

Charlotte Region Housing Supply Overview



January 2025

U.S. new-home sales increased 3.6% month-over-month and 6.7% year-over-year to a seasonally adjusted annual rate of 698,000 units, according to the U.S. Census Bureau. The median sales price for new homes was up 2.1% year-over-year to \$427,000. There were about 494,000 new homes available for sale heading into January, representing an 8.5-month supply at the current sales pace. For the 12-month period spanning February 2024 through January 2025, Pending Sales in the Charlotte region were up 1.4 percent overall. The price range with the largest gain in sales was the \$500,001 and Above range, where they increased 13.6 percent.

The overall Median Sales Price was up 4.0 percent to \$393,000. The property type with the largest price gain was the Condominium segment, where prices increased 6.8 percent to \$315,000. The price range that tended to sell the quickest was the \$200,000 and Below range at 39 days; the price range that tended to sell the slowest was the \$300,001 to \$400,000 range at 41 days.

Market-wide, inventory levels were up 32.7 percent. The property type that gained the most inventory was the Condominium segment, where it increased 76.1 percent. That amounts to 2.3 months supply for Single-Family homes, 2.7 months supply for Townhomes and 3.0 months supply for Condos.

Quick Facts

| | | |
|---------------------------------------|-------------------------------------|-------------------------------------|
| + 13.6% | + 4.9% | + 2.0% |
| Price Range With the Strongest Sales: | Bedroom Count With Strongest Sales: | Property Type With Strongest Sales: |
| \$500,001 and Above | 4 Bedrooms or More | Single-Family |

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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| Median Sales Price | 6 |
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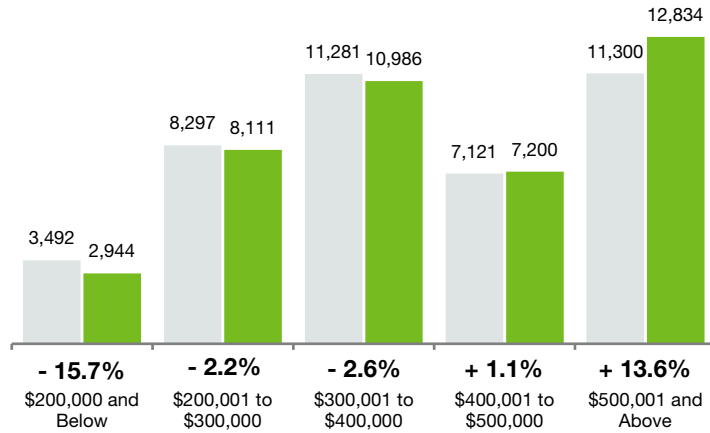


Pending Sales

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

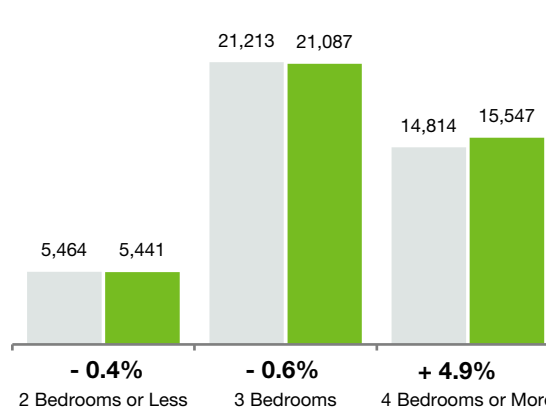
By Price Range

■ 1-2024 ■ 1-2025



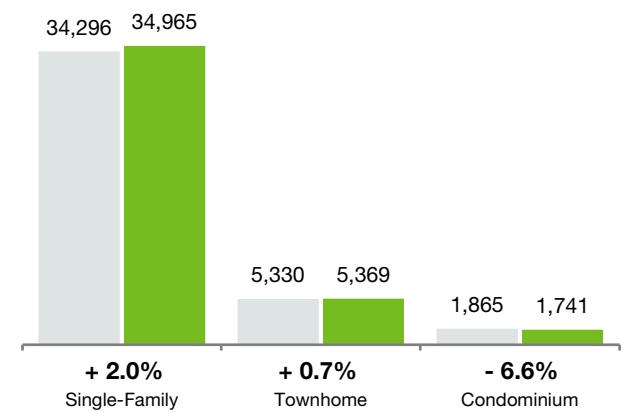
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025

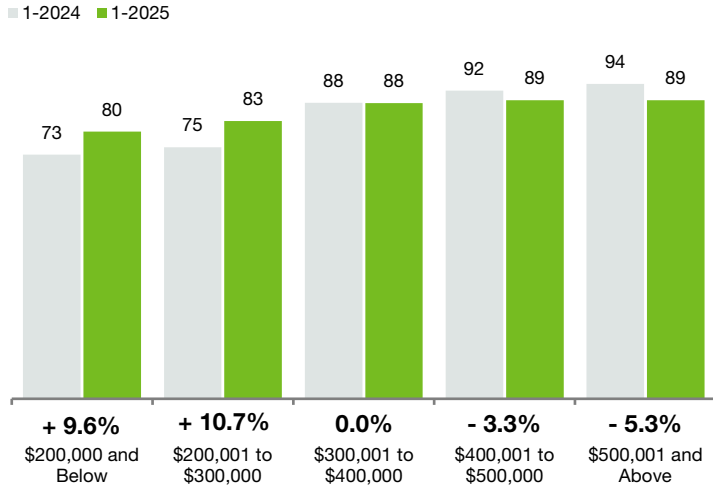


| | All Properties | | | Single-Family | | | Townhome | | | Condominium | | |
|---------------------------|----------------|---------------|--------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| By Price Range | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| \$200,000 and Below | 3,492 | 2,944 | -15.7% | 3,022 | 2,528 | -16.3% | 104 | 126 | +21.2% | 366 | 290 | -20.8% |
| \$200,001 to \$300,000 | 8,297 | 8,111 | -2.2% | 6,578 | 6,384 | -2.9% | 1,120 | 1,211 | +8.1% | 599 | 516 | -13.9% |
| \$300,001 to \$400,000 | 11,281 | 10,986 | -2.6% | 8,602 | 8,449 | -1.8% | 2,256 | 2,109 | -6.5% | 423 | 428 | +1.2% |
| \$400,001 to \$500,000 | 7,121 | 7,200 | +1.1% | 5,897 | 5,909 | +0.2% | 1,032 | 1,095 | +6.1% | 192 | 196 | +2.1% |
| \$500,001 and Above | 11,300 | 12,834 | +13.6% | 10,197 | 11,695 | +14.7% | 818 | 828 | +1.2% | 285 | 311 | +9.1% |
| All Price Ranges | 41,491 | 42,075 | +1.4% | 34,296 | 34,965 | +2.0% | 5,330 | 5,369 | +0.7% | 1,865 | 1,741 | -6.6% |
| By Bedroom Count | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| 2 Bedrooms or Less | 5,464 | 5,441 | -0.4% | 2,986 | 3,012 | +0.9% | 1,046 | 1,100 | +5.2% | 1,432 | 1,329 | -7.2% |
| 3 Bedrooms | 21,213 | 21,087 | -0.6% | 17,200 | 17,102 | -0.6% | 3,633 | 3,620 | -0.4% | 380 | 365 | -3.9% |
| 4 Bedrooms or More | 14,814 | 15,547 | +4.9% | 14,110 | 14,851 | +5.3% | 651 | 649 | -0.3% | 53 | 47 | -11.3% |
| All Bedroom Counts | 41,491 | 42,075 | +1.4% | 34,296 | 34,965 | +2.0% | 5,330 | 5,369 | +0.7% | 1,865 | 1,741 | -6.6% |

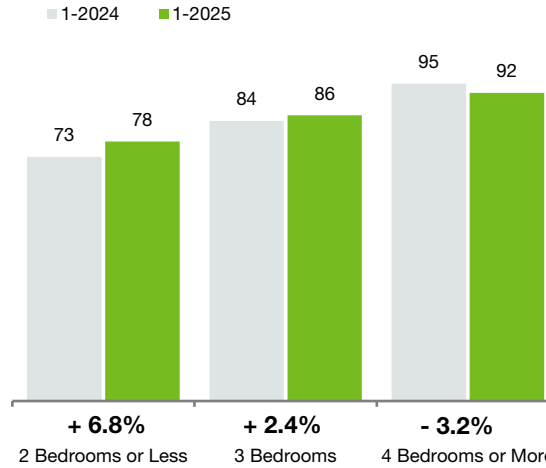
List to Close

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

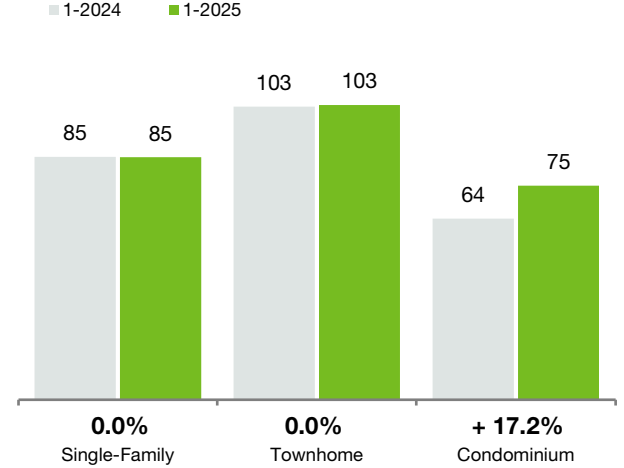
By Price Range



By Bedroom Count



By Property Type



| | All Properties | | | Single-Family | | | Townhome | | | Condominium | | |
|-------------------------|----------------|-----------|---------------|---------------|-----------|-------------|------------|------------|-------------|-------------|-----------|----------------|
| By Price Range | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| \$200,000 and Below | 73 | 80 | + 9.6% | 74 | 81 | + 9.5% | 62 | 74 | + 19.4% | 71 | 74 | + 4.2% |
| \$200,001 to \$300,000 | 75 | 83 | + 10.7% | 78 | 83 | + 6.4% | 65 | 87 | + 33.8% | 59 | 73 | + 23.7% |
| \$300,001 to \$400,000 | 88 | 88 | 0.0% | 85 | 87 | + 2.4% | 107 | 98 | - 8.4% | 60 | 69 | + 15.0% |
| \$400,001 to \$500,000 | 92 | 89 | - 3.3% | 89 | 85 | - 4.5% | 119 | 115 | - 3.4% | 56 | 59 | + 5.4% |
| \$500,001 and Above | 94 | 89 | - 5.3% | 92 | 86 | - 6.5% | 133 | 130 | - 2.3% | 74 | 97 | + 31.1% |
| All Price Ranges | 86 | 87 | + 1.2% | 85 | 85 | 0.0% | 103 | 103 | 0.0% | 64 | 75 | + 17.2% |

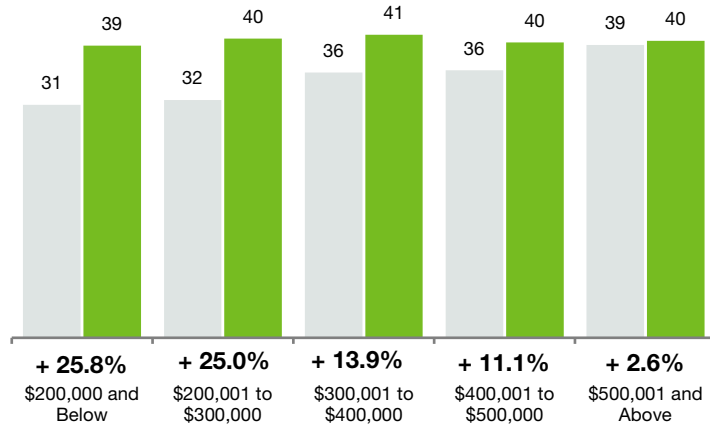
| | All Properties | | | Single-Family | | | Townhome | | | Condominium | | |
|---------------------------|----------------|-----------|---------------|---------------|-----------|-------------|------------|------------|-------------|-------------|-----------|----------------|
| By Bedroom Count | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| 2 Bedrooms or Less | 73 | 78 | + 6.8% | 80 | 81 | + 1.3% | 70 | 76 | + 8.6% | 61 | 71 | + 16.4% |
| 3 Bedrooms | 84 | 86 | + 2.4% | 79 | 81 | + 2.5% | 108 | 107 | - 0.9% | 69 | 89 | + 29.0% |
| 4 Bedrooms or More | 95 | 92 | - 3.2% | 94 | 91 | - 3.2% | 129 | 131 | + 1.6% | 98 | 90 | - 8.2% |
| All Bedroom Counts | 86 | 87 | + 1.2% | 85 | 85 | 0.0% | 103 | 103 | 0.0% | 64 | 75 | + 17.2% |

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.**

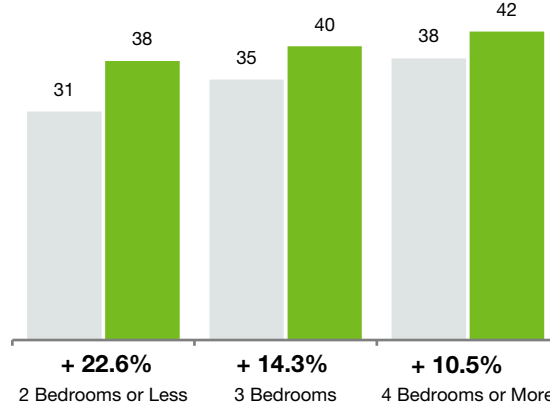
By Price Range

■ 1-2024 ■ 1-2025



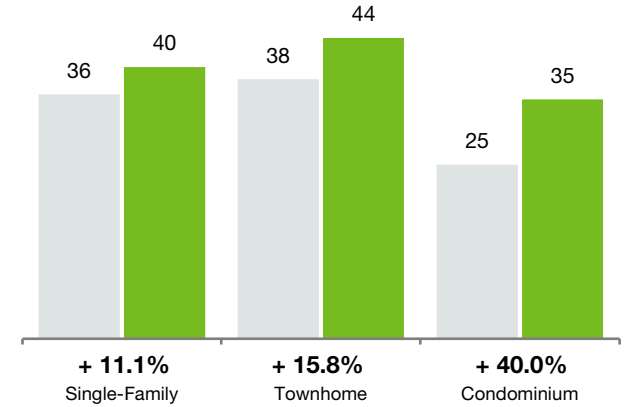
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025

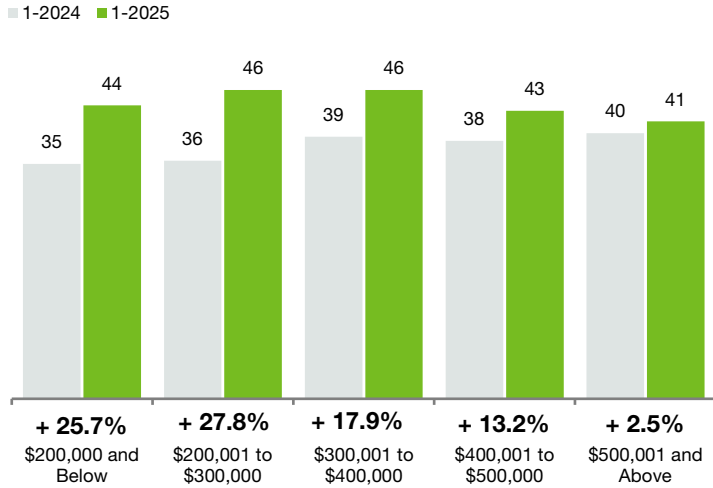


| | All Properties | | | Single-Family | | | Townhome | | | Condominium | | |
|---------------------------|----------------|-----------|----------------|---------------|-----------|----------------|-----------|-----------|----------------|-------------|-----------|----------------|
| By Price Range | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| \$200,000 and Below | 31 | 39 | + 25.8% | 32 | 40 | + 25.0% | 24 | 32 | + 33.3% | 28 | 36 | + 28.6% |
| \$200,001 to \$300,000 | 32 | 40 | + 25.0% | 34 | 41 | + 20.6% | 24 | 38 | + 58.3% | 21 | 36 | + 71.4% |
| \$300,001 to \$400,000 | 36 | 41 | + 13.9% | 36 | 41 | + 13.9% | 38 | 40 | + 5.3% | 25 | 33 | + 32.0% |
| \$400,001 to \$500,000 | 36 | 40 | + 11.1% | 36 | 39 | + 8.3% | 39 | 48 | + 23.1% | 21 | 24 | + 14.3% |
| \$500,001 and Above | 39 | 40 | + 2.6% | 38 | 38 | 0.0% | 59 | 60 | + 1.7% | 35 | 41 | + 17.1% |
| All Price Ranges | 36 | 40 | + 11.1% | 36 | 40 | + 11.1% | 38 | 44 | + 15.8% | 25 | 35 | + 40.0% |
| By Bedroom Count | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| 2 Bedrooms or Less | 31 | 38 | + 22.6% | 36 | 40 | + 11.1% | 26 | 34 | + 30.8% | 24 | 34 | + 41.7% |
| 3 Bedrooms | 35 | 40 | + 14.3% | 34 | 38 | + 11.8% | 40 | 45 | + 12.5% | 30 | 38 | + 26.7% |
| 4 Bedrooms or More | 38 | 42 | + 10.5% | 37 | 41 | + 10.8% | 49 | 53 | + 8.2% | 41 | 40 | - 2.4% |
| All Bedroom Counts | 36 | 40 | + 11.1% | 36 | 40 | + 11.1% | 38 | 44 | + 15.8% | 25 | 35 | + 40.0% |

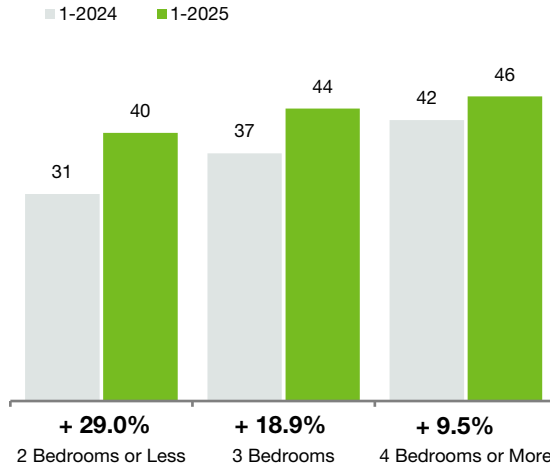
Cumulative Days on Market Until Sale

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.

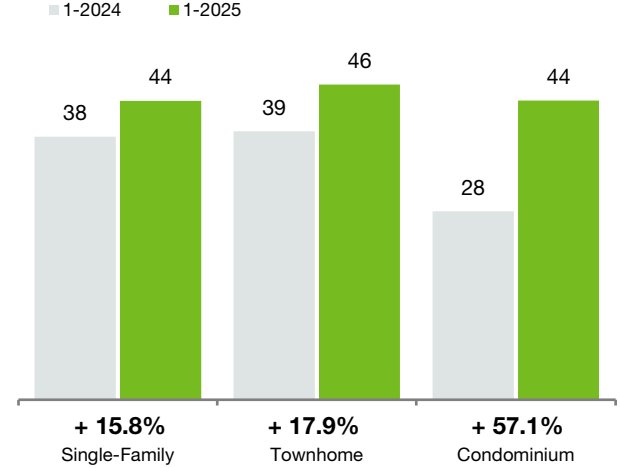
By Price Range



By Bedroom Count



By Property Type



| | All Properties | | | Single-Family | | | Townhome | | | Condominium | | |
|-------------------------|----------------|-----------|----------------|---------------|-----------|----------------|-----------|-----------|----------------|-------------|-----------|----------------|
| By Price Range | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| \$200,000 and Below | 35 | 44 | + 25.7% | 36 | 45 | + 25.0% | 25 | 34 | + 36.0% | 31 | 41 | + 32.3% |
| \$200,001 to \$300,000 | 36 | 46 | + 27.8% | 38 | 47 | + 23.7% | 26 | 42 | + 61.5% | 22 | 41 | + 86.4% |
| \$300,001 to \$400,000 | 39 | 46 | + 17.9% | 40 | 47 | + 17.5% | 40 | 43 | + 7.5% | 26 | 37 | + 42.3% |
| \$400,001 to \$500,000 | 38 | 43 | + 13.2% | 39 | 43 | + 10.3% | 39 | 48 | + 23.1% | 24 | 29 | + 20.8% |
| \$500,001 and Above | 40 | 41 | + 2.5% | 38 | 39 | + 2.6% | 58 | 61 | + 5.2% | 40 | 69 | + 72.5% |
| All Price Ranges | 38 | 44 | + 15.8% | 38 | 44 | + 15.8% | 39 | 46 | + 17.9% | 28 | 44 | + 57.1% |

| | All Properties | | | Single-Family | | | Townhome | | | Condominium | | |
|---------------------------|----------------|-----------|----------------|---------------|-----------|----------------|-----------|-----------|----------------|-------------|-----------|----------------|
| By Bedroom Count | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| 2 Bedrooms or Less | 31 | 40 | + 29.0% | 35 | 42 | + 20.0% | 26 | 37 | + 42.3% | 26 | 39 | + 50.0% |
| 3 Bedrooms | 37 | 44 | + 18.9% | 37 | 43 | + 16.2% | 41 | 48 | + 17.1% | 31 | 56 | + 80.6% |
| 4 Bedrooms or More | 42 | 46 | + 9.5% | 41 | 45 | + 9.8% | 56 | 53 | - 5.4% | 50 | 63 | + 26.0% |
| All Bedroom Counts | 38 | 44 | + 15.8% | 38 | 44 | + 15.8% | 39 | 46 | + 17.9% | 28 | 44 | + 57.1% |

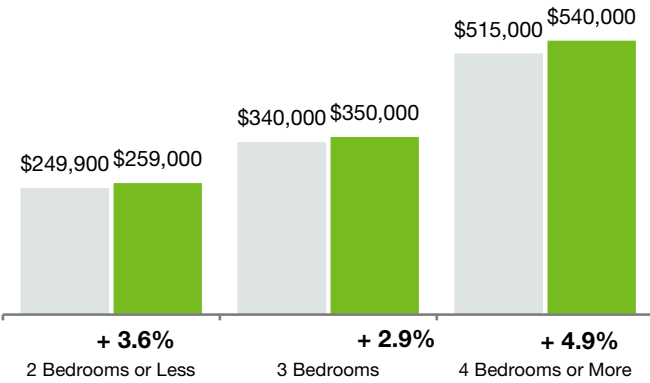
Median Sales Price



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

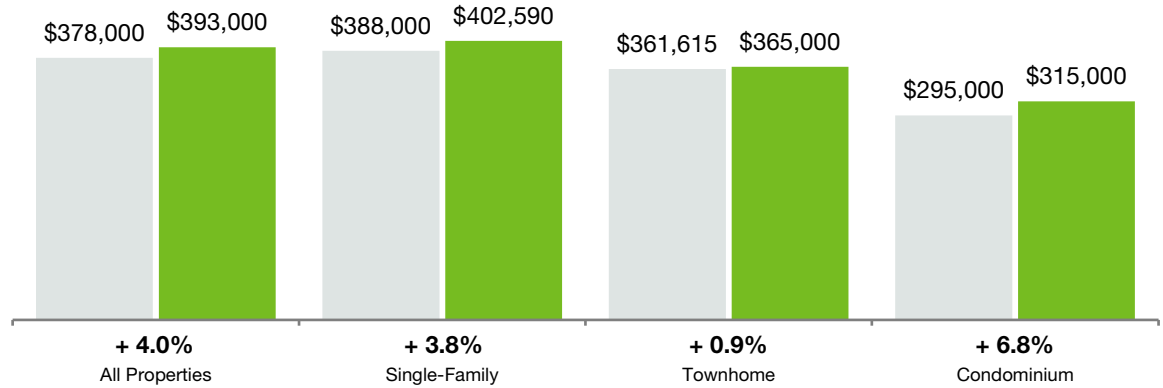
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Bedroom Count

| | 1-2024 | 1-2025 | Change |
|---------------------------|------------------|------------------|---------------|
| 2 Bedrooms or Less | \$249,900 | \$259,000 | + 3.6% |
| 3 Bedrooms | \$340,000 | \$350,000 | + 2.9% |
| 4 Bedrooms or More | \$515,000 | \$540,000 | + 4.9% |
| All Bedroom Counts | \$378,000 | \$393,000 | + 4.0% |

Single-Family

| | 1-2024 | 1-2025 | Change |
|---------------|-----------|-----------|--------|
| Single-Family | \$388,000 | \$402,590 | + 3.8% |

Townhome

| | 1-2024 | 1-2025 | Change |
|----------|-----------|-----------|--------|
| Townhome | \$361,615 | \$365,000 | + 0.9% |

Condominium

| | 1-2024 | 1-2025 | Change |
|-------------|-----------|-----------|--------|
| Condominium | \$295,000 | \$315,000 | + 6.8% |

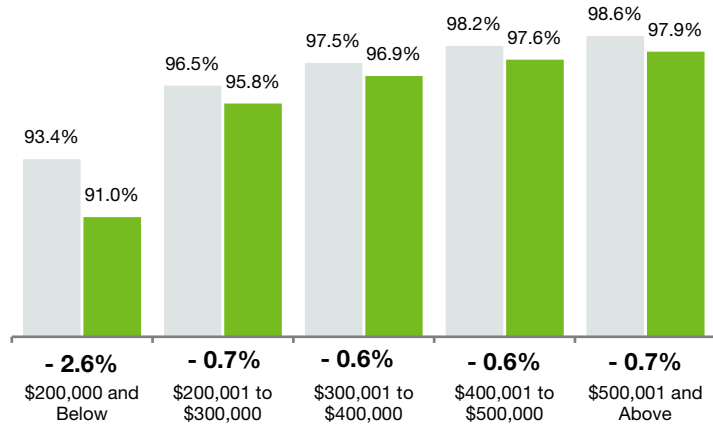
Percent of Original List Price Received



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.**

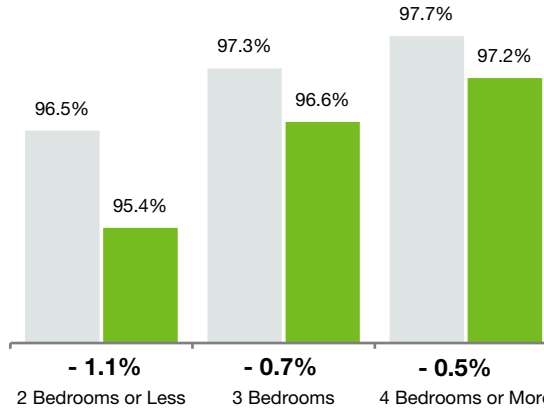
By Price Range

■ 1-2024 ■ 1-2025



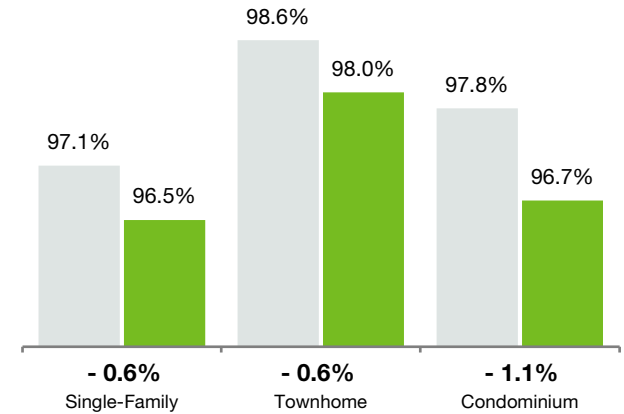
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



| | All Properties | | | Single-Family | | | Townhome | | | Condominium | | |
|---------------------------|----------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| By Price Range | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| \$200,000 and Below | 93.4% | 91.0% | -2.6% | 93.0% | 90.4% | -2.8% | 96.2% | 96.3% | +0.1% | 96.0% | 94.0% | -2.1% |
| \$200,001 to \$300,000 | 96.5% | 95.8% | -0.7% | 96.2% | 95.4% | -0.8% | 97.9% | 97.2% | -0.7% | 97.8% | 96.5% | -1.3% |
| \$300,001 to \$400,000 | 97.5% | 96.9% | -0.6% | 97.1% | 96.6% | -0.5% | 98.5% | 98.0% | -0.5% | 98.3% | 97.5% | -0.8% |
| \$400,001 to \$500,000 | 98.2% | 97.6% | -0.6% | 97.9% | 97.4% | -0.5% | 99.6% | 98.7% | -0.9% | 99.8% | 97.8% | -2.0% |
| \$500,001 and Above | 98.6% | 97.9% | -0.7% | 98.6% | 97.9% | -0.7% | 98.8% | 98.3% | -0.5% | 98.1% | 97.8% | -0.3% |
| All Price Ranges | 97.3% | 96.7% | -0.6% | 97.1% | 96.5% | -0.6% | 98.6% | 98.0% | -0.6% | 97.8% | 96.7% | -1.1% |
| By Bedroom Count | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| 2 Bedrooms or Less | 96.5% | 95.4% | -1.1% | 95.1% | 94.0% | -1.2% | 98.6% | 97.7% | -0.9% | 97.9% | 96.5% | -1.4% |
| 3 Bedrooms | 97.3% | 96.6% | -0.7% | 97.0% | 96.3% | -0.7% | 98.6% | 98.0% | -0.6% | 97.4% | 97.4% | 0.0% |
| 4 Bedrooms or More | 97.7% | 97.2% | -0.5% | 97.7% | 97.1% | -0.6% | 98.3% | 98.6% | +0.3% | 97.0% | 97.8% | +0.8% |
| All Bedroom Counts | 97.3% | 96.7% | -0.6% | 97.1% | 96.5% | -0.6% | 98.6% | 98.0% | -0.6% | 97.8% | 96.7% | -1.1% |

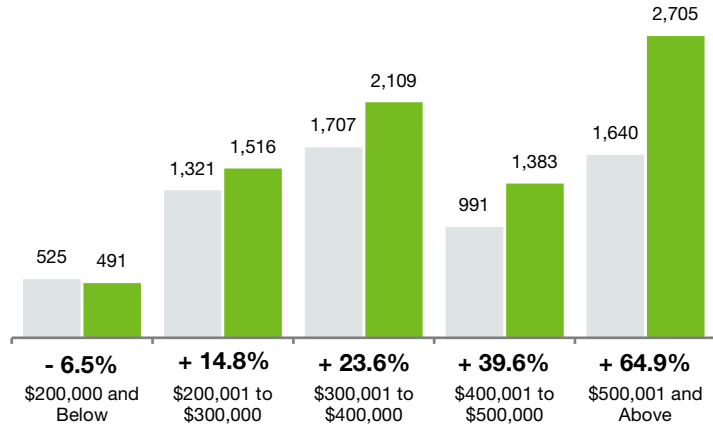
Inventory of Homes for Sale



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

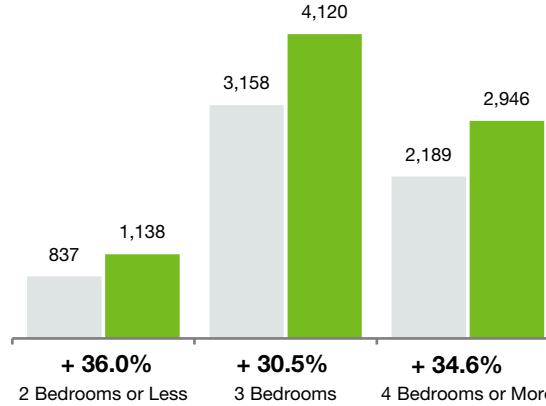
By Price Range

■ 1-2024 ■ 1-2025



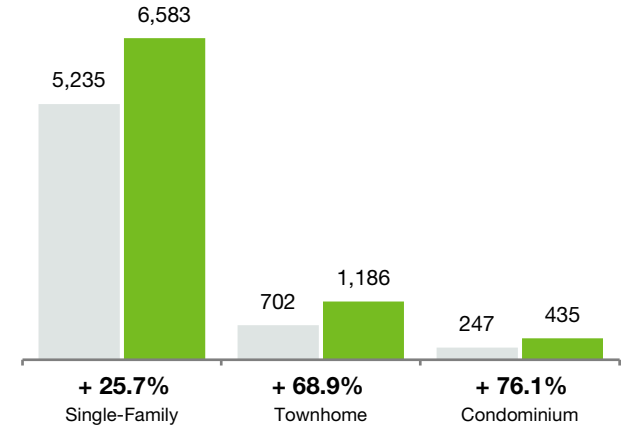
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Price Range

| | 1-2024 | 1-2025 | Change |
|-------------------------|--------------|--------------|----------------|
| \$200,000 and Below | 525 | 491 | - 6.5% |
| \$200,001 to \$300,000 | 1,321 | 1,516 | + 14.8% |
| \$300,001 to \$400,000 | 1,707 | 2,109 | + 23.6% |
| \$400,001 to \$500,000 | 991 | 1,383 | + 39.6% |
| \$500,001 and Above | 1,640 | 2,705 | + 64.9% |
| All Price Ranges | 6,184 | 8,204 | + 32.7% |

Single-Family

| | 1-2024 | 1-2025 | Change |
|--------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 469 | 389 | - 17.1% |
| 3 Bedrooms | 1,112 | 1,122 | + 0.9% |
| 4 Bedrooms or More | 1,380 | 1,632 | + 18.3% |
| All Single-Family | 5,235 | 6,583 | + 25.7% |

Townhome

| | 1-2024 | 1-2025 | Change |
|---------------------|------------|--------------|----------------|
| 2 Bedrooms or Less | 14 | 22 | + 57.1% |
| 3 Bedrooms | 128 | 250 | + 95.3% |
| 4 Bedrooms or More | 276 | 387 | + 40.2% |
| All Townhome | 702 | 1,186 | + 68.9% |

Condominium

| | 1-2024 | 1-2025 | Change |
|------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 42 | 80 | + 90.5% |
| 3 Bedrooms | 81 | 144 | + 77.8% |
| 4 Bedrooms or More | 51 | 90 | + 76.5% |
| All Condominium | 247 | 435 | + 76.1% |

By Bedroom Count

| | 1-2024 | 1-2025 | Change |
|---------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 837 | 1,138 | + 36.0% |
| 3 Bedrooms | 3,158 | 4,120 | + 30.5% |
| 4 Bedrooms or More | 2,189 | 2,946 | + 34.6% |
| All Bedroom Counts | 6,184 | 8,204 | + 32.7% |

| | 1-2024 | 1-2025 | Change |
|--------------------------|--------------|--------------|----------------|
| 2 Bedrooms or Less | 537 | 598 | + 11.4% |
| 3 Bedrooms | 2,626 | 3,224 | + 22.8% |
| 4 Bedrooms or More | 2,072 | 2,761 | + 33.3% |
| All Single-Family | 5,235 | 6,583 | + 25.7% |

| | 1-2024 | 1-2025 | Change |
|---------------------|------------|--------------|----------------|
| 2 Bedrooms or Less | 119 | 216 | + 81.5% |
| 3 Bedrooms | 475 | 799 | + 68.2% |
| 4 Bedrooms or More | 108 | 171 | + 58.3% |
| All Townhome | 702 | 1,186 | + 68.9% |

| | 1-2024 | 1-2025 | Change |
|------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 181 | 324 | + 79.0% |
| 3 Bedrooms | 57 | 97 | + 70.2% |
| 4 Bedrooms or More | 9 | 14 | + 55.6% |
| All Condominium | 247 | 435 | + 76.1% |

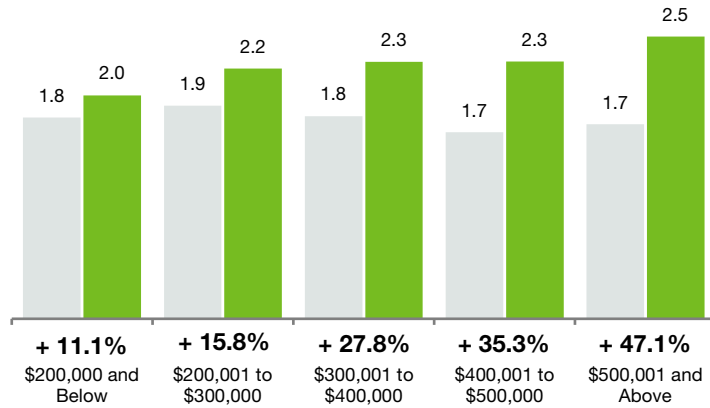
Months Supply of Homes for Sale



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.

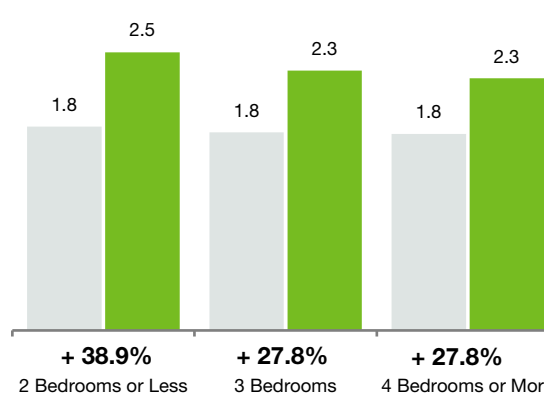
By Price Range

■ 1-2024 ■ 1-2025



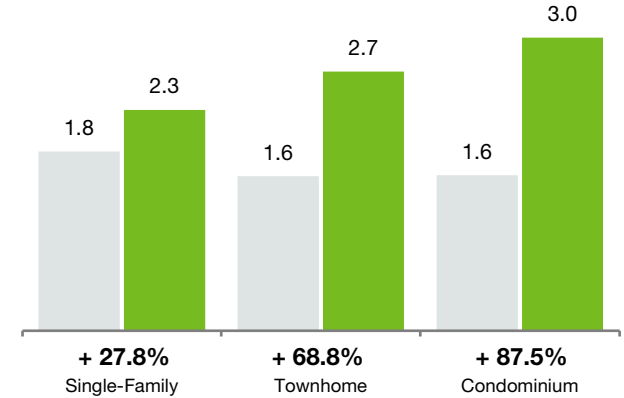
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Price Range

| | 1-2024 | 1-2025 | Change |
|-------------------------|------------|------------|----------------|
| \$200,000 and Below | 1.8 | 2.0 | + 11.1% |
| \$200,001 to \$300,000 | 1.9 | 2.2 | + 15.8% |
| \$300,001 to \$400,000 | 1.8 | 2.3 | + 27.8% |
| \$400,001 to \$500,000 | 1.7 | 2.3 | + 35.3% |
| \$500,001 and Above | 1.7 | 2.5 | + 47.1% |
| All Price Ranges | 1.8 | 2.3 | + 27.8% |

Single-Family

| | 1-2024 | 1-2025 | Change |
|--------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 1.9 | 1.8 | - 5.3% |
| 3 Bedrooms | 2.0 | 2.1 | + 5.0% |
| 4 Bedrooms or More | 1.9 | 2.3 | + 21.1% |
| | 1.7 | 2.2 | + 29.4% |
| | 1.7 | 2.4 | + 41.2% |
| All Single-Family | 1.8 | 2.3 | + 27.8% |

Townhome

| | 1-2024 | 1-2025 | Change |
|---------------------|------------|------------|----------------|
| | 1.6 | 2.1 | + 31.3% |
| | 1.4 | 2.5 | + 78.6% |
| | 1.5 | 2.2 | + 46.7% |
| | 1.7 | 3.0 | + 76.5% |
| | 2.0 | 3.7 | + 85.0% |
| All Townhome | 1.6 | 2.7 | + 68.8% |

Condominium

| | 1-2024 | 1-2025 | Change |
|------------------------|------------|------------|----------------|
| | 1.4 | 3.3 | + 135.7% |
| | 1.6 | 3.3 | + 106.3% |
| | 1.4 | 2.5 | + 78.6% |
| | 1.3 | 3.2 | + 146.2% |
| | 2.2 | 2.7 | + 22.7% |
| All Condominium | 1.6 | 3.0 | + 87.5% |

By Bedroom Count

| | 1-2024 | 1-2025 | Change |
|---------------------------|------------|------------|----------------|
| 2 Bedrooms or Less | 1.8 | 2.5 | + 38.9% |
| 3 Bedrooms | 1.8 | 2.3 | + 27.8% |
| 4 Bedrooms or More | 1.8 | 2.3 | + 27.8% |
| All Bedroom Counts | 1.8 | 2.3 | + 27.8% |

| | 1-2024 | 1-2025 | Change |
|--------------------------|------------|------------|----------------|
| | 2.2 | 2.4 | + 9.1% |
| | 1.8 | 2.3 | + 27.8% |
| | 1.8 | 2.2 | + 22.2% |
| All Single-Family | 1.8 | 2.3 | + 27.8% |

| | 1-2024 | 1-2025 | Change |
|---------------------|------------|------------|----------------|
| | 1.4 | 2.4 | + 71.4% |
| | 1.6 | 2.6 | + 62.5% |
| | 1.6 | 2.6 | + 62.5% |
| | 2.0 | 3.2 | + 60.0% |
| All Townhome | 1.6 | 2.7 | + 68.8% |

| | 1-2024 | 1-2025 | Change |
|------------------------|------------|------------|----------------|
| | 1.5 | 2.9 | + 93.3% |
| | 1.8 | 3.2 | + 77.8% |
| | 1.8 | 3.2 | + 77.8% |
| | 2.0 | 3.6 | + 80.0% |
| All Condominium | 1.6 | 3.0 | + 87.5% |

Additional Price Ranges

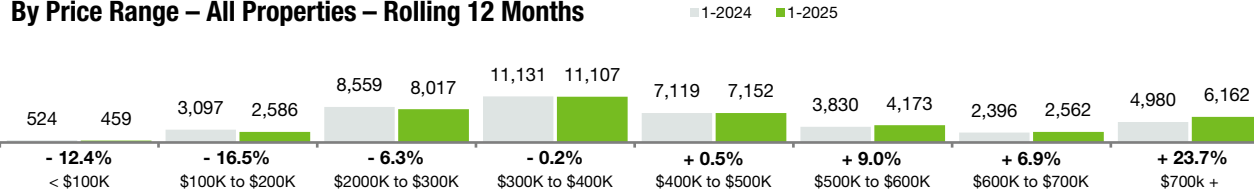


Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.

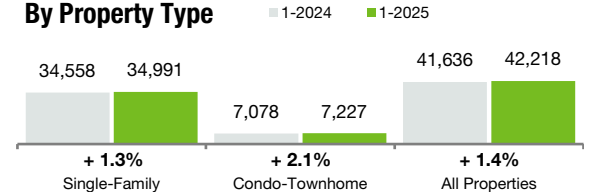
Closed Sales

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 | | |
|-------------------------|---------------|---------------|--------------|----------------|--------------|--------------|
| | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| \$100,000 & Below | 506 | 451 | -10.9% | 18 | 8 | -55.6% |
| \$100,001 to \$200,000 | 2,614 | 2,169 | -17.0% | 483 | 417 | -13.7% |
| \$200,001 to \$300,000 | 6,846 | 6,321 | -7.7% | 1,713 | 1,696 | -1.0% |
| \$300,001 to \$400,000 | 8,485 | 8,493 | +0.1% | 2,646 | 2,614 | -1.2% |
| \$400,001 to \$500,000 | 5,948 | 5,848 | -1.7% | 1,171 | 1,304 | +11.4% |
| \$500,001 to \$600,000 | 3,365 | 3,672 | +9.1% | 465 | 501 | +7.7% |
| \$600,001 to \$700,000 | 2,129 | 2,323 | +9.1% | 267 | 239 | -10.5% |
| \$700,001 and Above | 4,665 | 5,714 | +22.5% | 315 | 448 | +42.2% |
| All Price Ranges | 34,558 | 34,991 | +1.3% | 7,078 | 7,227 | +2.1% |

Compared to Prior Month

| By Price Range | Single-Family | | | Condo-Townhome | | |
|-------------------------|---------------|--------------|---------------|----------------|------------|---------------|
| | 12-2024 | 1-2025 | Change | 12-2024 | 1-2025 | Change |
| \$100,000 & Below | 46 | 22 | -52.2% | 0 | 2 | -- |
| \$100,001 to \$200,000 | 188 | 157 | -16.5% | 48 | 22 | -54.2% |
| \$200,001 to \$300,000 | 504 | 402 | -20.2% | 137 | 117 | -14.6% |
| \$300,001 to \$400,000 | 686 | 488 | -28.9% | 203 | 139 | -31.5% |
| \$400,001 to \$500,000 | 423 | 330 | -22.0% | 94 | 70 | -25.5% |
| \$500,001 to \$600,000 | 303 | 216 | -28.7% | 40 | 30 | -25.0% |
| \$600,001 to \$700,000 | 196 | 137 | -30.1% | 17 | 12 | -29.4% |
| \$700,001 and Above | 408 | 309 | -24.3% | 26 | 29 | +11.5% |
| All Price Ranges | 2,754 | 2,061 | -25.2% | 565 | 421 | -25.5% |

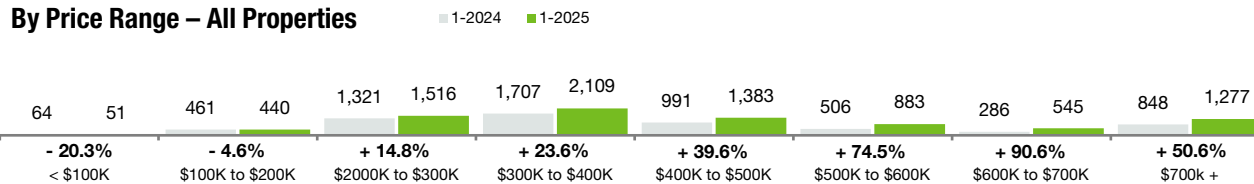
Year to Date

| By Price Range | Single-Family | | | Condo-Townhome | | |
|-------------------------|---------------|--------------|--------------|----------------|------------|--------------|
| | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| \$100,000 & Below | 26 | 22 | -15.4% | 0 | 2 | -- |
| \$100,001 to \$200,000 | 164 | 157 | -4.3% | 36 | 22 | -38.9% |
| \$200,001 to \$300,000 | 395 | 402 | +1.8% | 102 | 117 | +14.7% |
| \$300,001 to \$400,000 | 474 | 488 | +3.0% | 148 | 139 | -6.1% |
| \$400,001 to \$500,000 | 308 | 330 | +7.1% | 69 | 70 | +1.4% |
| \$500,001 to \$600,000 | 188 | 216 | +14.9% | 28 | 30 | +7.1% |
| \$600,001 to \$700,000 | 103 | 137 | +33.0% | 17 | 12 | -29.4% |
| \$700,001 and Above | 242 | 309 | +27.7% | 17 | 29 | +70.6% |
| All Price Ranges | 1,900 | 2,061 | +8.5% | 417 | 421 | +1.0% |

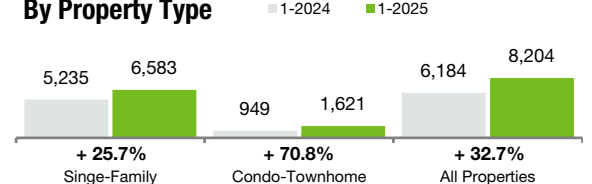
Inventory of Homes for Sale

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 | | |
|-------------------------|---------------|--------------|---------------|----------------|--------------|---------------|
| | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| \$100,000 & Below | 62 | 51 | -17.7% | 2 | 0 | -100.0% |
| \$100,001 to \$200,000 | 407 | 338 | -17.0% | 54 | 102 | +88.9% |
| \$200,001 to \$300,000 | 1,112 | 1,122 | +0.9% | 209 | 394 | +88.5% |
| \$300,001 to \$400,000 | 1,380 | 1,632 | +18.3% | 327 | 477 | +45.9% |
| \$400,001 to \$500,000 | 825 | 1,060 | +28.5% | 166 | 323 | +94.6% |
| \$500,001 to \$600,000 | 426 | 724 | +70.0% | 80 | 159 | +98.8% |
| \$600,001 to \$700,000 | 255 | 484 | +89.8% | 31 | 61 | +96.8% |
| \$700,001 and Above | 768 | 1,172 | +52.6% | 80 | 105 | +31.3% |
| All Price Ranges | 5,235 | 6,583 | +25.7% | 949 | 1,621 | +70.8% |

Compared to Prior Month

| By Price Range | Single-Family | | | Condo-Townhome | | |
|-------------------------|---------------|--------------|--------------|----------------|--------------|--------------|
| | 12-2024 | 1-2025 | Change | 12-2024 | 1-2025 | Change |
| \$100,000 & Below | 52 | 51 | -1.9% | 0 | 0 | -- |
| \$100,001 to \$200,000 | 387 | 338 | -12.7% | 93 | 102 | +9.7% |
| \$200,001 to \$300,000 | 1,308 | 1,122 | -14.2% | 387 | 394 | +1.8% |
| \$300,001 to \$400,000 | 1,700 | 1,632 | -4.0% | 474 | 477 | +0.6% |
| \$400,001 to \$500,000 | 1,104 | 1,060 | -4.0% | 305 | 323 | +5.9% |
| \$500,001 to \$600,000 | 709 | 724 | +2.1% | 137 | 159 | +16.1% |
| \$600,001 to \$700,000 | 458 | 484 | +5.7% | 57 | 61 | +7.0% |
| \$700,001 and Above | 1,164 | 1,172 | +0.7% | 98 | 105 | +7.1% |
| All Price Ranges | 6,882 | 6,583 | -4.3% | 1,551 | 1,621 | +4.5% |

Year to Date

| By Price Range | Single-Family | | | Condo-Townhome | | |
|-------------------------|---------------|--------------|--------------|----------------|------------|--------------|
| | 1-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| \$100,000 & Below | 26 | 22 | -15.4% | 0 | 2 | -- |
| \$100,001 to \$200,000 | 164 | 157 | -4.3% | 36 | 22 | -38.9% |
| \$200,001 to \$300,000 | 395 | 402 | +1.8% | 102 | 117 | +14.7% |
| \$300,001 to \$400,000 | 474 | 488 | +3.0% | 148 | 139 | -6.1% |
| \$400,001 to \$500,000 | 308 | 330 | +7.1% | 69 | 70 | +1.4% |
| \$500,001 to \$600,000 | 188 | 216 | +14.9% | 28 | 30 | +7.1% |
| \$600,001 to \$700,000 | 103 | 137 | +33.0% | 17 | 12 | -29.4% |
| \$700,001 and Above | 242 | 309 | +27.7% | 17 | 29 | +70.6% |
| All Price Ranges | 1,900 | 2,061 | +8.5% | 417 | 421 | +1.0% |

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

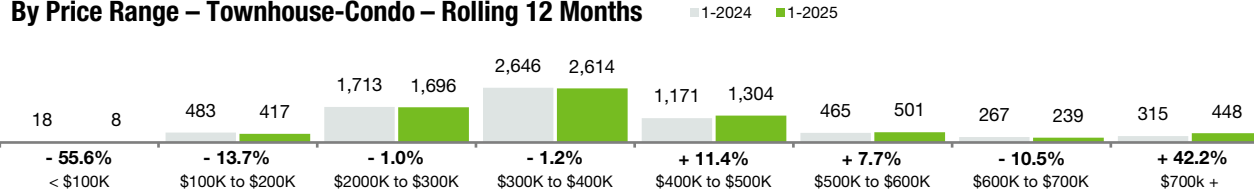
Additional Price Ranges

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.

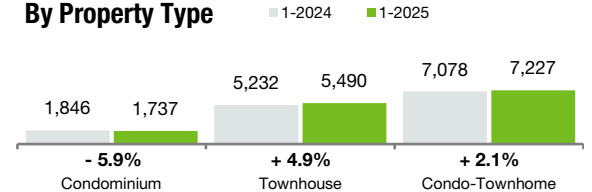
Closed Sales

Actual sales that have closed in a given month.

By Price Range – Townhouse-Condo – Rolling 12 Months



By Property Type

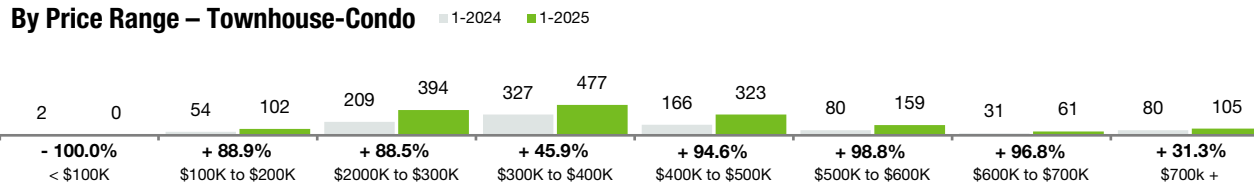


| By Price Range | Rolling 12 Months | | | Compared to Prior Month | | | Year to Date | | |
|-------------------------|-------------------|--------------|--------------|-------------------------|-----------|---------------|--------------|-----------|---------------|
| | 1-2024 | 1-2025 | Change | 12-2024 | 1-2025 | Change | 1-2024 | 1-2025 | Change |
| \$100,000 & Below | 18 | 7 | -61.1% | 0 | 1 | -- | 0 | 1 | -- |
| \$100,001 to \$200,000 | 368 | 286 | -22.3% | 23 | 18 | -21.7% | 26 | 18 | -30.8% |
| \$200,001 to \$300,000 | 588 | 517 | -12.1% | 41 | 27 | -34.1% | 37 | 27 | -27.0% |
| \$300,001 to \$400,000 | 424 | 410 | -3.3% | 36 | 21 | -41.7% | 29 | 21 | -27.6% |
| \$400,001 to \$500,000 | 185 | 193 | +4.3% | 11 | 4 | -63.6% | 9 | 4 | -55.6% |
| \$500,001 to \$600,000 | 96 | 114 | +18.8% | 8 | 6 | -25.0% | 9 | 6 | -33.3% |
| \$600,001 to \$700,000 | 56 | 56 | 0.0% | 4 | 2 | -50.0% | 4 | 2 | -50.0% |
| \$700,001 and Above | 111 | 154 | +38.7% | 9 | 12 | +33.3% | 7 | 12 | +71.4% |
| All Price Ranges | 1,846 | 1,737 | -5.9% | 132 | 91 | -31.1% | 121 | 91 | -24.8% |

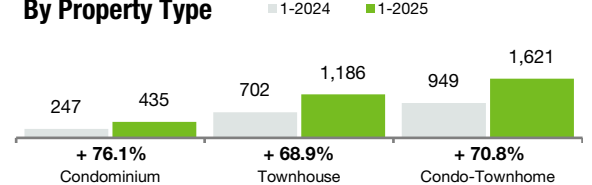
Inventory of Homes for Sale

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

By Price Range – Townhouse-Condo



By Property Type



| By Price Range | Year over Year | | | Compared to Prior Month | | | Year to Date | |
|-------------------------|----------------|------------|---------------|-------------------------|------------|--------------|--------------|--------------|
| | 1-2024 | 1-2025 | Change | 12-2024 | 1-2025 | Change | Condominium | Townhouse |
| \$100,000 & Below | 1 | 0 | -100.0% | 0 | 0 | -- | | |
| \$100,001 to \$200,000 | 41 | 80 | +95.1% | 75 | 80 | +6.7% | | |
| \$200,001 to \$300,000 | 81 | 144 | +77.8% | 138 | 144 | +4.3% | | |
| \$300,001 to \$400,000 | 51 | 90 | +76.5% | 80 | 90 | +12.5% | | |
| \$400,001 to \$500,000 | 21 | 52 | +147.6% | 56 | 52 | -7.1% | | |
| \$500,001 to \$600,000 | 17 | 22 | +29.4% | 24 | 22 | -8.3% | | |
| \$600,001 to \$700,000 | 6 | 15 | +150.0% | 10 | 15 | +50.0% | | |
| \$700,001 and Above | 29 | 32 | +10.3% | 30 | 32 | +6.7% | | |
| All Price Ranges | 247 | 435 | +76.1% | 413 | 435 | +5.3% | 1,138 | 1,186 |

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.