + 64.4%        | 418          | 538          | + 28.7%        | 59         | 163        | + 176.3%       | 101        | 249        | + 146.5%        |
| 3 Bedrooms                | 2,633        | 3,480        | + 32.2%        | 2,105        | 2,816        | + 33.8%        | 477        | 579        | + 21.4%        | 51         | 85         | + 66.7%         |
| 4 Bedrooms or More        | 2,212        | 3,009        | + 36.0%        | 2,072        | 2,860        | + 38.0%        | 128        | 136        | + 6.3%         | 12         | 13         | + 8.3%          |
| <b>All Bedroom Counts</b> | <b>5,423</b> | <b>7,439</b> | <b>+ 37.2%</b> | <b>4,595</b> | <b>6,214</b> | <b>+ 35.2%</b> | <b>664</b> | <b>878</b> | <b>+ 32.2%</b> | <b>164</b> | <b>347</b> | <b>+ 111.6%</b> |



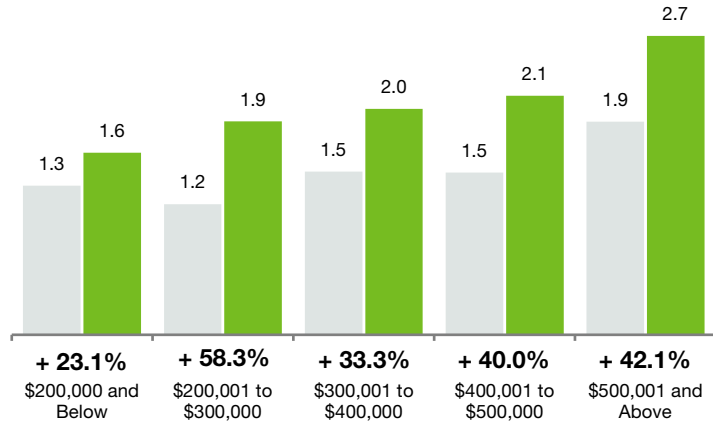
# Months Supply of Homes for Sale



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.

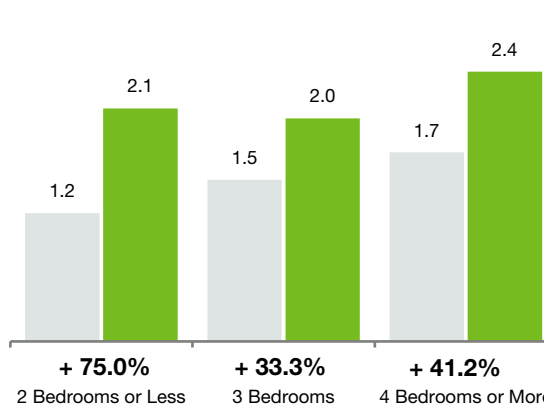
## By Price Range

■ 5-2023 ■ 5-2024



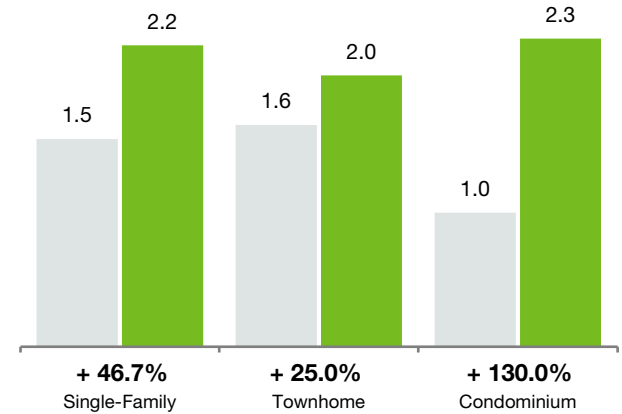
## By Bedroom Count

■ 5-2023 ■ 5-2024



## By Property Type

■ 5-2023 ■ 5-2024



### All Properties

#### By Price Range

|                         | 5-2023     | 5-2024     | Change         |
|-------------------------|------------|------------|----------------|
| \$200,000 and Below     | 1.3        | 1.6        | + 23.1%        |
| \$200,001 to \$300,000  | 1.2        | 1.9        | + 58.3%        |
| \$300,001 to \$400,000  | 1.5        | 2.0        | + 33.3%        |
| \$400,001 to \$500,000  | 1.5        | 2.1        | + 40.0%        |
| \$500,001 and Above     | 1.9        | 2.7        | + 42.1%        |
| <b>All Price Ranges</b> | <b>1.5</b> | <b>2.2</b> | <b>+ 46.7%</b> |

### Single-Family

|                           | 5-2023     | 5-2024     | Change         |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less        | 1.5        | 2.1        | + 40.0%        |
| 3 Bedrooms                | 1.5        | 2.0        | + 33.3%        |
| 4 Bedrooms or More        | 1.7        | 2.4        | + 41.2%        |
| <b>All Bedroom Counts</b> | <b>1.5</b> | <b>2.2</b> | <b>+ 46.7%</b> |

### Townhome

|                           | 5-2023     | 5-2024     | Change         |
|---------------------------|------------|------------|----------------|
| Single-Family             | 0.5        | 1.4        | + 180.0%       |
| Townhome                  | 0.6        | 1.9        | + 216.7%       |
| Condominium               | 0.9        | 2.1        | + 133.3%       |
| <b>All Property Types</b> | <b>1.6</b> | <b>2.0</b> | <b>+ 25.0%</b> |

### Condominium

|                           | 5-2023     | 5-2024     | Change          |
|---------------------------|------------|------------|-----------------|
| Single-Family             | 0.7        | 2.1        | + 200.0%        |
| Townhome                  | 0.7        | 1.9        | + 171.4%        |
| Condominium               | 0.7        | 2.1        | + 200.0%        |
| <b>All Property Types</b> | <b>1.0</b> | <b>2.3</b> | <b>+ 130.0%</b> |

#### By Bedroom Count

|                           | 5-2023     | 5-2024     | Change         |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less        | 1.2        | 2.1        | + 75.0%        |
| 3 Bedrooms                | 1.5        | 2.0        | + 33.3%        |
| 4 Bedrooms or More        | 1.7        | 2.4        | + 41.2%        |
| <b>All Bedroom Counts</b> | <b>1.5</b> | <b>2.2</b> | <b>+ 46.7%</b> |

|                           | 5-2023     | 5-2024     | Change         |
|---------------------------|------------|------------|----------------|
| Single-Family             | 1.6        | 2.2        | + 37.5%        |
| Townhome                  | 1.4        | 2.0        | + 42.9%        |
| Condominium               | 1.7        | 2.4        | + 41.2%        |
| <b>All Bedroom Counts</b> | <b>1.5</b> | <b>2.2</b> | <b>+ 46.7%</b> |

|                           | 5-2023     | 5-2024     | Change         |
|---------------------------|------------|------------|----------------|
| Single-Family             | 0.6        | 1.9        | + 216.7%       |
| Townhome                  | 1.8        | 1.9        | + 5.6%         |
| Condominium               | 2.9        | 2.4        | - 17.2%        |
| <b>All Property Types</b> | <b>1.6</b> | <b>2.0</b> | <b>+ 25.0%</b> |

|                           | 5-2023     | 5-2024     | Change          |
|---------------------------|------------|------------|-----------------|
| Single-Family             | 0.8        | 2.1        | + 162.5%        |
| Townhome                  | 1.5        | 2.7        | + 80.0%         |
| Condominium               | 2.9        | 2.8        | - 3.4%          |
| <b>All Property Types</b> | <b>1.0</b> | <b>2.3</b> | <b>+ 130.0%</b> |

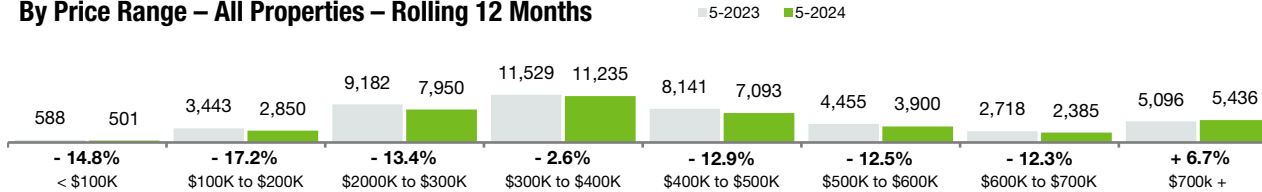
# Additional Price Ranges

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.

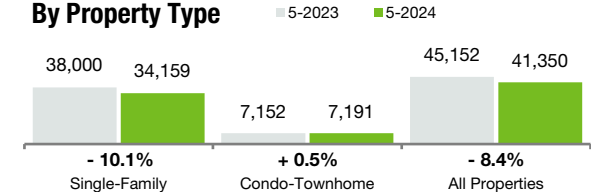
## Closed Sales

Actual sales that have closed in a given month.

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



### By Property Type



#### Rolling 12 Months

| By Price Range          | Single-Family |               |               | Condo-Townhome |              |              |
|-------------------------|---------------|---------------|---------------|----------------|--------------|--------------|
|                         | 5-2023        | 5-2024        | Change        | 5-2023         | 5-2024       | Change       |
| \$100,000 & Below       | 558           | 482           | -13.6%        | 30             | 19           | -36.7%       |
| \$100,001 to \$200,000  | 2,824         | 2,420         | -14.3%        | 619            | 430          | -30.5%       |
| \$200,001 to \$300,000  | 7,145         | 6,362         | -11.0%        | 2,037          | 1,588        | -22.0%       |
| \$300,001 to \$400,000  | 9,160         | 8,500         | -7.2%         | 2,369          | 2,735        | +15.4%       |
| \$400,001 to \$500,000  | 6,999         | 5,829         | -16.7%        | 1,142          | 1,264        | +10.7%       |
| \$500,001 to \$600,000  | 4,000         | 3,409         | -14.8%        | 455            | 491          | +7.9%        |
| \$600,001 to \$700,000  | 2,526         | 2,102         | -16.8%        | 192            | 283          | +47.4%       |
| \$700,001 and Above     | 4,788         | 5,055         | +5.6%         | 308            | 381          | +23.7%       |
| <b>All Price Ranges</b> | <b>38,000</b> | <b>34,159</b> | <b>-10.1%</b> | <b>7,152</b>   | <b>7,191</b> | <b>+0.5%</b> |

#### Compared to Prior Month

| By Price Range          | Single-Family |              |               | Condo-Townhome |            |              |
|-------------------------|---------------|--------------|---------------|----------------|------------|--------------|
|                         | 4-2024        | 5-2024       | Change        | 4-2024         | 5-2024     | Change       |
| \$100,000 & Below       | 40            | 38           | -5.0%         | 2              | 1          | -50.0%       |
| \$100,001 to \$200,000  | 219           | 178          | -18.7%        | 43             | 41         | -4.7%        |
| \$200,001 to \$300,000  | 557           | 617          | +10.8%        | 143            | 135        | -5.6%        |
| \$300,001 to \$400,000  | 752           | 792          | +5.3%         | 226            | 237        | +4.9%        |
| \$400,001 to \$500,000  | 515           | 549          | +6.6%         | 132            | 123        | -6.8%        |
| \$500,001 to \$600,000  | 300           | 346          | +15.3%        | 42             | 46         | +9.5%        |
| \$600,001 to \$700,000  | 184           | 241          | +31.0%        | 21             | 31         | +47.6%       |
| \$700,001 and Above     | 499           | 618          | +23.8%        | 61             | 40         | -34.4%       |
| <b>All Price Ranges</b> | <b>3,066</b>  | <b>3,379</b> | <b>+10.2%</b> | <b>670</b>     | <b>654</b> | <b>-2.4%</b> |

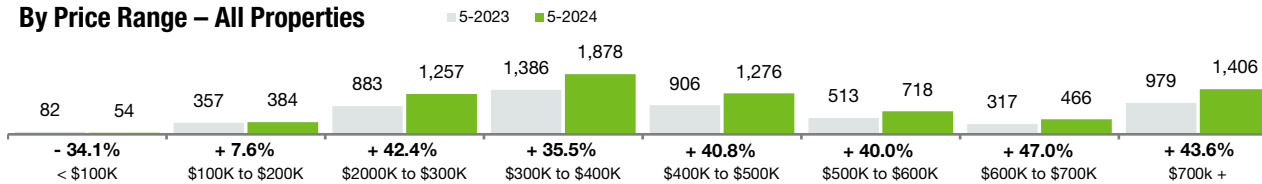
#### Year to Date

| By Price Range          | Single-Family |               |              | Condo-Townhome |              |              |
|-------------------------|---------------|---------------|--------------|----------------|--------------|--------------|
|                         | 5-2023        | 5-2024        | Change       | 5-2023         | 5-2024       | Change       |
| \$100,000 & Below       | 212           | 177           | -16.5%       | 5              | 4            | -20.0%       |
| \$100,001 to \$200,000  | 1,121         | 918           | -18.1%       | 241            | 186          | -22.8%       |
| \$200,001 to \$300,000  | 3,027         | 2,563         | -15.3%       | 761            | 649          | -14.7%       |
| \$300,001 to \$400,000  | 3,366         | 3,390         | +0.7%        | 950            | 1,081        | +13.8%       |
| \$400,001 to \$500,000  | 2,499         | 2,321         | -7.1%        | 427            | 519          | +21.5%       |
| \$500,001 to \$600,000  | 1,352         | 1,388         | +2.7%        | 181            | 209          | +15.5%       |
| \$600,001 to \$700,000  | 888           | 849           | -4.4%        | 78             | 108          | +38.5%       |
| \$700,001 and Above     | 1,694         | 2,130         | +25.7%       | 119            | 187          | +57.1%       |
| <b>All Price Ranges</b> | <b>14,159</b> | <b>13,736</b> | <b>-3.0%</b> | <b>2,762</b>   | <b>2,943</b> | <b>+6.6%</b> |

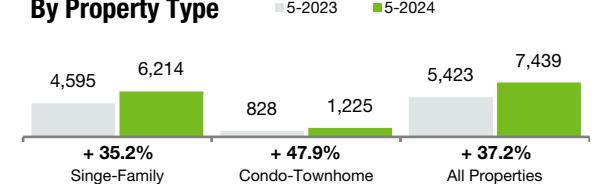
## Inventory of Homes for Sale

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 – All Properties



### By Property Type



#### Year over Year

| By Price Range          | Single-Family |              |               | Condo-Townhome |              |               |
|-------------------------|---------------|--------------|---------------|----------------|--------------|---------------|
|                         | 5-2023        | 5-2024       | Change        | 5-2023         | 5-2024       | Change        |
| \$100,000 & Below       | 82            | 54           | -34.1%        | 0              | 0            | --            |
| \$100,001 to \$200,000  | 323           | 318          | -1.5%         | 34             | 66           | +94.1%        |
| \$200,001 to \$300,000  | 774           | 997          | +28.8%        | 109            | 260          | +138.5%       |
| \$300,001 to \$400,000  | 1,079         | 1,497        | +38.7%        | 307            | 381          | +24.1%        |
| \$400,001 to \$500,000  | 746           | 1,060        | +42.1%        | 160            | 216          | +35.0%        |
| \$500,001 to \$600,000  | 430           | 597          | +38.8%        | 83             | 121          | +45.8%        |
| \$600,001 to \$700,000  | 274           | 401          | +46.4%        | 43             | 65           | +51.2%        |
| \$700,001 and Above     | 887           | 1,290        | +45.4%        | 92             | 116          | +26.1%        |
| <b>All Price Ranges</b> | <b>4,595</b>  | <b>6,214</b> | <b>+35.2%</b> | <b>828</b>     | <b>1,225</b> | <b>+47.9%</b> |

#### Compared to Prior Month

| By Price Range          | Single-Family |              |              | Condo-Townhome |              |              |
|-------------------------|---------------|--------------|--------------|----------------|--------------|--------------|
|                         | 4-2024        | 5-2024       | Change       | 4-2024         | 5-2024       | Change       |
| \$100,000 & Below       | 60            | 54           | -10.0%       | 1              | 0            | -100.0%      |
| \$100,001 to \$200,000  | 337           | 318          | -5.6%        | 65             | 66           | +1.5%        |
| \$200,001 to \$300,000  | 1,044         | 997          | -4.5%        | 241            | 260          | +7.9%        |
| \$300,001 to \$400,000  | 1,467         | 1,497        | +2.0%        | 392            | 381          | -2.8%        |
| \$400,001 to \$500,000  | 951           | 1,060        | +11.5%       | 206            | 216          | +4.9%        |
| \$500,001 to \$600,000  | 483           | 597          | +23.6%       | 107            | 121          | +13.1%       |
| \$600,001 to \$700,000  | 336           | 401          | +19.3%       | 42             | 65           | +54.8%       |
| \$700,001 and Above     | 1,053         | 1,290        | +22.5%       | 99             | 116          | +17.2%       |
| <b>All Price Ranges</b> | <b>5,731</b>  | <b>6,214</b> | <b>+8.4%</b> | <b>1,153</b>   | <b>1,225</b> | <b>+6.2%</b> |

#### Year to Date

| By Price Range          | Single-Family |          |           | Condo-Townhome |          |           |
|-------------------------|---------------|----------|-----------|----------------|----------|-----------|
|                         | 5-2023        | 5-2024   | Change    | 5-2023         | 5-2024   | Change    |
| \$100,000 & Below       | 0             | 0        | --        | 0              | 0        | --        |
| \$100,001 to \$200,000  | 0             | 0        | --        | 0              | 0        | --        |
| \$200,001 to \$300,000  | 0             | 0        | --        | 0              | 0        | --        |
| \$300,001 to \$400,000  | 0             | 0        | --        | 0              | 0        | --        |
| \$400,001 to \$500,000  | 0             | 0        | --        | 0              | 0        | --        |
| \$500,001 to \$600,000  | 0             | 0        | --        | 0              | 0        | --        |
| \$600,001 to \$700,000  | 0             | 0        | --        | 0              | 0        | --        |
| \$700,001 and Above     | 0             | 0        | --        | 0              | 0        | --        |
| <b>All Price Ranges</b> | <b>0</b>      | <b>0</b> | <b>--</b> | <b>0</b>       | <b>0</b> | <b>--</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.

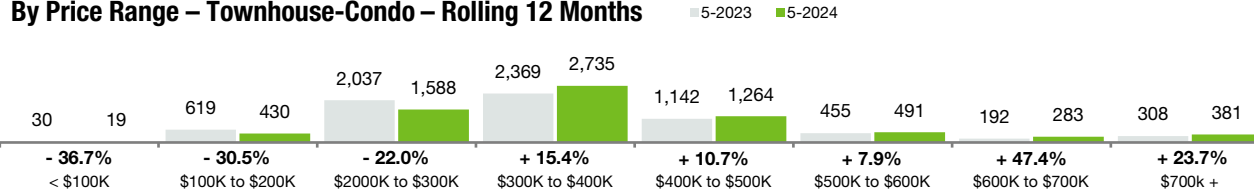
# Additional Price Ranges

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.

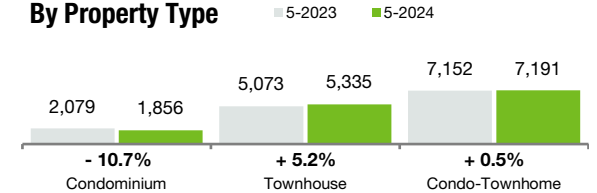
## Closed Sales

Actual sales that have closed in a given month.

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



### By Property Type

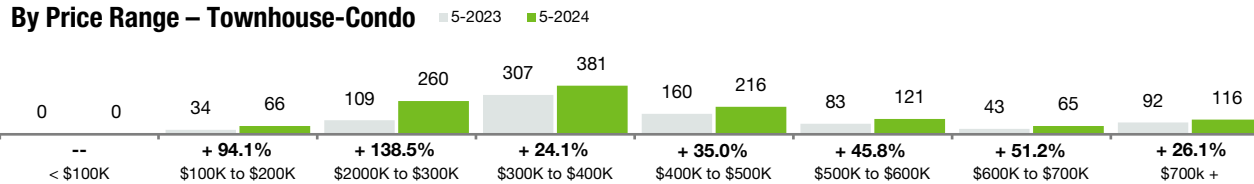


| By Price Range          | Rolling 12 Months |              |               | Compared to Prior Month |              |              | Year to Date |            |               |            |            |              |
|-------------------------|-------------------|--------------|---------------|-------------------------|--------------|--------------|--------------|------------|---------------|------------|------------|--------------|
|                         | 5-2023            | 5-2024       | Change        | 5-2023                  | 5-2024       | Change       | 4-2024       | 5-2024     | Change        | 5-2023     | 5-2024     | Change       |
|                         |                   |              |               |                         |              |              |              |            |               |            |            |              |
|                         | Condominium       |              |               | Townhouse               |              |              | Condominium  |            |               | Townhouse  |            |              |
| \$100,000 & Below       | 27                | 19           | -29.6%        | 3                       | 0            | -100.0%      | 2            | 1          | -50.0%        | 0          | 0          | --           |
| \$100,001 to \$200,000  | 457               | 319          | -30.2%        | 162                     | 111          | -31.5%       | 31           | 27         | -12.9%        | 12         | 14         | +16.7%       |
| \$200,001 to \$300,000  | 694               | 568          | -18.2%        | 1,343                   | 1,020        | -24.1%       | 45           | 51         | +13.3%        | 98         | 84         | -14.3%       |
| \$300,001 to \$400,000  | 460               | 431          | -6.3%         | 1,909                   | 2,304        | +20.7%       | 37           | 36         | -2.7%         | 189        | 201        | +6.3%        |
| \$400,001 to \$500,000  | 197               | 195          | -1.0%         | 945                     | 1,069        | +13.1%       | 21           | 25         | +19.0%        | 111        | 98         | -11.7%       |
| \$500,001 to \$600,000  | 108               | 111          | +2.8%         | 347                     | 380          | +9.5%        | 15           | 9          | -40.0%        | 27         | 37         | +37.0%       |
| \$600,001 to \$700,000  | 39                | 60           | +53.8%        | 153                     | 223          | +45.8%       | 4            | 5          | +25.0%        | 17         | 26         | +52.9%       |
| \$700,001 and Above     | 97                | 153          | +57.7%        | 211                     | 228          | +8.1%        | 33           | 14         | -57.6%        | 28         | 26         | -7.1%        |
| <b>All Price Ranges</b> | <b>2,079</b>      | <b>1,856</b> | <b>-10.7%</b> | <b>5,073</b>            | <b>5,335</b> | <b>+5.2%</b> | <b>188</b>   | <b>168</b> | <b>-10.6%</b> | <b>482</b> | <b>486</b> | <b>+0.8%</b> |
|                         | <b>743</b>        | <b>785</b>   | <b>+5.7%</b>  | <b>2,019</b>            | <b>2,158</b> | <b>+6.9%</b> |              |            |               |            |            |              |

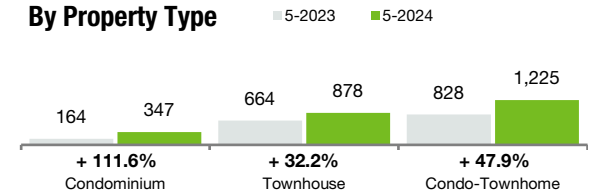
## Inventory of Homes for Sale

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 |            |               |            |            |              |
|-------------------------|----------------|------------|----------------|-------------------------|------------|---------------|--------------|------------|---------------|------------|------------|--------------|
|                         | 5-2023         | 5-2024     | Change         | 5-2023                  | 5-2024     | Change        | 4-2024       | 5-2024     | Change        |            |            |              |
|                         |                |            |                |                         |            |               |              |            |               |            |            |              |
|                         | Condominium    |            |                | Townhouse               |            |               | Condominium  |            |               | Townhouse  |            |              |
| \$100,000 & Below       | 0              | 0          | --             | 0                       | 0          | --            | 1            | 0          | -100.0%       | 0          | 0          | --           |
| \$100,001 to \$200,000  | 27             | 54         | +100.0%        | 7                       | 12         | +71.4%        | 54           | 54         | 0.0%          | 11         | 12         | +9.1%        |
| \$200,001 to \$300,000  | 41             | 97         | +136.6%        | 68                      | 163        | +139.7%       | 100          | 97         | -3.0%         | 141        | 163        | +15.6%       |
| \$300,001 to \$400,000  | 34             | 76         | +123.5%        | 273                     | 305        | +11.7%        | 68           | 76         | +11.8%        | 324        | 305        | -5.9%        |
| \$400,001 to \$500,000  | 11             | 34         | +209.1%        | 149                     | 182        | +22.1%        | 26           | 34         | +30.8%        | 180        | 182        | +1.1%        |
| \$500,001 to \$600,000  | 12             | 21         | +75.0%         | 71                      | 100        | +40.8%        | 13           | 21         | +61.5%        | 94         | 100        | +6.4%        |
| \$600,001 to \$700,000  | 5              | 20         | +300.0%        | 38                      | 45         | +18.4%        | 8            | 20         | +150.0%       | 34         | 45         | +32.4%       |
| \$700,001 and Above     | 34             | 45         | +32.4%         | 58                      | 71         | +22.4%        | 35           | 45         | +28.6%        | 64         | 71         | +10.9%       |
| <b>All Price Ranges</b> | <b>164</b>     | <b>347</b> | <b>+111.6%</b> | <b>664</b>              | <b>878</b> | <b>+32.2%</b> | <b>305</b>   | <b>347</b> | <b>+13.8%</b> | <b>848</b> | <b>878</b> | <b>+3.5%</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.