

Charlotte Region Housing Supply Overview



April 2025

U.S. new-home sales jumped 7.4% month-over-month and 6.0% year-over-year to a seasonally adjusted annual rate of 724,000 units, according to the U.S. Census Bureau. The median sales price for new homes decreased 1.9% from the previous month to \$403,600, down 7.5% from one year earlier. There were 503,000 new homes available for sale heading into April, for an 8.3-month supply at the current sales pace. For the 12-month period spanning May 2024 through April 2025, Pending Sales in the Charlotte region were up 3.6 percent overall. The price range with the largest gain in sales was the \$500,001 and Above range, where they increased 13.8 percent.

The overall Median Sales Price was up 3.1 percent to \$395,000. The property type with the largest price gain was the Single-Family segment, where prices increased 3.1 percent to \$405,000. The price range that tended to sell the quickest was the \$400,001 to \$500,000 range at 42 days; the price range that tended to sell the slowest was the \$200,001 to \$300,000 range at 43 days.

Market-wide, inventory levels were up 42.2 percent. The property type that gained the most inventory was the Condominium segment, where it increased 78.6 percent. That amounts to 2.7 months supply for Single-Family homes, 3.1 months supply for Townhomes and 4.0 months supply for Condos.

Quick Facts

+ 13.8%	+ 6.1%	+ 4.5%
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.

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



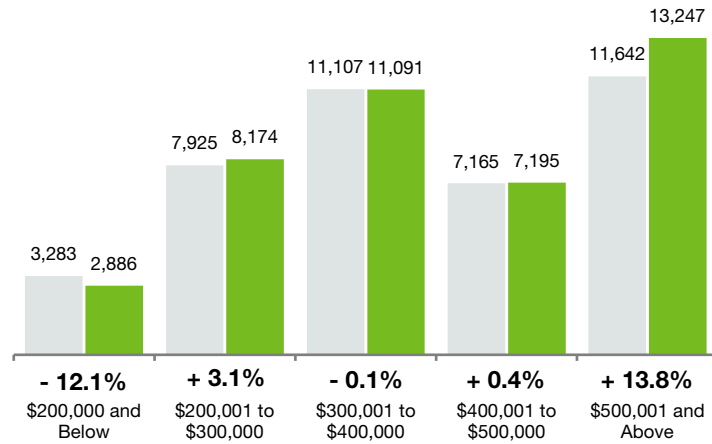
Pending Sales

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



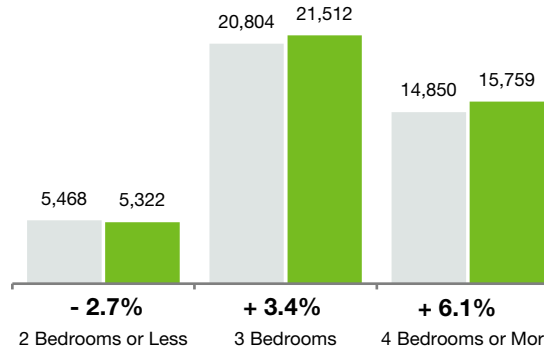
By Price Range

■ 4-2024 ■ 4-2025



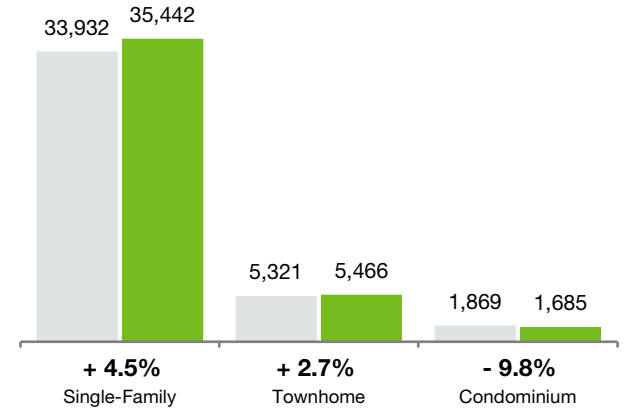
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$200,000 and Below	3,283	2,886	- 12.1%
\$200,001 to \$300,000	7,925	8,174	+ 3.1%
\$300,001 to \$400,000	11,107	11,091	- 0.1%
\$400,001 to \$500,000	7,165	7,195	+ 0.4%
\$500,001 and Above	11,642	13,247	+ 13.8%
All Price Ranges	41,122	42,593	+ 3.6%

Single-Family

4-2024	4-2025	Change
2,854	2,475	- 13.3%
6,276	6,341	+ 1.0%
8,431	8,580	+ 1.8%
5,888	5,921	+ 0.6%
10,483	12,125	+ 15.7%
33,932	35,442	+ 4.5%

Townhome

4-2024	4-2025	Change
104	125	+ 20.2%
1,054	1,329	+ 26.1%
2,241	2,107	- 6.0%
1,081	1,079	- 0.2%
841	826	- 1.8%
5,321	5,466	+ 2.7%

Condominium

4-2024	4-2025	Change
325	286	- 12.0%
595	504	- 15.3%
435	404	- 7.1%
196	195	- 0.5%
318	296	- 6.9%
1,869	1,685	- 9.8%

By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	5,468	5,322	- 2.7%
3 Bedrooms	20,804	21,512	+ 3.4%
4 Bedrooms or More	14,850	15,759	+ 6.1%
All Bedroom Counts	41,122	42,593	+ 3.6%

4-2024	4-2025	Change
2,989	2,950	- 1.3%
16,828	17,404	+ 3.4%
14,115	15,088	+ 6.9%
33,932	35,442	+ 4.5%

	4-2024	4-2025	Change
	1,049	1,084	+ 3.3%
	3,593	3,755	+ 4.5%
	679	627	- 7.7%
	5,321	5,466	+ 2.7%

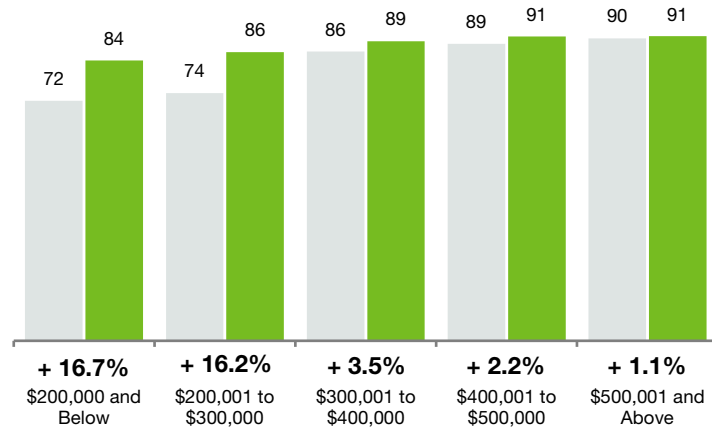
	4-2024	4-2025	Change
	1,430	1,288	- 9.9%
	383	353	- 7.8%
	56	44	- 21.4%
	1,869	1,685	- 9.8%

List to Close

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

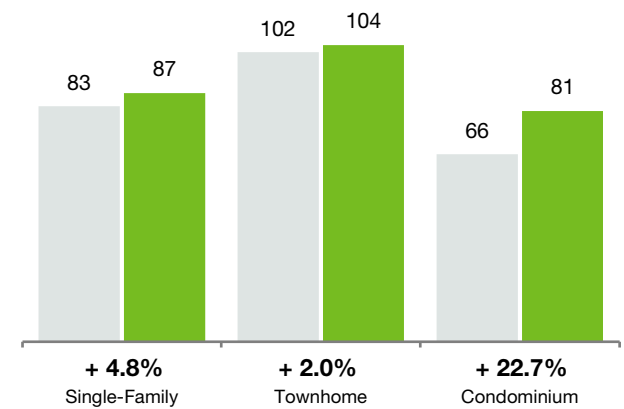
By Price Range

■ 4-2024 ■ 4-2025



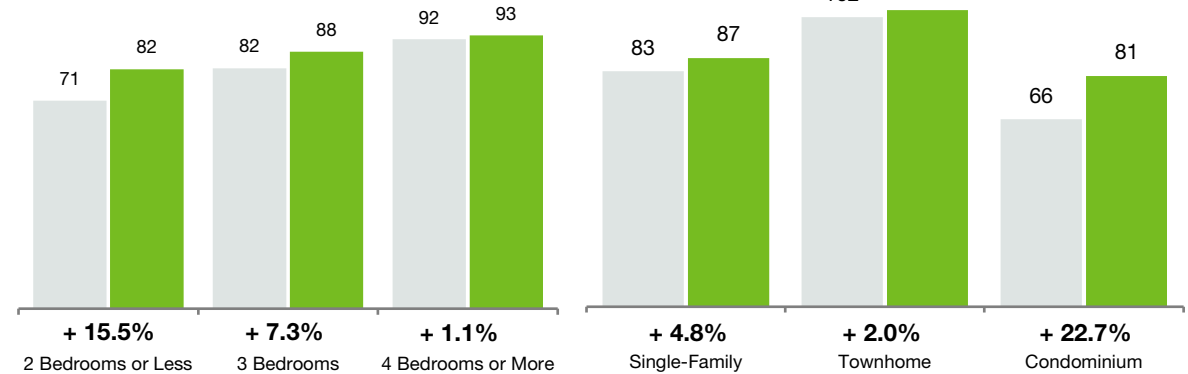
By Property Type

■ 4-2024 ■ 4-2025



By Bedroom Count

■ 4-2024 ■ 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$200,000 and Below	72	84	+ 16.7%
\$200,001 to \$300,000	74	86	+ 16.2%
\$300,001 to \$400,000	86	89	+ 3.5%
\$400,001 to \$500,000	89	91	+ 2.2%
\$500,001 and Above	90	91	+ 1.1%
All Price Ranges	84	89	+ 6.0%

Single-Family

4-2024	4-2025	Change
72	84	+ 16.7%
76	86	+ 13.2%
83	88	+ 6.0%
85	87	+ 2.4%
88	88	0.0%
83	87	+ 4.8%

Townhome

4-2024	4-2025	Change
58	79	+ 36.2%
68	91	+ 33.8%
102	99	- 2.9%
117	114	- 2.6%
129	127	- 1.6%
102	104	+ 2.0%

Condominium

4-2024	4-2025	Change
72	83	+ 15.3%
59	81	+ 37.3%
61	74	+ 21.3%
54	64	+ 18.5%
84	98	+ 16.7%
66	81	+ 22.7%

By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	71	82	+ 15.5%
3 Bedrooms	82	88	+ 7.3%
4 Bedrooms or More	92	93	+ 1.1%
All Bedroom Counts	84	89	+ 6.0%

4-2024	4-2025	Change
77	85	+ 10.4%
77	84	+ 9.1%
91	92	+ 1.1%
83	87	+ 4.8%

4-2024	4-2025	Change
68	79	+ 16.2%
107	107	0.0%
126	130	+ 3.2%
102	104	+ 2.0%

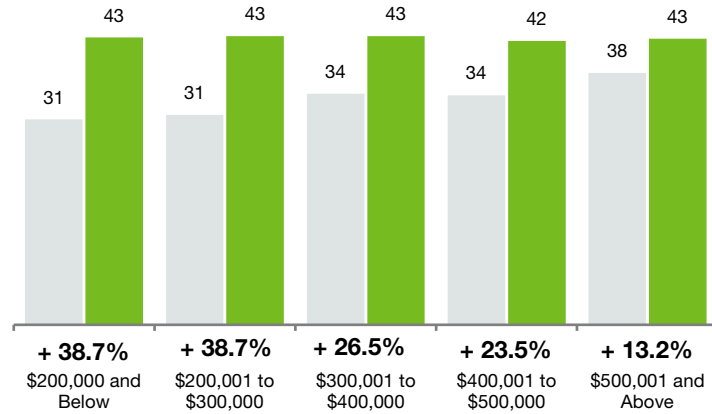
4-2024	4-2025	Change
62	78	+ 25.8%
75	93	+ 24.0%
106	84	- 20.8%
66	81	+ 22.7%

Days on Market Until Sale

Average number of days between when a property is first listed and when an offer is accepted. **Based on a rolling 12-month average.**

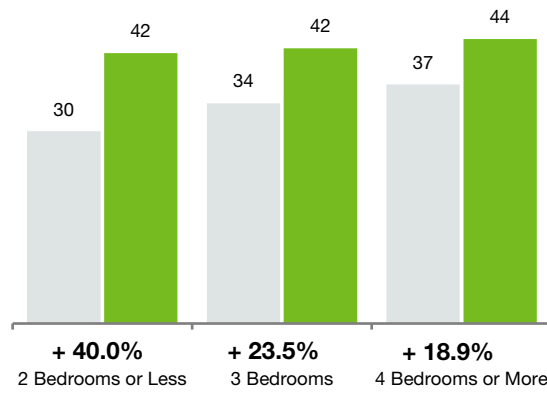
By Price Range

■ 4-2024 ■ 4-2025



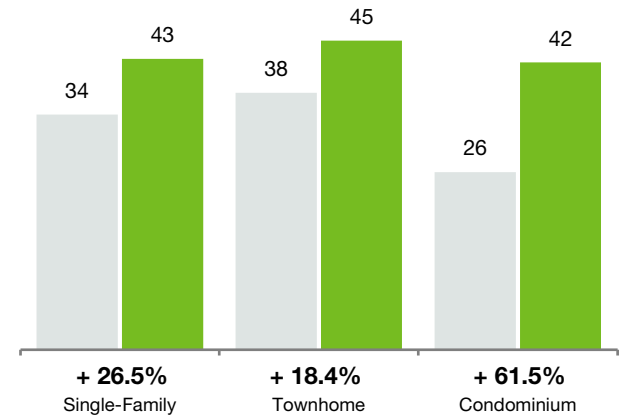
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$200,000 and Below	31	43	+ 38.7%
\$200,001 to \$300,000	31	43	+ 38.7%
\$300,001 to \$400,000	34	43	+ 26.5%
\$400,001 to \$500,000	34	42	+ 23.5%
\$500,001 and Above	38	43	+ 13.2%
All Price Ranges	34	43	+ 26.5%

Single-Family

4-2024	4-2025	Change
31	43	+ 38.7%
33	44	+ 33.3%
35	43	+ 22.9%
34	42	+ 23.5%
36	42	+ 16.7%
34	43	+ 26.5%

Townhome

4-2024	4-2025	Change
22	36	+ 63.6%
25	41	+ 64.0%
36	43	+ 19.4%
40	48	+ 20.0%
58	55	- 5.2%
38	45	+ 18.4%

Condominium

4-2024	4-2025	Change
28	46	+ 64.3%
22	43	+ 95.5%
26	37	+ 42.3%
19	29	+ 52.6%
35	50	+ 42.9%
26	42	+ 61.5%

By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	30	42	+ 40.0%
3 Bedrooms	34	42	+ 23.5%
4 Bedrooms or More	37	44	+ 18.9%
All Bedroom Counts	34	43	+ 26.5%

4-2024	4-2025	Change
34	43	+ 26.5%
33	41	+ 24.2%
36	44	+ 22.2%
34	43	+ 26.5%

4-2024	4-2025	Change
24	38	+ 58.3%
39	46	+ 17.9%
50	50	0.0%
38	45	+ 18.4%

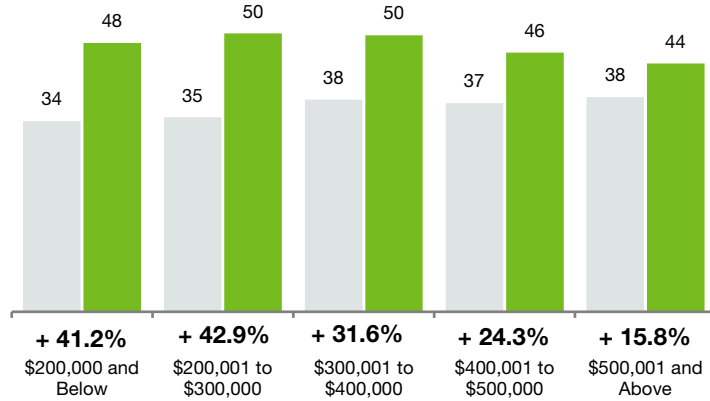
4-2024	4-2025	Change
24	41	+ 70.8%
30	46	+ 53.3%
46	42	- 8.7%
26	42	+ 61.5%

Cumulative Days on Market Until Sale

Cumulative Days on Market (CDOM) functions like Days on Market (DOM), but CDOM tracks DOM for a property over a period of multiple listings. When a new listing is entered, CDOM resets to zero only if the previous listing closed (sold) or if the previous listing has been off the market (expired, withdrawn) for more than 90 days. Based on a rolling 12-month average.

By Price Range

■ 4-2024 ■ 4-2025

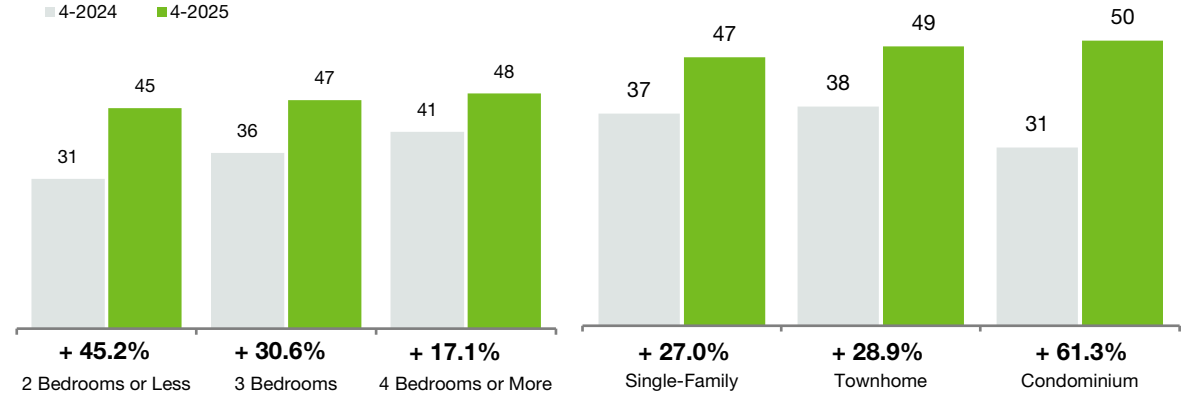


By Property Type

■ 4-2024 ■ 4-2025

By Bedroom Count

■ 4-2024 ■ 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$200,000 and Below	34	48	+ 41.2%
\$200,001 to \$300,000	35	50	+ 42.9%
\$300,001 to \$400,000	38	50	+ 31.6%
\$400,001 to \$500,000	37	46	+ 24.3%
\$500,001 and Above	38	44	+ 15.8%
All Price Ranges	37	47	+ 27.0%

Single-Family

4-2024	4-2025	Change
35	48	+ 37.1%
37	51	+ 37.8%
39	51	+ 30.8%
38	46	+ 21.1%
37	43	+ 16.2%
37	47	+ 27.0%

Townhome

4-2024	4-2025	Change
23	42	+ 82.6%
27	46	+ 70.4%
38	47	+ 23.7%
39	50	+ 28.2%
57	59	+ 3.5%
38	49	+ 28.9%

Condominium

	4-2024	4-2025	Change
	30	53	+ 76.7%
	25	50	+ 100.0%
	26	44	+ 69.2%
	23	33	+ 43.5%
	57	66	+ 15.8%
	31	50	+ 61.3%

By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	31	45	+ 45.2%
3 Bedrooms	36	47	+ 30.6%
4 Bedrooms or More	41	48	+ 17.1%
All Bedroom Counts	37	47	+ 27.0%

4-2024	4-2025	Change
35	45	+ 28.6%
35	46	+ 31.4%
40	48	+ 20.0%
37	47	+ 27.0%

	4-2024	4-2025	Change
	25	42	+ 68.0%
	40	50	+ 25.0%
	52	55	+ 5.8%
	38	49	+ 28.9%

4-2024	4-2025	Change
27	49	+ 81.5%
42	55	+ 31.0%
63	56	- 11.1%
31	50	+ 61.3%

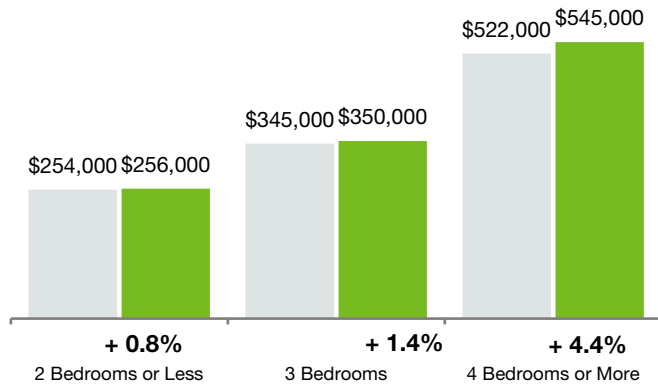
Median Sales Price

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



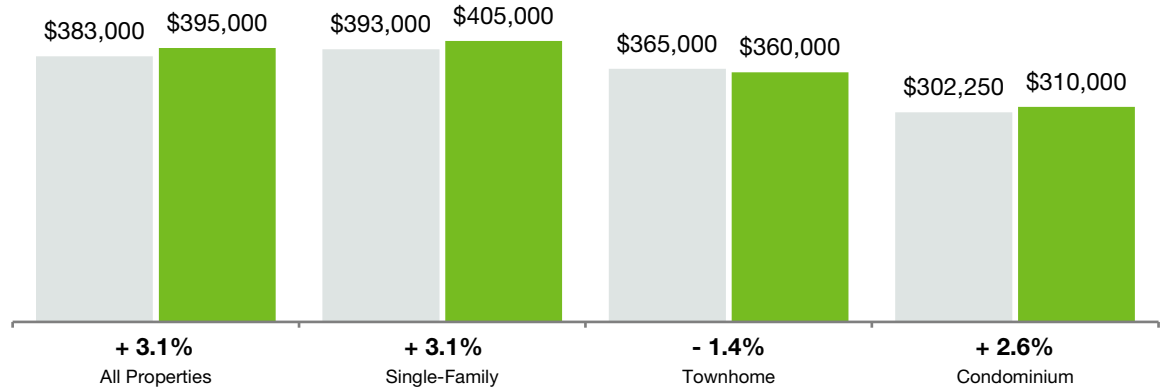
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	\$254,000	\$256,000	+ 0.8%	\$215,000	\$225,000	+ 4.7%	\$290,000	\$290,000	0.0%	\$285,900	\$287,750	+ 0.6%
3 Bedrooms	\$345,000	\$350,000	+ 1.4%	\$335,000	\$344,900	+ 3.0%	\$367,000	\$365,000	- 0.5%	\$410,450	\$435,500	+ 6.1%
4 Bedrooms or More	\$522,000	\$545,000	+ 4.4%	\$525,000	\$550,000	+ 4.8%	\$448,271	\$450,000	+ 0.4%	\$750,000	\$710,000	- 5.3%
All Bedroom Counts	\$383,000	\$395,000	+ 3.1%	\$393,000	\$405,000	+ 3.1%	\$365,000	\$360,000	- 1.4%	\$302,250	\$310,000	+ 2.6%

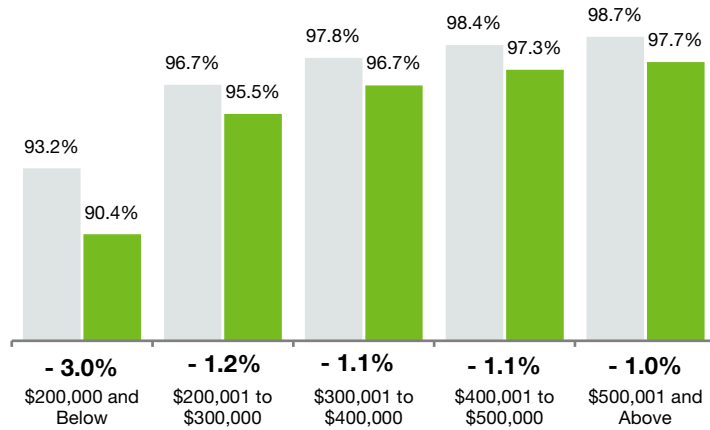
Percent of Original List Price Received

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



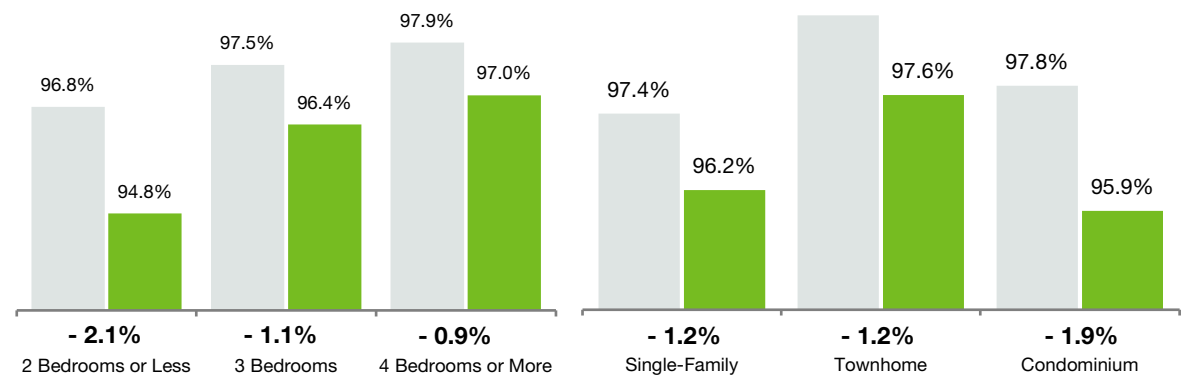
By Price Range

■ 4-2024 ■ 4-2025



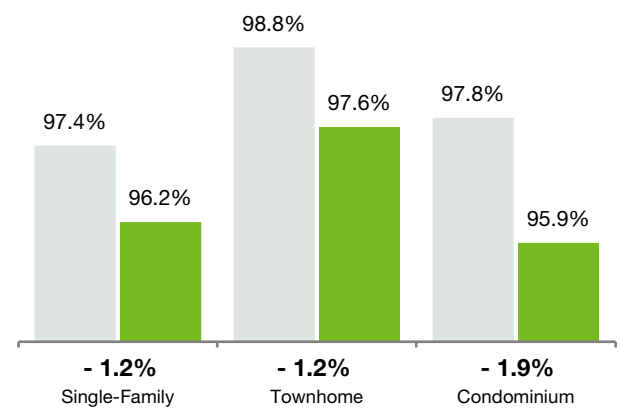
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$200,000 and Below	93.2%	90.4%	- 3.0%	92.7%	90.0%	- 2.9%	98.0%	94.0%	- 4.1%	96.0%	92.4%	- 3.7%
\$200,001 to \$300,000	96.7%	95.5%	- 1.2%	96.4%	95.1%	- 1.3%	98.0%	97.0%	- 1.0%	97.6%	96.2%	- 1.4%
\$300,001 to \$400,000	97.8%	96.7%	- 1.1%	97.6%	96.4%	- 1.2%	98.7%	97.8%	- 0.9%	98.4%	97.1%	- 1.3%
\$400,001 to \$500,000	98.4%	97.3%	- 1.1%	98.1%	97.2%	- 0.9%	99.8%	98.2%	- 1.6%	99.3%	97.3%	- 2.0%
\$500,001 and Above	98.7%	97.7%	- 1.0%	98.7%	97.6%	- 1.1%	98.9%	98.2%	- 0.7%	98.3%	96.7%	- 1.6%
All Price Ranges	97.6%	96.4%	- 1.2%	97.4%	96.2%	- 1.2%	98.8%	97.6%	- 1.2%	97.8%	95.9%	- 1.9%

By Bedroom Count	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	96.8%	94.8%	- 2.1%	95.5%	93.5%	- 2.1%	98.9%	97.0%	- 1.9%	97.8%	95.8%	- 2.0%
3 Bedrooms	97.5%	96.4%	- 1.1%	97.2%	96.2%	- 1.0%	98.8%	97.7%	- 1.1%	97.8%	96.2%	- 1.6%
4 Bedrooms or More	97.9%	97.0%	- 0.9%	97.9%	96.9%	- 1.0%	98.5%	98.6%	+ 0.1%	97.2%	97.3%	+ 0.1%
All Bedroom Counts	97.6%	96.4%	- 1.2%	97.4%	96.2%	- 1.2%	98.8%	97.6%	- 1.2%	97.8%	95.9%	- 1.9%

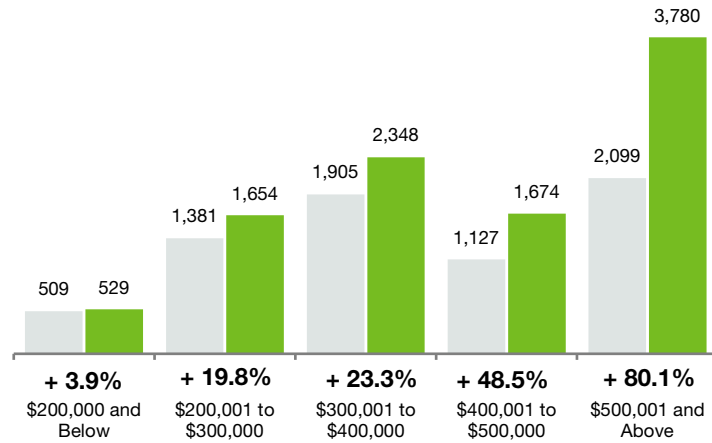
Inventory of Homes for Sale

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



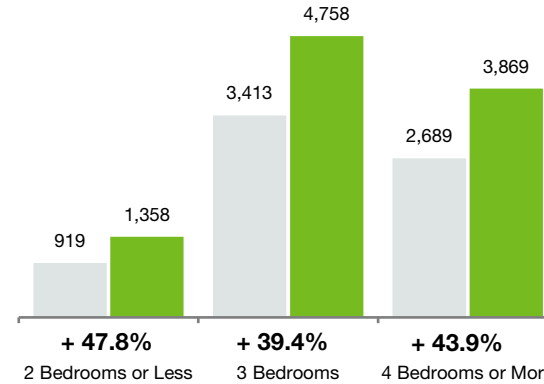
By Price Range

■ 4-2024 ■ 4-2025



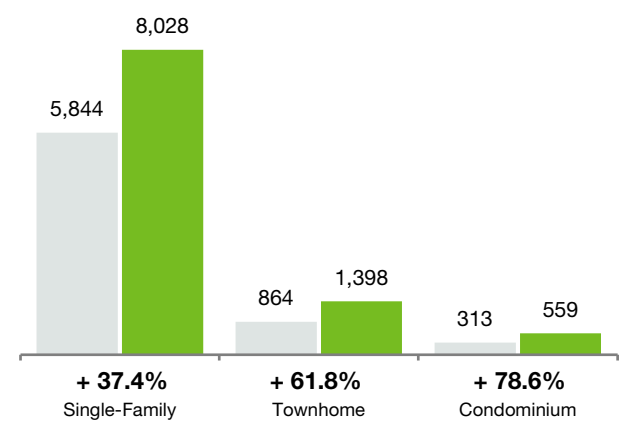
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$200,000 and Below	509	529	+ 3.9%
\$200,001 to \$300,000	1,381	1,654	+ 19.8%
\$300,001 to \$400,000	1,905	2,348	+ 23.3%
\$400,001 to \$500,000	1,127	1,674	+ 48.5%
\$500,001 and Above	2,099	3,780	+ 80.1%
All Price Ranges	7,021	9,985	+ 42.2%

Single-Family

4-2024	4-2025	Change
438	420	- 4.1%
1,123	1,186	+ 5.6%
1,506	1,740	+ 15.5%
915	1,299	+ 42.0%
1,862	3,383	+ 81.7%
5,844	8,028	+ 37.4%

Townhome

4-2024	4-2025	Change
11	13	+ 18.2%
156	291	+ 86.5%
329	472	+ 43.5%
188	319	+ 69.7%
180	303	+ 68.3%
864	1,398	+ 61.8%

Condominium

4-2024	4-2025	Change
60	96	+ 60.0%
102	177	+ 73.5%
70	136	+ 94.3%
24	56	+ 133.3%
57	94	+ 64.9%
313	559	+ 78.6%

By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	919	1,358	+ 47.8%
3 Bedrooms	3,413	4,758	+ 39.4%
4 Bedrooms or More	2,689	3,869	+ 43.9%
All Bedroom Counts	7,021	9,985	+ 42.2%

4-2024	4-2025	Change
549	683	+ 24.4%
2,749	3,708	+ 34.9%
2,546	3,637	+ 42.9%
5,844	8,028	+ 37.4%

4-2024	4-2025	Change
145	250	+ 72.4%
584	940	+ 61.0%
135	208	+ 54.1%
864	1,398	+ 61.8%

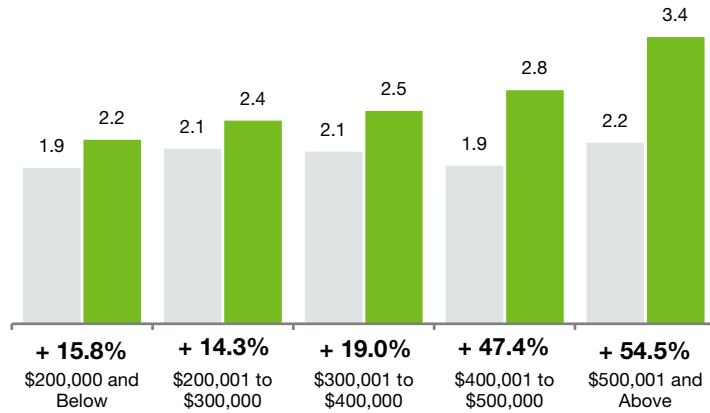
4-2024	4-2025	Change
225	425	+ 88.9%
80	110	+ 37.5%
8	24	+ 200.0%
313	559	+ 78.6%

Months Supply of Homes for Sale

The months supply of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

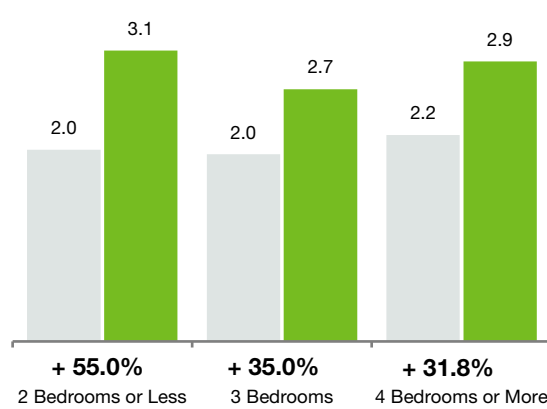
By Price Range

■ 4-2024 ■ 4-2025



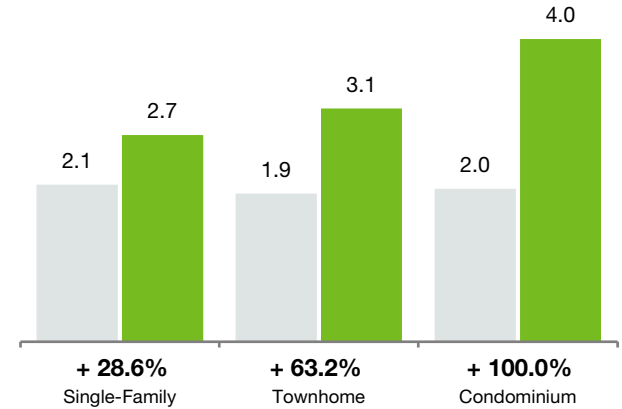
By Bedroom Count

■ 4-2024 ■ 4-2025



By Property Type

■ 4-2024 ■ 4-2025



All Properties

By Price Range

	4-2024	4-2025	Change
\$200,000 and Below	1.9	2.2	+ 15.8%
\$200,001 to \$300,000	2.1	2.4	+ 14.3%
\$300,001 to \$400,000	2.1	2.5	+ 19.0%
\$400,001 to \$500,000	1.9	2.8	+ 47.4%
\$500,001 and Above	2.2	3.4	+ 54.5%
All Price Ranges	2.0	2.8	+ 40.0%

Single-Family

4-2024	4-2025	Change
1.8	2.0	+ 11.1%
2.1	2.2	+ 4.8%
2.1	2.4	+ 14.3%
1.9	2.6	+ 36.8%
2.1	3.3	+ 57.1%
2.1	2.7	+ 28.6%

Townhome

4-2024	4-2025	Change
1.3	1.2	- 7.7%
1.8	2.6	+ 44.4%
1.8	2.7	+ 50.0%
2.1	3.5	+ 66.7%
2.6	4.4	+ 69.2%
1.9	3.1	+ 63.2%

Condominium

4-2024	4-2025	Change
2.2	4.0	+ 81.8%
2.1	4.2	+ 100.0%
1.9	4.0	+ 110.5%
1.5	3.4	+ 126.7%
2.2	3.8	+ 72.7%
2.0	4.0	+ 100.0%

By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	2.0	3.1	+ 55.0%
3 Bedrooms	2.0	2.7	+ 35.0%
4 Bedrooms or More	2.2	2.9	+ 31.8%
All Bedroom Counts	2.0	2.8	+ 40.0%

4-2024	4-2025	Change
2.2	2.8	+ 27.3%
2.0	2.6	+ 30.0%
2.2	2.9	+ 31.8%
2.1	2.7	+ 28.6%

4-2024	4-2025	Change
1.7	2.8	+ 64.7%
2.0	3.0	+ 50.0%
2.4	4.0	+ 66.7%
1.9	3.1	+ 63.2%

4-2024	4-2025	Change
1.9	4.0	+ 110.5%
2.5	3.7	+ 48.0%
1.7	6.5	+ 282.4%
2.0	4.0	+ 100.0%

Additional Price Ranges

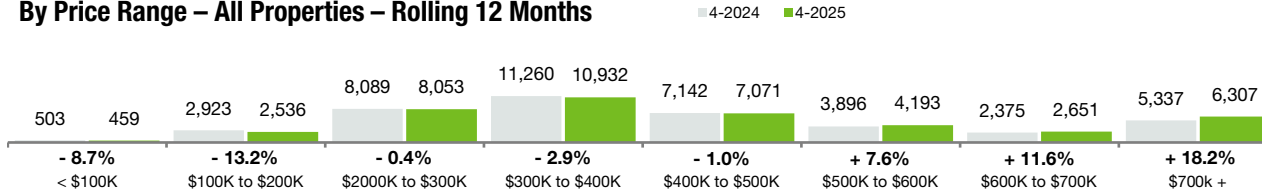
Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.



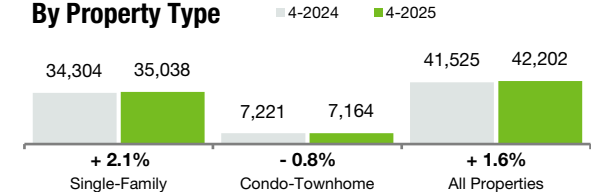
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

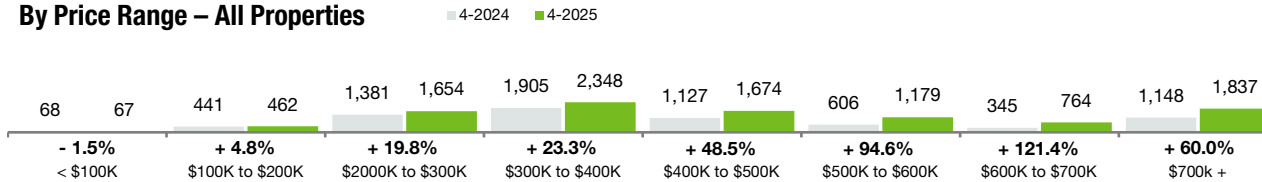


By Price Range	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single-Family			Condo-Townhome			Single-Family			Condo-Townhome			Single-Family			Condo-Townhome		
	4-2024	4-2025	Change	4-2024	4-2025	Change	3-2025	4-2025	Change	3-2025	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$100,000 & Below	484	452	- 6.6%	19	7	- 63.2%	42	33	- 21.4%	2	0	- 100.0%	137	136	- 0.7%	3	3	0.0%
\$100,001 to \$200,000	2,486	2,114	- 15.0%	437	422	- 3.4%	203	164	- 19.2%	46	29	- 37.0%	743	677	- 8.9%	145	133	- 8.3%
\$200,001 to \$300,000	6,452	6,277	- 2.7%	1,637	1,776	+ 8.5%	538	506	- 5.9%	175	158	- 9.7%	1,957	1,909	- 2.5%	514	605	+ 17.7%
\$300,001 to \$400,000	8,508	8,417	- 1.1%	2,752	2,515	- 8.6%	706	756	+ 7.1%	195	229	+ 17.4%	2,612	2,536	- 2.9%	850	735	- 13.5%
\$400,001 to \$500,000	5,893	5,806	- 1.5%	1,249	1,265	+ 1.3%	514	486	- 5.4%	116	100	- 13.8%	1,779	1,752	- 1.5%	399	358	- 10.3%
\$500,001 to \$600,000	3,411	3,693	+ 8.3%	485	500	+ 3.1%	314	313	- 0.3%	54	43	- 20.4%	1,044	1,089	+ 4.3%	163	164	+ 0.6%
\$600,001 to \$700,000	2,095	2,409	+ 15.0%	280	242	- 13.6%	201	221	+ 10.0%	18	32	+ 77.8%	609	724	+ 18.9%	77	75	- 2.6%
\$700,001 and Above	4,975	5,870	+ 18.0%	362	437	+ 20.7%	507	571	+ 12.6%	37	45	+ 21.6%	1,516	1,733	+ 14.3%	147	148	+ 0.7%
All Price Ranges	34,304	35,038	+ 2.1%	7,221	7,164	- 0.8%	3,025	3,050	+ 0.8%	643	636	- 1.1%	10,397	10,556	+ 1.5%	2,298	2,221	- 3.4%

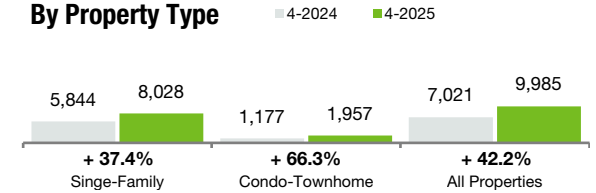
Inventory of Homes for Sale

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



By Price Range	Year over Year						Compared to Prior Month						Year to Date	
	Single-Family			Condo-Townhome			Single-Family			Condo-Townhome			Single-Family	Condo-Townhome
	4-2024	4-2025	Change	4-2024	4-2025	Change	3-2025	4-2025	Change	3-2025	4-2025	Change		
\$100,000 & Below	67	67	0.0%	1	0	- 100.0%	69	67	- 2.9%	0	0	--		
\$100,001 to \$200,000	371	353	- 4.9%	70	109	+ 55.7%	375	353	- 5.9%	122	109	- 10.7%		
\$200,001 to \$300,000	1,123	1,186	+ 5.6%	258	468	+ 81.4%	1,252	1,186	- 5.3%	483	468	- 3.1%		
\$300,001 to \$400,000	1,506	1,740	+ 15.5%	399	608	+ 52.4%	1,761	1,740	- 1.2%	594	608	+ 2.4%		
\$400,001 to \$500,000	915	1,299	+ 42.0%	212	375	+ 76.9%	1,185	1,299	+ 9.6%	374	375	+ 0.3%		
\$500,001 to \$600,000	503	994	+ 97.6%	103	185	+ 79.6%	891	994	+ 11.6%	171	185	+ 8.2%		
\$600,001 to \$700,000	307	699	+ 127.7%	38	65	+ 71.1%	572	699	+ 22.2%	50	65	+ 30.0%		
\$700,001 and Above	1,052	1,690	+ 60.6%	96	147	+ 53.1%	1,366	1,690	+ 23.7%	108	147	+ 36.1%		
All Price Ranges	5,844	8,028	+ 37.4%	1,177	1,957	+ 66.3%	7,471	8,028	+ 7.5%	1,902	1,957	+ 2.9%		

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

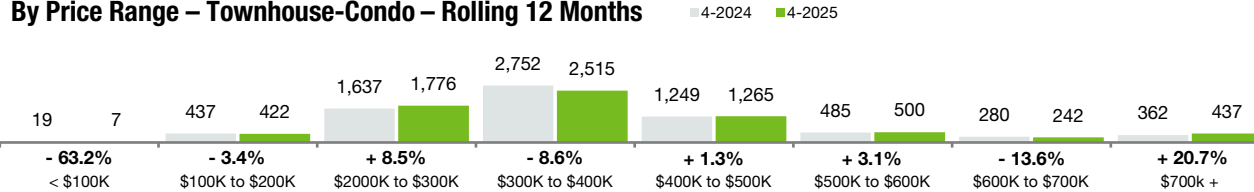
Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.



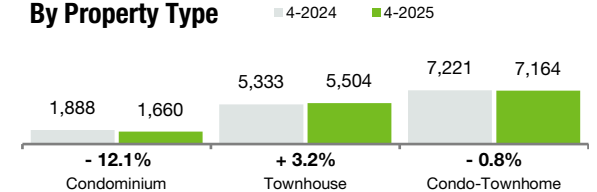
Closed Sales

Actual sales that have closed in a given month.

By Price Range – Townhouse-Condo – Rolling 12 Months



By Property Type

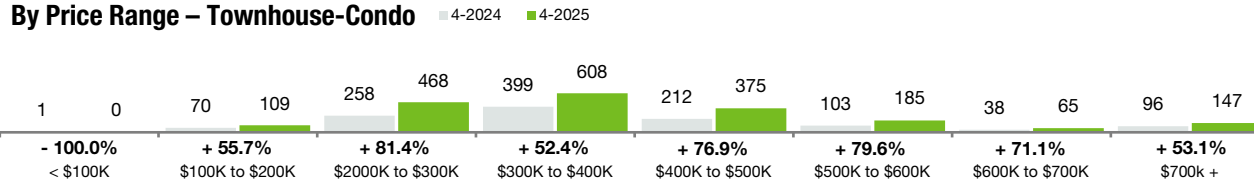


By Price Range	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Condominium			Townhouse			Condominium			Townhouse			Condominium			Townhouse		
	4-2024	4-2025	Change	4-2024	4-2025	Change	3-2025	4-2025	Change	3-2025	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
\$100,000 & Below	19	6	-68.4%	0	1	--	1	0	-100.0%	1	0	-100.0%	3	2	-33.3%	0	1	--
\$100,001 to \$200,000	328	285	-13.1%	109	137	+25.7%	29	22	-24.1%	17	7	-58.8%	104	93	-10.6%	41	40	-2.4%
\$200,001 to \$300,000	591	508	-14.0%	1,046	1,268	+21.2%	45	44	-2.2%	130	114	-12.3%	178	158	-11.2%	336	447	+33.0%
\$300,001 to \$400,000	438	386	-11.9%	2,314	2,129	-8.0%	28	33	+17.9%	167	196	+17.4%	141	108	-23.4%	709	627	-11.6%
\$400,001 to \$500,000	189	180	-4.8%	1,060	1,085	+2.4%	18	9	-50.0%	98	91	-7.1%	63	45	-28.6%	336	313	-6.8%
\$500,001 to \$600,000	113	103	-8.8%	372	397	+6.7%	11	6	-45.5%	43	37	-14.0%	46	32	-30.4%	117	132	+12.8%
\$600,001 to \$700,000	62	56	-9.7%	218	186	-14.7%	5	4	-20.0%	13	28	+115.4%	16	14	-12.5%	61	61	0.0%
\$700,001 and Above	148	136	-8.1%	214	301	+40.7%	13	18	+38.5%	24	27	+12.5%	67	54	-19.4%	80	94	+17.5%
All Price Ranges	1,888	1,660	-12.1%	5,333	5,504	+3.2%	150	136	-9.3%	493	500	+1.4%	618	506	-18.1%	1,680	1,715	+2.1%

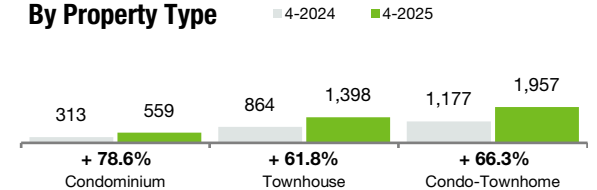
Inventory of Homes for Sale

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

By Price Range – Townhouse-Condo



By Property Type



By Price Range	Year over Year						Compared to Prior Month						Year to Date	
	Condominium			Townhouse			Condominium			Townhouse			Condominium	Townhouse
	4-2024	4-2025	Change	4-2024	4-2025	Change	3-2025	4-2025	Change	3-2025	4-2025	Change		
\$100,000 & Below	1	0	-100.0%	0	0	--	0	0	--	0	0	--		
\$100,001 to \$200,000	59	96	+62.7%	11	13	+18.2%	101	96	-5.0%	21	13	-38.1%		
\$200,001 to \$300,000	102	177	+73.5%	156	291	+86.5%	174	177	+1.7%	309	291	-5.8%		
\$300,001 to \$400,000	70	136	+94.3%	329	472	+43.5%	116	136	+17.2%	478	472	-1.3%		
\$400,001 to \$500,000	24	56	+133.3%	188	319	+69.7%	59	56	-5.1%	315	319	+1.3%		
\$500,001 to \$600,000	17	26	+52.9%	86	159	+84.9%	29	26	-10.3%	142	159	+12.0%		
\$600,001 to \$700,000	7	20	+185.7%	31	45	+45.2%	14	20	+42.9%	36	45	+25.0%		
\$700,001 and Above	33	48	+45.5%	63	99	+57.1%	45	48	+6.7%	63	99	+57.1%		
All Price Ranges	313	559	+78.6%	864	1,398	+61.8%	538	559	+3.9%	1,364	1,398	+2.5%		

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.