

# Charlotte Region Housing Supply Overview



## February 2025

U.S. sales of new single-family homes dropped 10.5% month-over-month and 1.1% year-over-year to a seasonally adjusted annual rate of 657,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales to come in at 680,000 units for the month. Sales decreased 20% in the Northeast, 16.7% in the Midwest, and 14.8% in the South, but increased 7.7% in the West. For the 12-month period spanning March 2024 through February 2025, Pending Sales in the Charlotte region were up 1.3 percent overall. The price range with the largest gain in sales was the \$500,001 and Above range, where they increased 12.8 percent.

The overall Median Sales Price was up 3.4 percent to \$392,935. The property type with the largest price gain was the Condominium segment, where prices increased 5.9 percent to \$315,000. The price range that tended to sell the quickest was the \$200,000 and Below range at 40 days; the price range that tended to sell the slowest was the \$200,001 to \$300,000 range at 41 days.

Market-wide, inventory levels were up 35.9 percent. The property type that gained the most inventory was the Townhome segment, where it increased 80.6 percent. That amounts to 2.3 months supply for Single-Family homes, 2.9 months supply for Townhomes and 3.1 months supply for Condos.

## Quick Facts

<b>+ 12.8%</b>	<b>+ 4.8%</b>	<b>+ 2.2%</b>
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
<b>\$500,001 and Above</b>	<b>4 Bedrooms or More</b>	<b>Single-Family</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>

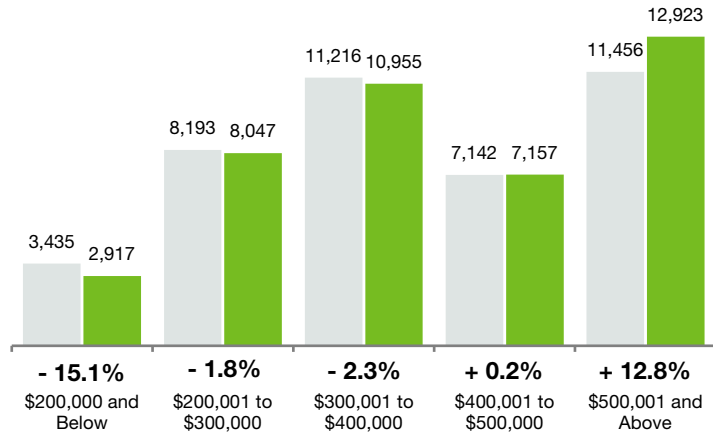


# Pending Sales

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

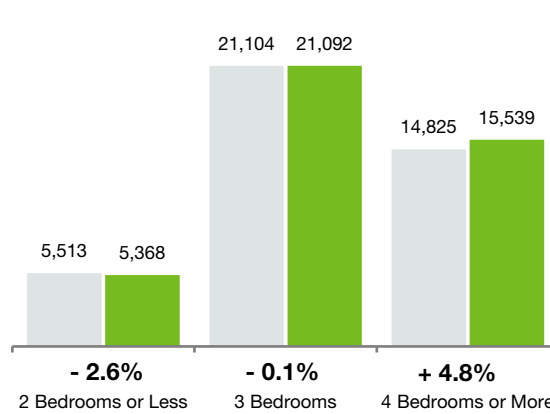
## By Price Range

■ 2-2024 ■ 2-2025



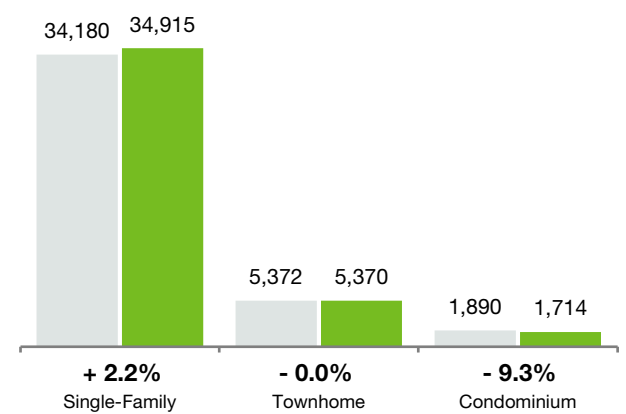
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$200,000 and Below	3,435	2,917	-15.1%	2,987	2,509	-16.0%	103	124	+20.4%	345	284	-17.7%
\$200,001 to \$300,000	8,193	8,047	-1.8%	6,480	6,279	-3.1%	1,107	1,241	+12.1%	606	527	-13.0%
\$300,001 to \$400,000	11,216	10,955	-2.3%	8,523	8,452	-0.8%	2,261	2,089	-7.6%	432	414	-4.2%
\$400,001 to \$500,000	7,142	7,157	+0.2%	5,883	5,887	+0.1%	1,066	1,075	+0.8%	193	195	+1.0%
\$500,001 and Above	11,456	12,923	+12.8%	10,307	11,788	+14.4%	835	841	+0.7%	314	294	-6.4%
<b>All Price Ranges</b>	<b>41,442</b>	<b>41,999</b>	<b>+1.3%</b>	<b>34,180</b>	<b>34,915</b>	<b>+2.2%</b>	<b>5,372</b>	<b>5,370</b>	<b>-0.0%</b>	<b>1,890</b>	<b>1,714</b>	<b>-9.3%</b>

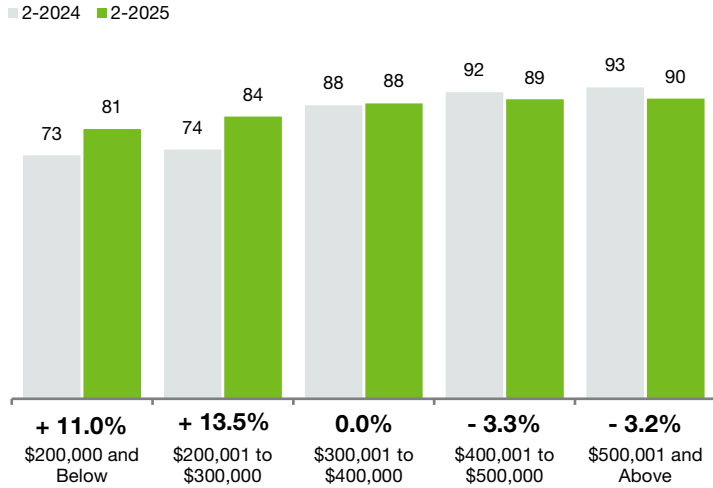
  

	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	5,513	5,368	-2.6%	2,997	2,999	+0.1%	1,076	1,058	-1.7%	1,440	1,311	-9.0%
3 Bedrooms	21,104	21,092	-0.1%	17,078	17,070	-0.0%	3,635	3,663	+0.8%	391	359	-8.2%
4 Bedrooms or More	14,825	15,539	+4.8%	14,105	14,846	+5.3%	661	649	-1.8%	59	44	-25.4%
<b>All Bedroom Counts</b>	<b>41,442</b>	<b>41,999</b>	<b>+1.3%</b>	<b>34,180</b>	<b>34,915</b>	<b>+2.2%</b>	<b>5,372</b>	<b>5,370</b>	<b>-0.0%</b>	<b>1,890</b>	<b>1,714</b>	<b>-9.3%</b>

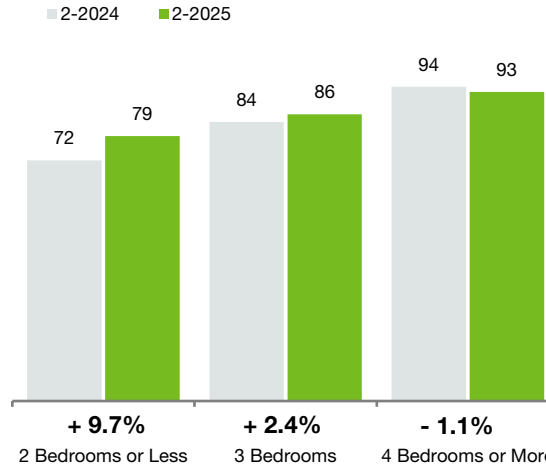
# List to Close

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

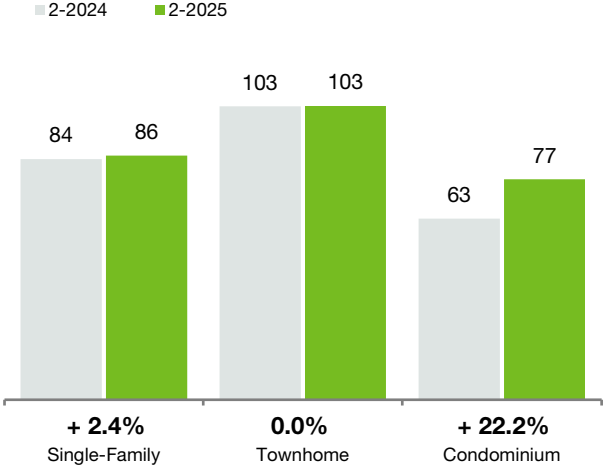
## By Price Range



## By Bedroom Count



## By Property Type



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$200,000 and Below	73	81	+ 11.0%	73	81	+ 11.0%	62	76	+ 22.6%	72	75	+ 4.2%
\$200,001 to \$300,000	74	84	+ 13.5%	77	84	+ 9.1%	66	88	+ 33.3%	58	77	+ 32.8%
\$300,001 to \$400,000	88	88	0.0%	84	87	+ 3.6%	106	98	- 7.5%	59	70	+ 18.6%
\$400,001 to \$500,000	92	89	- 3.3%	88	86	- 2.3%	119	115	- 3.4%	55	61	+ 10.9%
\$500,001 and Above	93	90	- 3.2%	90	87	- 3.3%	133	127	- 4.5%	76	98	+ 28.9%
<b>All Price Ranges</b>	<b>86</b>	<b>88</b>	<b>+ 2.3%</b>	<b>84</b>	<b>86</b>	<b>+ 2.4%</b>	<b>103</b>	<b>103</b>	<b>0.0%</b>	<b>63</b>	<b>77</b>	<b>+ 22.2%</b>

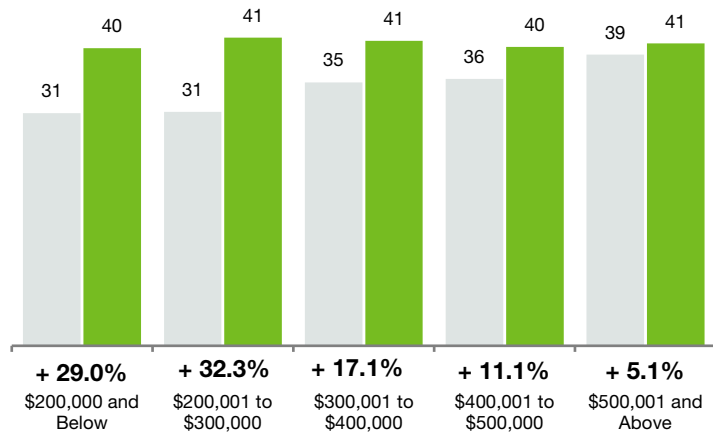
	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	72	79	+ 9.7%	78	83	+ 6.4%	69	78	+ 13.0%	61	73	+ 19.7%
3 Bedrooms	84	86	+ 2.4%	79	82	+ 3.8%	108	106	- 1.9%	68	91	+ 33.8%
4 Bedrooms or More	94	93	- 1.1%	93	91	- 2.2%	130	130	0.0%	101	84	- 16.8%
<b>All Bedroom Counts</b>	<b>86</b>	<b>88</b>	<b>+ 2.3%</b>	<b>84</b>	<b>86</b>	<b>+ 2.4%</b>	<b>103</b>	<b>103</b>	<b>0.0%</b>	<b>63</b>	<b>77</b>	<b>+ 22.2%</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.**

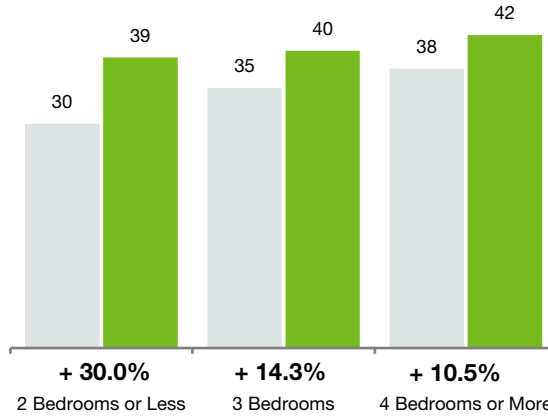
## By Price Range

■ 2-2024 ■ 2-2025



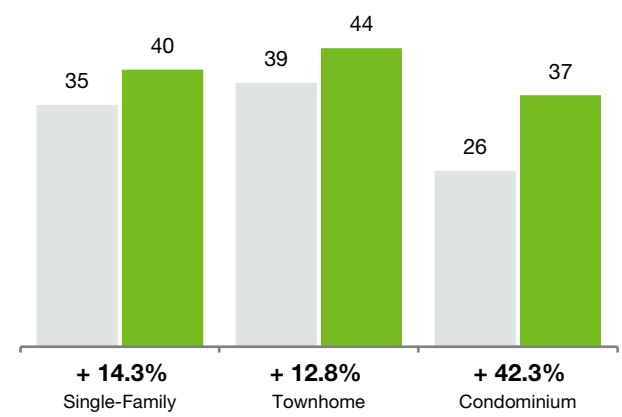
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



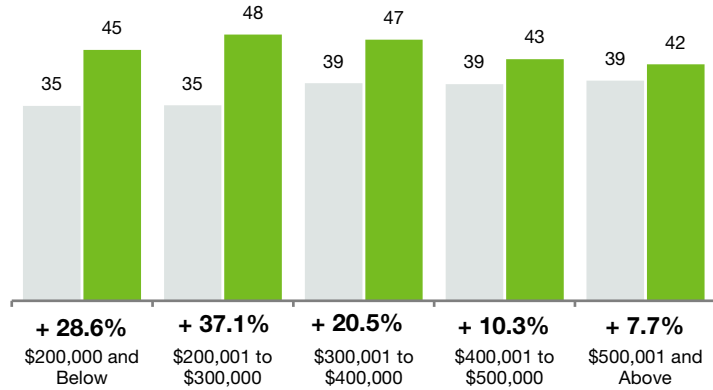
	All Properties			Single-Family			Townhome			Condominium		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$200,000 and Below	31	40	+ 29.0%	32	41	+ 28.1%	24	35	+ 45.8%	28	37	+ 32.1%
\$200,001 to \$300,000	31	41	+ 32.3%	34	42	+ 23.5%	24	38	+ 58.3%	21	39	+ 85.7%
\$300,001 to \$400,000	35	41	+ 17.1%	35	41	+ 17.1%	38	41	+ 7.9%	25	34	+ 36.0%
\$400,001 to \$500,000	36	40	+ 11.1%	36	39	+ 8.3%	41	47	+ 14.6%	21	26	+ 23.8%
\$500,001 and Above	39	41	+ 5.1%	38	39	+ 2.6%	60	56	- 6.7%	37	42	+ 13.5%
<b>All Price Ranges</b>	<b>35</b>	<b>41</b>	<b>+ 17.1%</b>	<b>35</b>	<b>40</b>	<b>+ 14.3%</b>	<b>39</b>	<b>44</b>	<b>+ 12.8%</b>	<b>26</b>	<b>37</b>	<b>+ 42.3%</b>
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	30	39	+ 30.0%	35	41	+ 17.1%	25	37	+ 48.0%	24	36	+ 50.0%
3 Bedrooms	35	40	+ 14.3%	34	39	+ 14.7%	40	45	+ 12.5%	29	39	+ 34.5%
4 Bedrooms or More	38	42	+ 10.5%	37	42	+ 13.5%	51	50	- 2.0%	46	34	- 26.1%
<b>All Bedroom Counts</b>	<b>35</b>	<b>41</b>	<b>+ 17.1%</b>	<b>35</b>	<b>40</b>	<b>+ 14.3%</b>	<b>39</b>	<b>44</b>	<b>+ 12.8%</b>	<b>26</b>	<b>37</b>	<b>+ 42.3%</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.

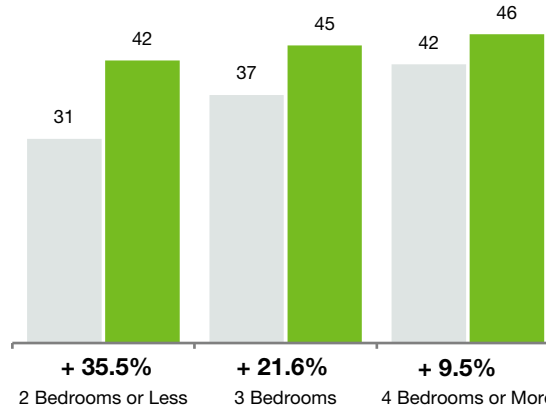
## By Price Range

■ 2-2024 ■ 2-2025



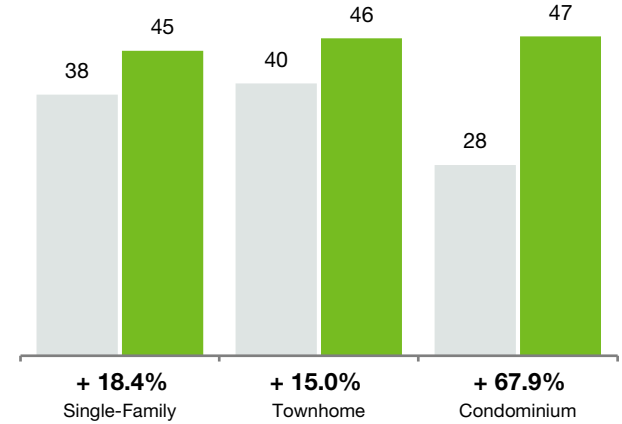
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



### All Properties

#### By Price Range

	2-2024	2-2025	Change
\$200,000 and Below	35	45	+ 28.6%
\$200,001 to \$300,000	35	48	+ 37.1%
\$300,001 to \$400,000	39	47	+ 20.5%
\$400,001 to \$500,000	39	43	+ 10.3%
\$500,001 and Above	39	42	+ 7.7%
<b>All Price Ranges</b>	<b>38</b>	<b>45</b>	<b>+ 18.4%</b>

### Single-Family

	2-2024	2-2025	Change
2 Bedrooms or Less	36	46	+ 27.8%
3 Bedrooms	38	49	+ 28.9%
4 Bedrooms or More	39	48	+ 23.1%
Single-Family	39	43	+ 10.3%
Single-Family	38	40	+ 5.3%
<b>All Single-Family</b>	<b>38</b>	<b>45</b>	<b>+ 18.4%</b>

### Townhome

	2-2024	2-2025	Change
Single-Family	24	38	+ 58.3%
Townhome	26	43	+ 65.4%
Townhome	39	48	+ 23.1%
Townhome	40	43	+ 7.5%
Townhome	41	48	+ 17.1%
Townhome	59	59	0.0%
<b>All Townhome</b>	<b>40</b>	<b>46</b>	<b>+ 15.0%</b>

### Condominium

	2-2024	2-2025	Change
Single-Family	31	42	+ 35.5%
Townhome	23	46	+ 100.0%
Townhome	24	40	+ 66.7%
Townhome	23	31	+ 34.8%
Townhome	43	70	+ 62.8%
<b>All Condominium</b>	<b>28</b>	<b>47</b>	<b>+ 67.9%</b>

#### By Bedroom Count

	2-2024	2-2025	Change
2 Bedrooms or Less	31	42	+ 35.5%
3 Bedrooms	37	45	+ 21.6%
4 Bedrooms or More	42	46	+ 9.5%
<b>All Bedroom Counts</b>	<b>38</b>	<b>45</b>	<b>+ 18.4%</b>

	2-2024	2-2025	Change
2 Bedrooms or Less	35	43	+ 22.9%
3 Bedrooms	36	44	+ 22.2%
4 Bedrooms or More	41	46	+ 12.2%
<b>All Single-Family</b>	<b>38</b>	<b>45</b>	<b>+ 18.4%</b>

	2-2024	2-2025	Change
Single-Family	25	40	+ 60.0%
Townhome	41	48	+ 17.1%
Townhome	57	51	- 10.5%
<b>All Townhome</b>	<b>40</b>	<b>46</b>	<b>+ 15.0%</b>

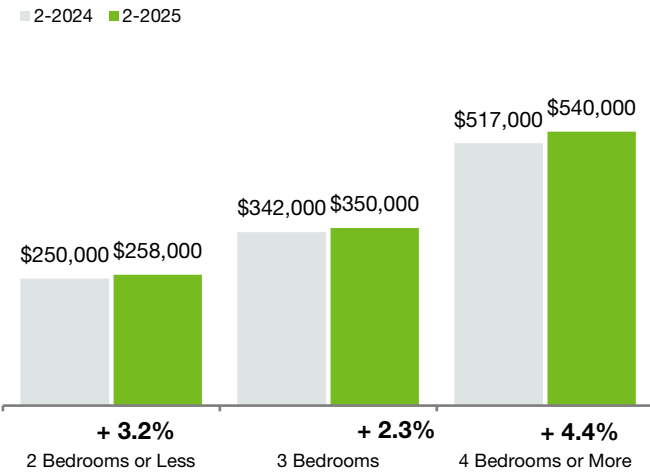
	2-2024	2-2025	Change
Single-Family	26	43	+ 65.4%
Townhome	31	57	+ 83.9%
Townhome	53	57	+ 7.5%
<b>All Condominium</b>	<b>28</b>	<b>47</b>	<b>+ 67.9%</b>

# Median Sales Price

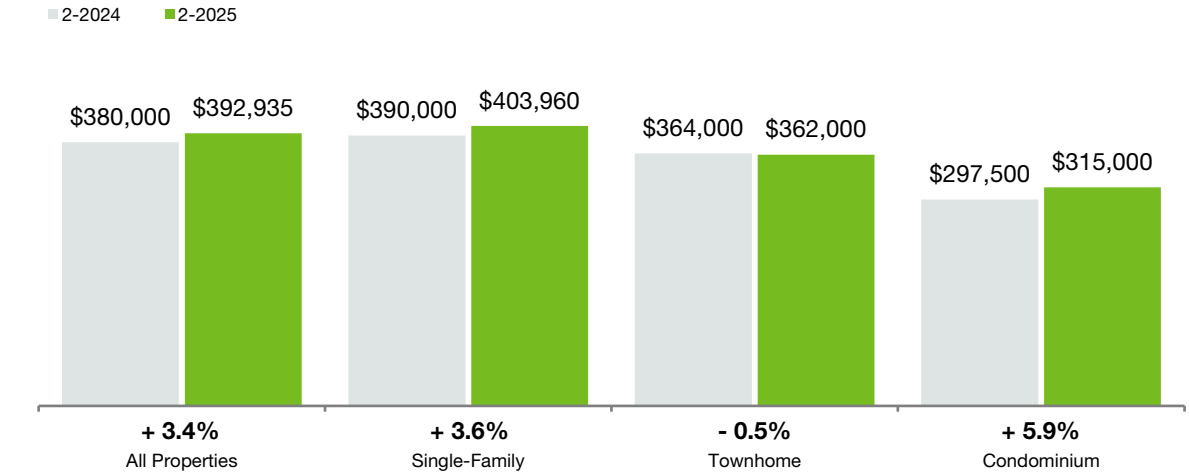


Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.

## By Bedroom Count



## By Property Type



By Bedroom Count	All Properties			Single-Family			Townhome			Condominium		
	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	\$250,000	\$258,000	+ 3.2%	\$210,000	\$225,000	+ 7.1%	\$287,000	\$290,000	+ 1.0%	\$282,500	\$291,750	+ 3.3%
3 Bedrooms	\$342,000	\$350,000	+ 2.3%	\$334,000	\$342,300	+ 2.5%	\$365,000	\$367,480	+ 0.7%	\$390,000	\$442,500	+ 13.5%
4 Bedrooms or More	\$517,000	\$540,000	+ 4.4%	\$521,941	\$547,000	+ 4.8%	\$444,000	\$452,500	+ 1.9%	\$701,000	\$802,500	+ 14.5%
<b>All Bedroom Counts</b>	<b>\$380,000</b>	<b>\$392,935</b>	<b>+ 3.4%</b>	<b>\$390,000</b>	<b>\$403,960</b>	<b>+ 3.6%</b>	<b>\$364,000</b>	<b>\$362,000</b>	<b>- 0.5%</b>	<b>\$297,500</b>	<b>\$315,000</b>	<b>+ 5.9%</b>

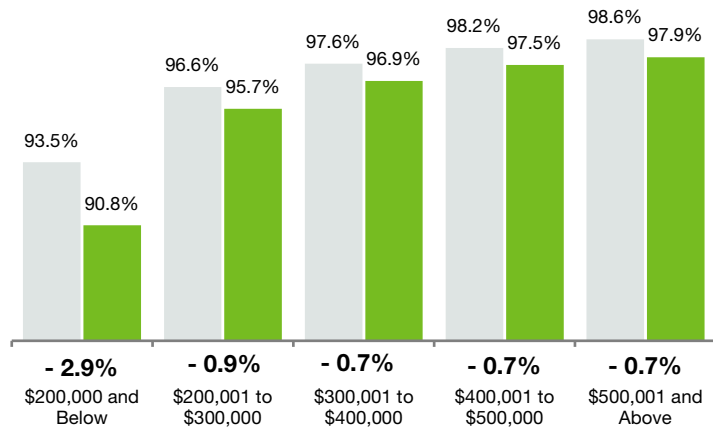
# Percent of Original List Price Received



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.**

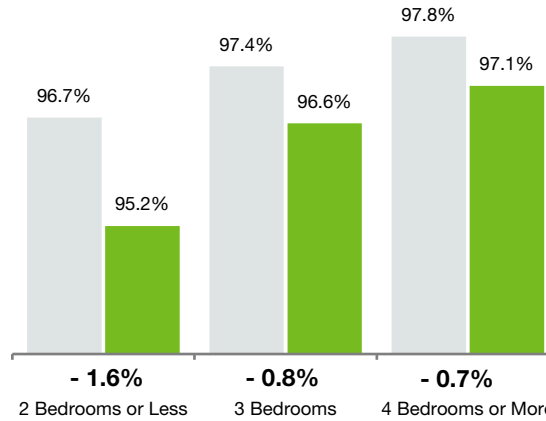
## By Price Range

■ 2-2024 ■ 2-2025



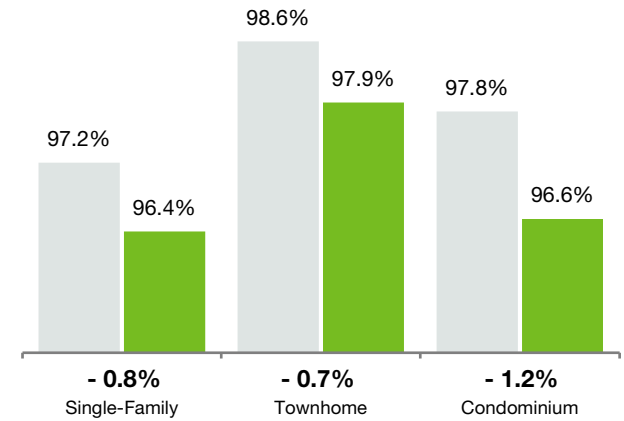
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$200,000 and Below	93.5%	90.8%	-2.9%	93.0%	90.2%	-3.0%	97.0%	95.5%	-1.5%	96.1%	93.8%	-2.4%
\$200,001 to \$300,000	96.6%	95.7%	-0.9%	96.3%	95.4%	-0.9%	98.0%	97.2%	-0.8%	97.8%	96.3%	-1.5%
\$300,001 to \$400,000	97.6%	96.9%	-0.7%	97.3%	96.5%	-0.8%	98.6%	98.0%	-0.6%	98.4%	97.5%	-0.9%
\$400,001 to \$500,000	98.2%	97.5%	-0.7%	98.0%	97.3%	-0.7%	99.6%	98.6%	-1.0%	99.7%	97.7%	-2.0%
\$500,001 and Above	98.6%	97.9%	-0.7%	98.6%	97.8%	-0.8%	98.7%	98.3%	-0.4%	98.0%	97.7%	-0.3%
<b>All Price Ranges</b>	<b>97.4%</b>	<b>96.6%</b>	<b>-0.8%</b>	<b>97.2%</b>	<b>96.4%</b>	<b>-0.8%</b>	<b>98.6%</b>	<b>97.9%</b>	<b>-0.7%</b>	<b>97.8%</b>	<b>96.6%</b>	<b>-1.2%</b>
By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	96.7%	95.2%	-1.6%	95.3%	93.9%	-1.5%	98.8%	97.4%	-1.4%	98.0%	96.3%	-1.7%
3 Bedrooms	97.4%	96.6%	-0.8%	97.1%	96.3%	-0.8%	98.6%	97.9%	-0.7%	97.5%	97.3%	-0.2%
4 Bedrooms or More	97.8%	97.1%	-0.7%	97.8%	97.0%	-0.8%	98.3%	98.7%	+0.4%	96.7%	98.7%	+2.1%
<b>All Bedroom Counts</b>	<b>97.4%</b>	<b>96.6%</b>	<b>-0.8%</b>	<b>97.2%</b>	<b>96.4%</b>	<b>-0.8%</b>	<b>98.6%</b>	<b>97.9%</b>	<b>-0.7%</b>	<b>97.8%</b>	<b>96.6%</b>	<b>-1.2%</b>

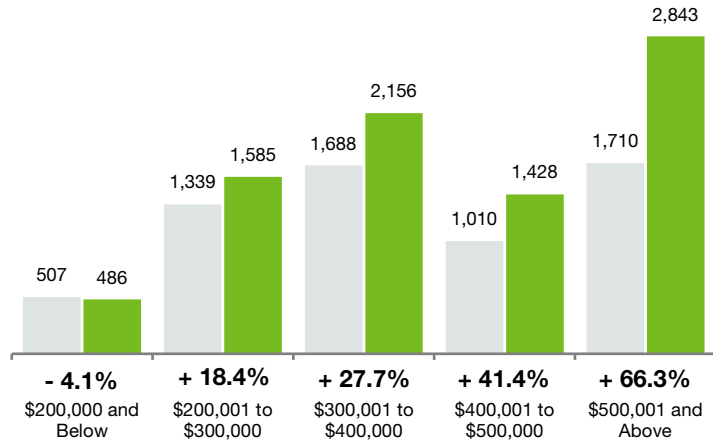
# Inventory of Homes for Sale



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

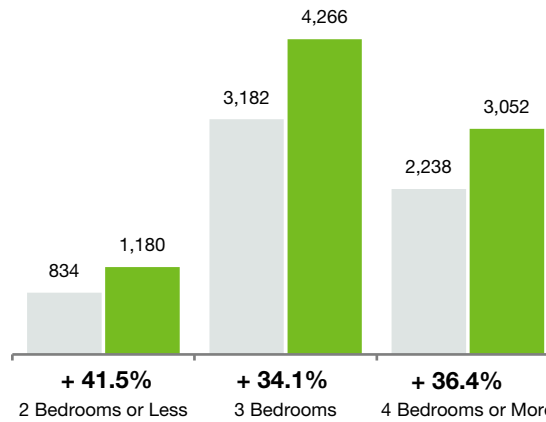
## By Price Range

■ 2-2024 ■ 2-2025



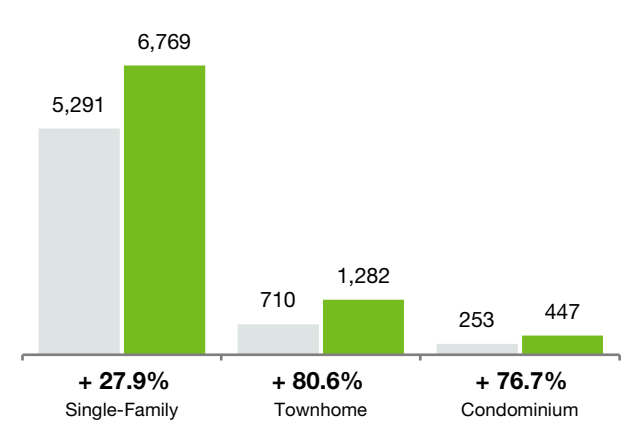
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$200,000 and Below	507	486	- 4.1%	449	388	- 13.6%	11	17	+ 54.5%	47	81	+ 72.3%
\$200,001 to \$300,000	1,339	1,585	+ 18.4%	1,130	1,186	+ 5.0%	127	255	+ 100.8%	82	144	+ 75.6%
\$300,001 to \$400,000	1,688	2,156	+ 27.7%	1,360	1,596	+ 17.4%	276	468	+ 69.6%	52	92	+ 76.9%
\$400,001 to \$500,000	1,010	1,428	+ 41.4%	831	1,089	+ 31.0%	156	288	+ 84.6%	23	51	+ 121.7%
\$500,001 and Above	1,710	2,843	+ 66.3%	1,521	2,510	+ 65.0%	140	254	+ 81.4%	49	79	+ 61.2%
<b>All Price Ranges</b>	<b>6,254</b>	<b>8,498</b>	<b>+ 35.9%</b>	<b>5,291</b>	<b>6,769</b>	<b>+ 27.9%</b>	<b>710</b>	<b>1,282</b>	<b>+ 80.6%</b>	<b>253</b>	<b>447</b>	<b>+ 76.7%</b>

By Bedroom Count	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
2 Bedrooms or Less	834	1,180	+ 41.5%	538	605	+ 12.5%	106	238	+ 124.5%	190	337	+ 77.4%
3 Bedrooms	3,182	4,266	+ 34.1%	2,643	3,309	+ 25.2%	483	864	+ 78.9%	56	93	+ 66.1%
4 Bedrooms or More	2,238	3,052	+ 36.4%	2,110	2,855	+ 35.3%	121	180	+ 48.8%	7	17	+ 142.9%
<b>All Bedroom Counts</b>	<b>6,254</b>	<b>8,498</b>	<b>+ 35.9%</b>	<b>5,291</b>	<b>6,769</b>	<b>+ 27.9%</b>	<b>710</b>	<b>1,282</b>	<b>+ 80.6%</b>	<b>253</b>	<b>447</b>	<b>+ 76.7%</b>



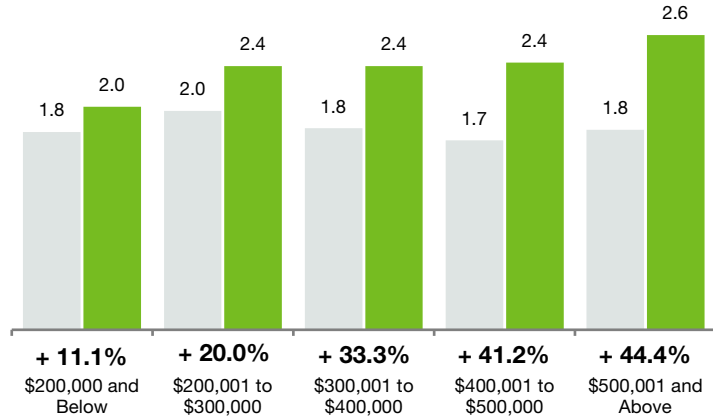
# Months Supply of Homes for Sale



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.

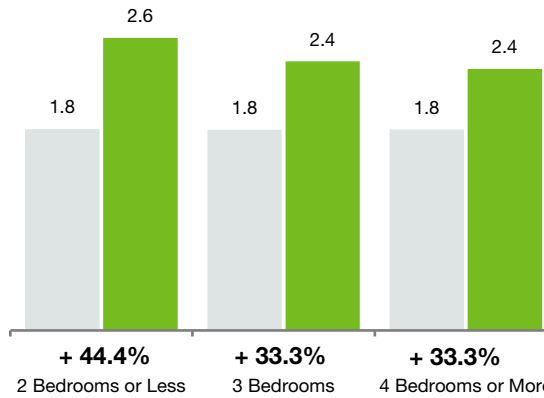
## By Price Range

■ 2-2024 ■ 2-2025



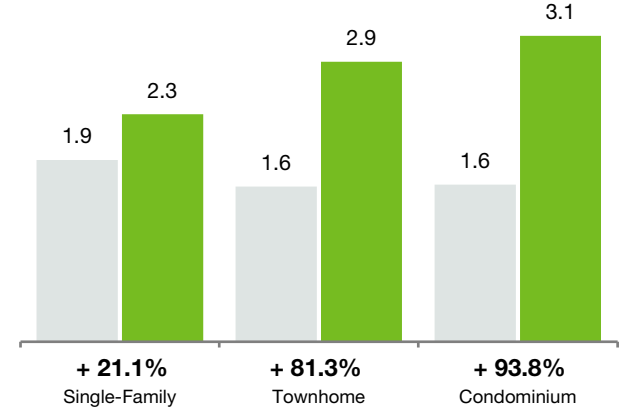
## By Bedroom Count

■ 2-2024 ■ 2-2025



## By Property Type

■ 2-2024 ■ 2-2025



### All Properties

#### By Price Range

	2-2024	2-2025	Change
\$200,000 and Below	1.8	2.0	+ 11.1%
\$200,001 to \$300,000	2.0	2.4	+ 20.0%
\$300,001 to \$400,000	1.8	2.4	+ 33.3%
\$400,001 to \$500,000	1.7	2.4	+ 41.2%
\$500,001 and Above	1.8	2.6	+ 44.4%
<b>All Price Ranges</b>	<b>1.8</b>	<b>2.4</b>	<b>+ 33.3%</b>

### Single-Family

	2-2024	2-2025	Change
2-2024	1.8	1.9	+ 5.6%
2-2025	2.1	2.3	+ 9.5%
2-2024	1.9	2.3	+ 21.1%
2-2025	1.7	2.2	+ 29.4%
2-2024	1.8	2.6	+ 44.4%
<b>All Price Ranges</b>	<b>1.9</b>	<b>2.3</b>	<b>+ 21.1%</b>

### Townhome

	2-2024	2-2025	Change
2-2024	1.3	1.6	+ 23.1%
2-2025	1.4	2.5	+ 78.6%
2-2024	1.5	2.7	+ 80.0%
2-2025	1.8	3.2	+ 77.8%
2-2024	2.0	3.6	+ 80.0%
<b>All Price Ranges</b>	<b>1.6</b>	<b>2.9</b>	<b>+ 81.3%</b>

### Condominium

	2-2024	2-2025	Change
2-2024	1.6	3.4	+ 112.5%
2-2025	1.6	3.3	+ 106.3%
2-2024	1.4	2.7	+ 92.9%
2-2025	1.4	3.1	+ 121.4%
2-2024	1.9	3.2	+ 68.4%
<b>All Price Ranges</b>	<b>1.6</b>	<b>3.1</b>	<b>+ 93.8%</b>

#### By Bedroom Count

	2-2024	2-2025	Change
2 Bedrooms or Less	1.8	2.6	+ 44.4%
3 Bedrooms	1.8	2.4	+ 33.3%
4 Bedrooms or More	1.8	2.4	+ 33.3%
<b>All Bedroom Counts</b>	<b>1.8</b>	<b>2.4</b>	<b>+ 33.3%</b>

	2-2024	2-2025	Change
2-2024	2.2	2.4	+ 9.1%
2-2025	1.9	2.3	+ 21.1%
2-2024	1.8	2.3	+ 27.8%
<b>All Bedroom Counts</b>	<b>1.9</b>	<b>2.3</b>	<b>+ 21.1%</b>

	2-2024	2-2025	Change
2-2024	1.2	2.7	+ 125.0%
2-2025	1.6	2.8	+ 75.0%
2-2024	1.8	3.3	+ 50.0%
<b>All Bedroom Counts</b>	<b>1.6</b>	<b>2.9</b>	<b>+ 81.3%</b>

	2-2024	2-2025	Change
2-2024	1.6	3.1	+ 93.8%
2-2025	1.7	3.1	+ 82.4%
2-2024	1.4	4.6	+ 228.6%
<b>All Bedroom Counts</b>	<b>1.6</b>	<b>3.1</b>	<b>+ 93.8%</b>

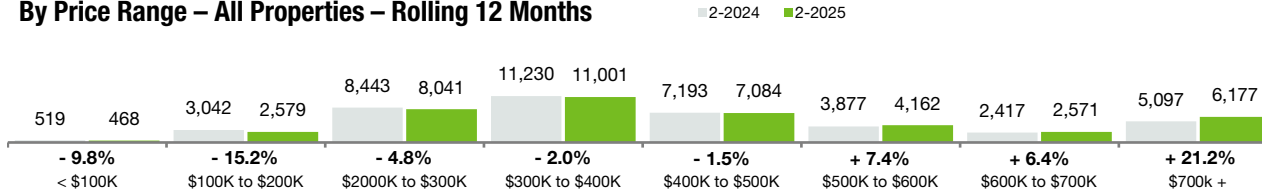
# Additional Price Ranges

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.

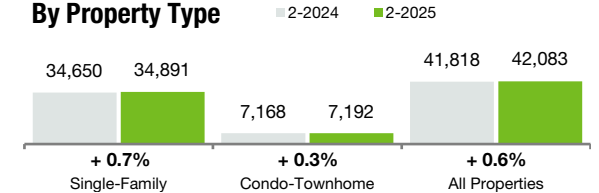
## Closed Sales

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		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$100,000 & Below	502	460	-8.4%	17	8	-52.9%
\$100,001 to \$200,000	2,590	2,150	-17.0%	452	429	-5.1%
\$200,001 to \$300,000	6,746	6,325	-6.2%	1,697	1,716	+1.1%
\$300,001 to \$400,000	8,520	8,419	-1.2%	2,710	2,582	-4.7%
\$400,001 to \$500,000	5,975	5,809	-2.8%	1,218	1,275	+4.7%
\$500,001 to \$600,000	3,398	3,671	+8.0%	479	491	+2.5%
\$600,001 to \$700,000	2,147	2,336	+8.8%	270	235	-13.0%
\$700,001 and Above	4,772	5,721	+19.9%	325	456	+40.3%
<b>All Price Ranges</b>	<b>34,650</b>	<b>34,891</b>	<b>+0.7%</b>	<b>7,168</b>	<b>7,192</b>	<b>+0.3%</b>

#### Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$100,000 & Below	22	39	+77.3%	2	0	-100.0%
\$100,001 to \$200,000	167	137	-18.0%	23	34	+47.8%
\$200,001 to \$300,000	413	433	+4.8%	127	139	+9.4%
\$300,001 to \$400,000	508	517	+1.8%	147	153	+4.1%
\$400,001 to \$500,000	338	390	+15.4%	70	67	-4.3%
\$500,001 to \$600,000	224	227	+1.3%	30	35	+16.7%
\$600,001 to \$700,000	142	154	+8.5%	12	13	+8.3%
\$700,001 and Above	313	333	+6.4%	30	36	+20.0%
<b>All Price Ranges</b>	<b>2,127</b>	<b>2,230</b>	<b>+4.8%</b>	<b>441</b>	<b>477</b>	<b>+8.2%</b>

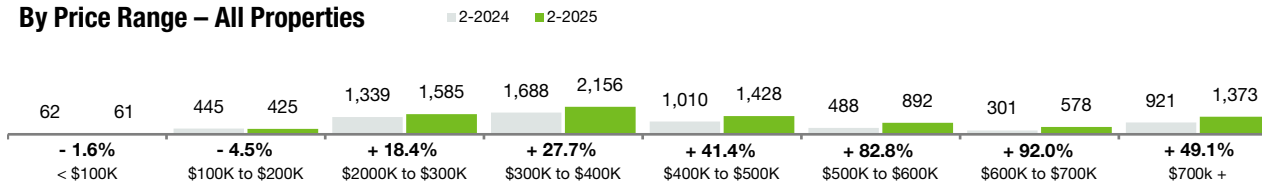
#### Year to Date

By Price Range	Single-Family			Condo-Townhome		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$100,000 & Below	56	61	+8.9%	0	2	--
\$100,001 to \$200,000	332	304	-8.4%	60	57	-5.0%
\$200,001 to \$300,000	842	846	+0.5%	234	266	+13.7%
\$300,001 to \$400,000	1,095	1,025	-6.4%	347	300	-13.5%
\$400,001 to \$500,000	747	728	-2.5%	165	137	-17.0%
\$500,001 to \$600,000	425	451	+6.1%	73	65	-11.0%
\$600,001 to \$700,000	250	296	+18.4%	34	25	-26.5%
\$700,001 and Above	575	646	+12.3%	46	66	+43.5%
<b>All Price Ranges</b>	<b>4,322</b>	<b>4,357</b>	<b>+0.8%</b>	<b>959</b>	<b>918</b>	<b>-4.3%</b>

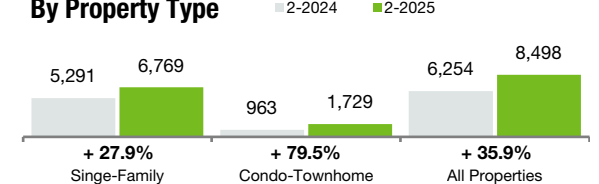
## Inventory of Homes for Sale

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		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$100,000 & Below	60	60	0.0%	2	1	-50.0%
\$100,001 to \$200,000	389	328	-15.7%	56	97	+73.2%
\$200,001 to \$300,000	1,130	1,186	+5.0%	209	399	+90.9%
\$300,001 to \$400,000	1,360	1,596	+17.4%	328	560	+70.7%
\$400,001 to \$500,000	831	1,089	+31.0%	179	339	+89.4%
\$500,001 to \$600,000	407	730	+79.4%	81	162	+100.0%
\$600,001 to \$700,000	267	522	+95.5%	34	56	+64.7%
\$700,001 and Above	847	1,258	+48.5%	74	115	+55.4%
<b>All Price Ranges</b>	<b>5,291</b>	<b>6,769</b>	<b>+27.9%</b>	<b>963</b>	<b>1,729</b>	<b>+79.5%</b>

#### Compared to Prior Month

By Price Range	Single-Family			Condo-Townhome		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$100,000 & Below	64	60	-6.3%	0	1	--
\$100,001 to \$200,000	377	328	-13.0%	111	97	-12.6%
\$200,001 to \$300,000	1,219	1,186	-2.7%	415	399	-3.9%
\$300,001 to \$400,000	1,682	1,596	-5.1%	506	560	+10.7%
\$400,001 to \$500,000	1,081	1,089	+0.7%	315	339	+7.6%
\$500,001 to \$600,000	741	730	-1.5%	167	162	-3.0%
\$600,001 to \$700,000	484	522	+7.9%	49	56	+14.3%
\$700,001 and Above	1,184	1,258	+6.3%	108	115	+6.5%
<b>All Price Ranges</b>	<b>6,832</b>	<b>6,769</b>	<b>-0.9%</b>	<b>1,671</b>	<b>1,729</b>	<b>+3.5%</b>

#### Year to Date

Single-Family	Condo-Townhome
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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.

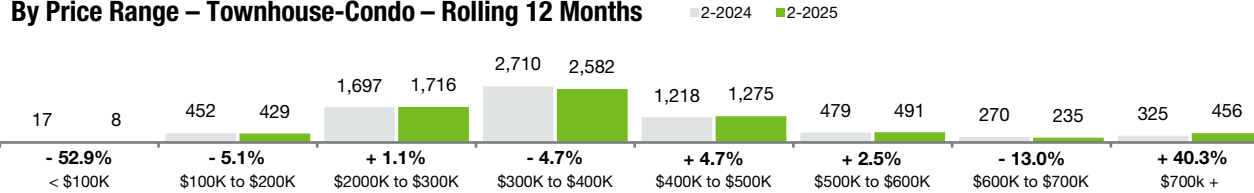
# Additional Price Ranges

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.

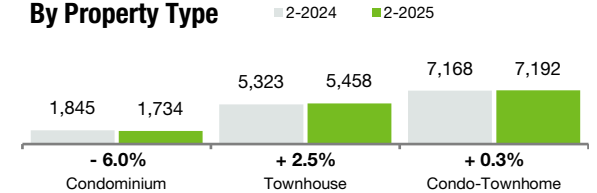
## Closed Sales

Actual sales that have closed in a given month.

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



### By Property Type

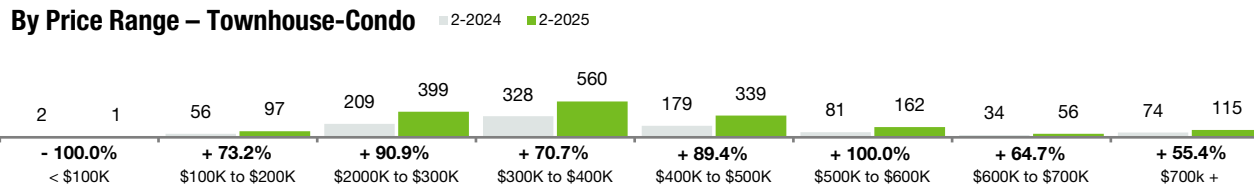


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	2-2024	2-2025	Change	2-2024	2-2025	Change	2-2024	2-2025	Change
\$100,000 & Below	17	7	-58.8%	0	1	--	0	1	--
\$100,001 to \$200,000	350	294	-16.0%	102	135	+32.4%	43	41	-4.7%
\$200,001 to \$300,000	590	511	-13.4%	1,107	1,205	+8.9%	84	67	-20.2%
\$300,001 to \$400,000	422	406	-3.8%	2,288	2,176	-4.9%	59	46	-22.0%
\$400,001 to \$500,000	191	190	-0.5%	1,027	1,085	+5.6%	25	17	-32.0%
\$500,001 to \$600,000	101	115	+13.9%	378	376	-0.5%	16	14	-12.5%
\$600,001 to \$700,000	61	54	-11.5%	209	181	-13.4%	9	5	-44.4%
\$700,001 and Above	113	157	+38.9%	212	299	+41.0%	15	23	+53.3%
<b>All Price Ranges</b>	<b>1,845</b>	<b>1,734</b>	<b>-6.0%</b>	<b>5,323</b>	<b>5,458</b>	<b>+2.5%</b>	<b>92</b>	<b>122</b>	<b>+32.6%</b>

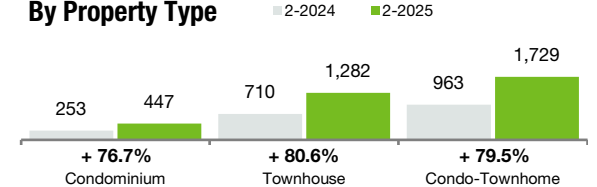
## Inventory of Homes for Sale

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 – Townhouse-Condo



### By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date	
	2-2024	2-2025	Change	2-2024	2-2025	Change	Condominium	Townhouse
\$100,000 & Below	1	0	-100.0%	1	1	0.0%		
\$100,001 to \$200,000	46	81	+76.1%	10	16	+60.0%		
\$200,001 to \$300,000	82	144	+75.6%	127	255	+100.8%		
\$300,001 to \$400,000	52	92	+76.9%	276	468	+69.6%		
\$400,001 to \$500,000	23	51	+121.7%	156	288	+84.6%		
\$500,001 to \$600,000	15	20	+33.3%	66	142	+115.2%		
\$600,001 to \$700,000	9	14	+55.6%	25	42	+68.0%		
\$700,001 and Above	25	45	+80.0%	49	70	+42.9%		
<b>All Price Ranges</b>	<b>253</b>	<b>447</b>	<b>+76.7%</b>	<b>710</b>	<b>1,282</b>	<b>+80.6%</b>	<b>457</b>	<b>447</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.