

Charlotte Region Housing Supply Overview



August 2026

Pending home sales fell 2.2% year-over-year in July, declining to the lowest level since January 2026, according to the National Association of REALTORS®. Contract signings remain about 30% below their pre-pandemic 2019 level even as payroll employment is 5% above, pointing to sizable pent-up demand. Elevated mortgage rates and record-high home prices continued to weigh on buyer activity, with signings down across all four major U.S. regions compared to a year ago. For the 12-month period spanning September 2025 through August 2026, Pending Sales in the Charlotte region were up 0.7 percent overall. The price range with the largest gain in sales was the \$500,001 and Above range, where they increased 2.9 percent.

The overall Median Sales Price was up 1.3 percent to \$400,000. The property type with the largest price gain was the Single-Family segment, where prices increased 2.4 percent to \$420,000. The price range that tended to sell the quickest was the \$500,001 and Above range at 54 days; the price range that tended to sell the slowest was the \$400,001 to \$500,000 range at 56 days.

Market-wide, inventory levels were up 7.1 percent. The property type that gained the most inventory was the Townhome segment, where it increased 20.2 percent. That amounts to 3.5 months supply for Single-Family homes, 4.4 months supply for Townhomes and 5.8 months supply for Condos.

Quick Facts

+ 2.9%	+ 4.4%	+ 1.3%
Price Range With the Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$500,001 and Above	4 Bedrooms or More	Townhouse

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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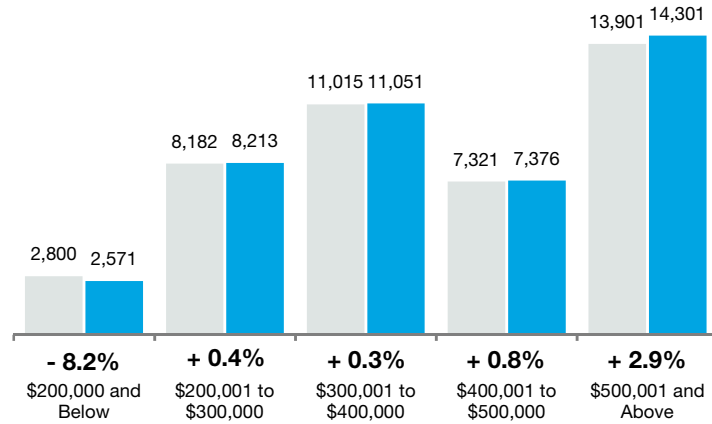
Pending Sales

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



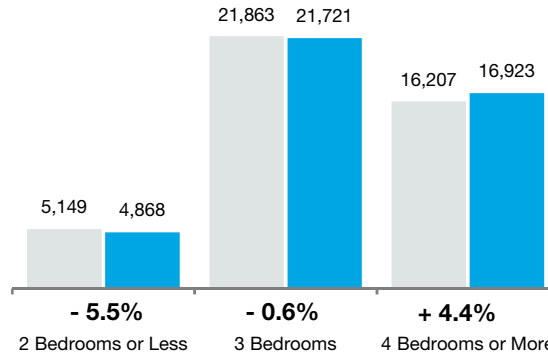
By Price Range

■ 8-2025 ■ 8-2026



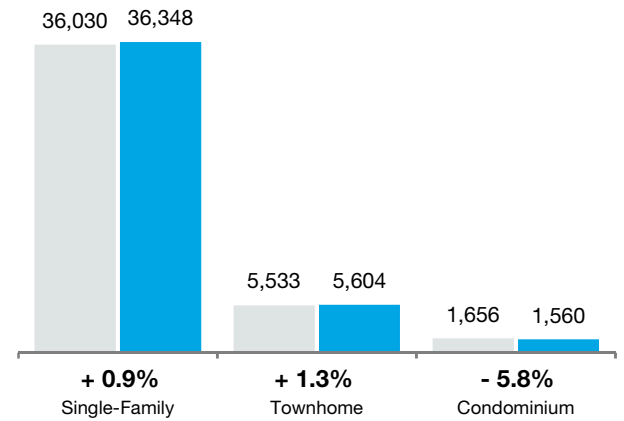
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$200,000 and Below	2,800	2,571	- 8.2%
\$200,001 to \$300,000	8,182	8,213	+ 0.4%
\$300,001 to \$400,000	11,015	11,051	+ 0.3%
\$400,001 to \$500,000	7,321	7,376	+ 0.8%
\$500,001 and Above	13,901	14,301	+ 2.9%
All Price Ranges	43,219	43,512	+ 0.7%

Single-Family

8-2025	8-2026	Change
2,383	2,132	- 10.5%
6,279	6,178	- 1.6%
8,536	8,574	+ 0.4%
6,043	6,177	+ 2.2%
12,789	13,287	+ 3.9%
36,030	36,348	+ 0.9%

Townhome

8-2025	8-2026	Change
112	121	+ 8.0%
1,396	1,540	+ 10.3%
2,112	2,157	+ 2.1%
1,091	1,030	- 5.6%
822	756	- 8.0%
5,533	5,604	+ 1.3%

Condominium

8-2025	8-2026	Change
305	318	+ 4.3%
507	495	- 2.4%
367	320	- 12.8%
187	169	- 9.6%
290	258	- 11.0%
1,656	1,560	- 5.8%

By Bedroom Count

	8-2025	8-2026	Change
2 Bedrooms or Less	5,149	4,868	- 5.5%
3 Bedrooms	21,863	21,721	- 0.6%
4 Bedrooms or More	16,207	16,923	+ 4.4%
All Bedroom Counts	43,219	43,512	+ 0.7%

8-2025	8-2026	Change
2,876	2,724	- 5.3%
17,646	17,436	- 1.2%
15,508	16,188	+ 4.4%
36,030	36,348	+ 0.9%

	8-2025	8-2026	Change
	1,028	983	- 4.4%
	3,859	3,933	+ 1.9%
	646	688	+ 6.5%
	5,533	5,604	+ 1.3%

8-2025	8-2026	Change
1,245	1,161	- 6.7%
358	352	- 1.7%
53	47	- 11.3%
1,656	1,560	- 5.8%

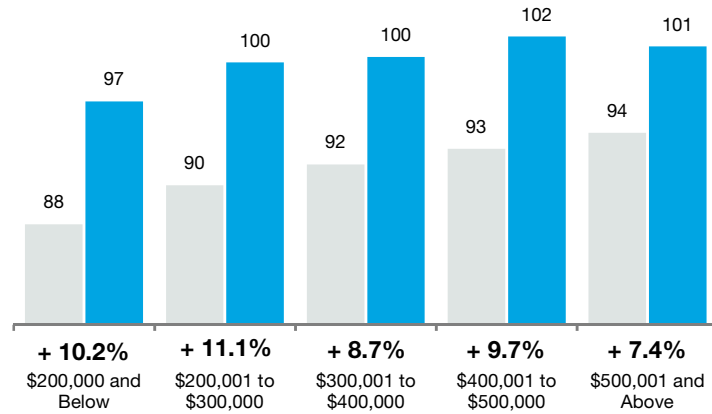
List to Close

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



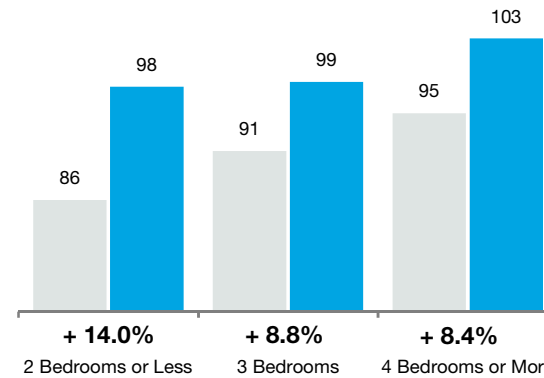
By Price Range

■ 8-2025 ■ 8-2026



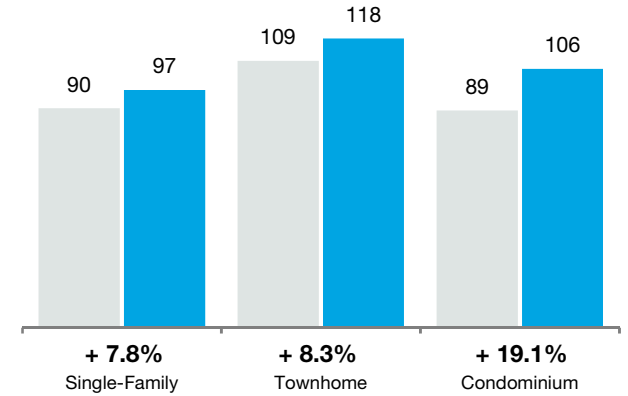
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$200,000 and Below	88	97	+ 10.2%
\$200,001 to \$300,000	90	100	+ 11.1%
\$300,001 to \$400,000	92	100	+ 8.7%
\$400,001 to \$500,000	93	102	+ 9.7%
\$500,001 and Above	94	101	+ 7.4%
All Price Ranges	92	100	+ 8.7%

Single-Family

8-2025	8-2026	Change
87	95	+ 9.2%
88	95	+ 8.0%
90	96	+ 6.7%
89	97	+ 9.0%
92	99	+ 7.6%
90	97	+ 7.8%

Townhome

	8-2025	8-2026	Change
	85	88	+ 3.5%
	100	114	+ 14.0%
	103	116	+ 12.6%
	117	132	+ 12.8%
	135	121	- 10.4%
	109	118	+ 8.3%

Condominium

8-2025	8-2026	Change
94	115	+ 22.3%
92	106	+ 15.2%
80	103	+ 28.8%
73	93	+ 27.4%
99	107	+ 8.1%
89	106	+ 19.1%

By Bedroom Count

	8-2025	8-2026	Change
2 Bedrooms or Less	86	98	+ 14.0%
3 Bedrooms	91	99	+ 8.8%
4 Bedrooms or More	95	103	+ 8.4%
All Bedroom Counts	92	100	+ 8.7%

8-2025	8-2026	Change
87	95	+ 9.2%
87	93	+ 6.9%
94	102	+ 8.5%
90	97	+ 7.8%

	8-2025	8-2026	Change
	86	100	+ 16.3%
	111	120	+ 8.1%
	133	133	0.0%
	109	118	+ 8.3%

8-2025	8-2026	Change
85	103	+ 21.2%
101	119	+ 17.8%
104	86	- 17.3%
89	106	+ 19.1%

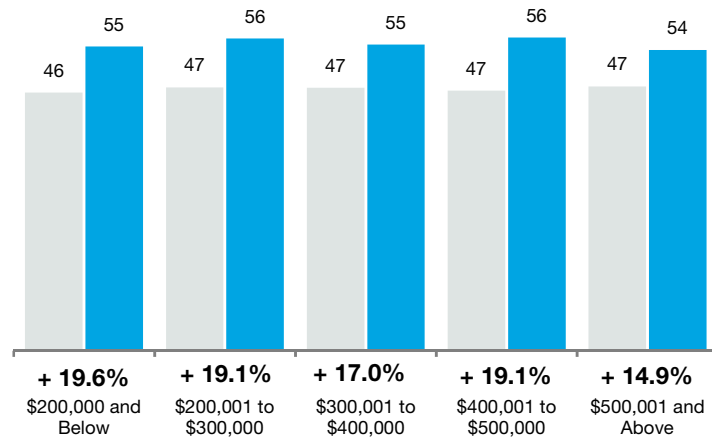
Days on Market Until Sale

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



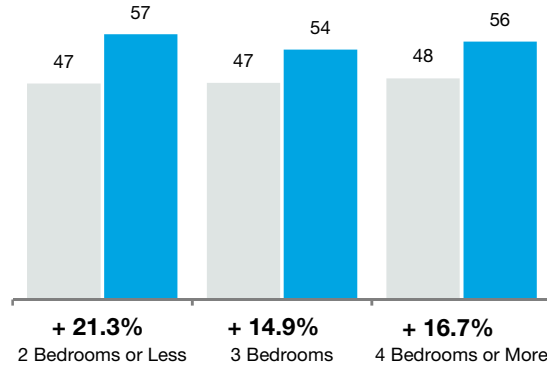
By Price Range

■ 8-2025 ■ 8-2026



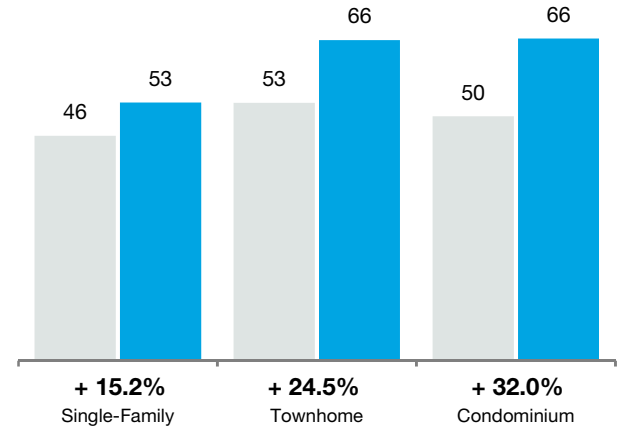
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



	All Properties			Single-Family			Townhome			Condominium		
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
\$200,000 and Below	46	55	+ 19.6%	45	52	+ 15.6%	42	52	+ 23.8%	56	75	+ 33.9%
\$200,001 to \$300,000	47	56	+ 19.1%	46	53	+ 15.2%	48	63	+ 31.3%	54	67	+ 24.1%
\$300,001 to \$400,000	47	55	+ 17.0%	46	53	+ 15.2%	51	61	+ 19.6%	42	67	+ 59.5%
\$400,001 to \$500,000	47	56	+ 19.1%	45	53	+ 17.8%	56	77	+ 37.5%	36	55	+ 52.8%
\$500,001 and Above	47	54	+ 14.9%	46	53	+ 15.2%	63	70	+ 11.1%	56	56	0.0%
All Price Ranges	47	55	+ 17.0%	46	53	+ 15.2%	53	66	+ 24.5%	50	66	+ 32.0%

	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
2 Bedrooms or Less	47	57	+ 21.3%	46	53	+ 15.2%	47	60	+ 27.7%	48	66	+ 37.5%
3 Bedrooms	47	54	+ 14.9%	45	51	+ 13.3%	54	66	+ 22.2%	56	70	+ 25.0%
4 Bedrooms or More	48	56	+ 16.7%	47	55	+ 17.0%	57	72	+ 26.3%	60	48	- 20.0%
All Bedroom Counts	47	55	+ 17.0%	46	53	+ 15.2%	53	66	+ 24.5%	50	66	+ 32.0%

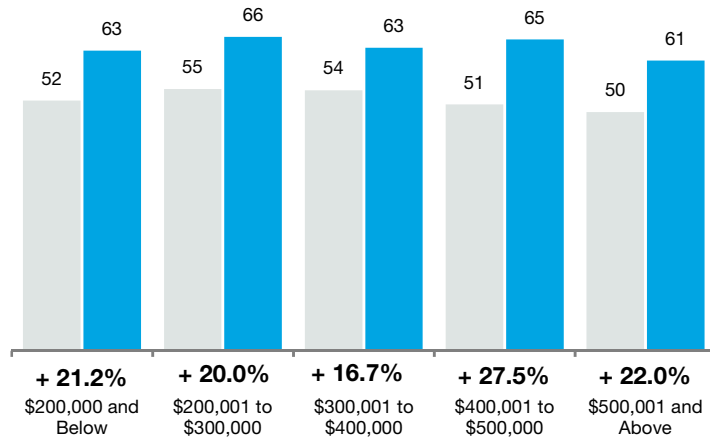
Cumulative Days on Market Until Sale



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.

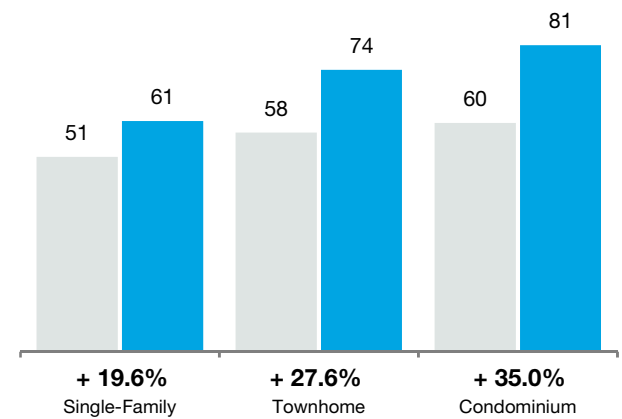
By Price Range

■ 8-2025 ■ 8-2026



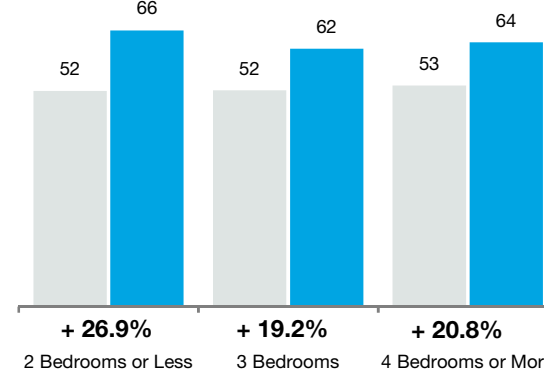
By Property Type

■ 8-2025 ■ 8-2026



By Bedroom Count

■ 8-2025 ■ 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$200,000 and Below	52	63	+ 21.2%
\$200,001 to \$300,000	55	66	+ 20.0%
\$300,001 to \$400,000	54	63	+ 16.7%
\$400,001 to \$500,000	51	65	+ 27.5%
\$500,001 and Above	50	61	+ 22.0%
All Price Ranges	52	63	+ 21.2%

Single-Family

	8-2025	8-2026	Change
	51	59	+ 15.7%
	54	63	+ 16.7%
	55	61	+ 10.9%
	50	62	+ 24.0%
	48	59	+ 22.9%
All Single-Family	51	61	+ 19.6%

Townhome

	8-2025	8-2026	Change
	48	63	+ 31.3%
	54	71	+ 31.5%
	55	70	+ 27.3%
	61	84	+ 37.7%
	68	81	+ 19.1%
All Townhome	58	74	+ 27.6%

Condominium

	8-2025	8-2026	Change
	64	87	+ 35.9%
	65	84	+ 29.2%
	53	85	+ 60.4%
	42	66	+ 57.1%
	68	68	0.0%
All Condominium	60	81	+ 35.0%

By Bedroom Count

	8-2025	8-2026	Change
2 Bedrooms or Less	52	66	+ 26.9%
3 Bedrooms	52	62	+ 19.2%
4 Bedrooms or More	53	64	+ 20.8%
All Bedroom Counts	52	63	+ 21.2%

	8-2025	8-2026	Change
	49	60	+ 22.4%
	51	59	+ 15.7%
	52	63	+ 21.2%
All Single-Family	51	61	+ 19.6%

	8-2025	8-2026	Change
	52	68	+ 30.8%
	57	74	+ 29.8%
	68	83	+ 22.1%
All Townhome	58	74	+ 27.6%

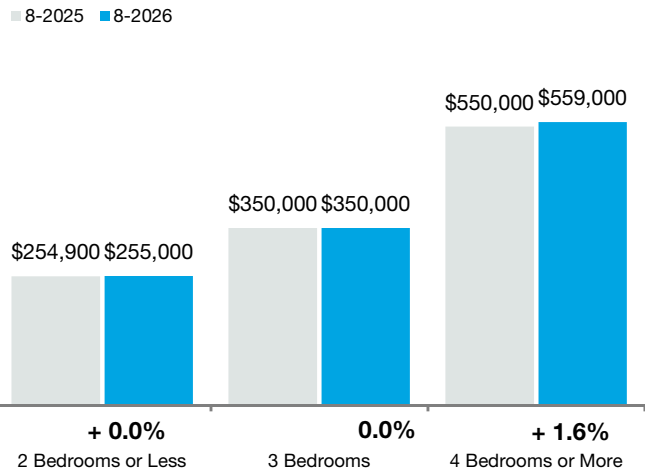
	8-2025	8-2026	Change
	59	81	+ 37.3%
	65	84	+ 29.2%
	67	55	- 17.9%
All Condominium	60	81	+ 35.0%

Median Sales Price

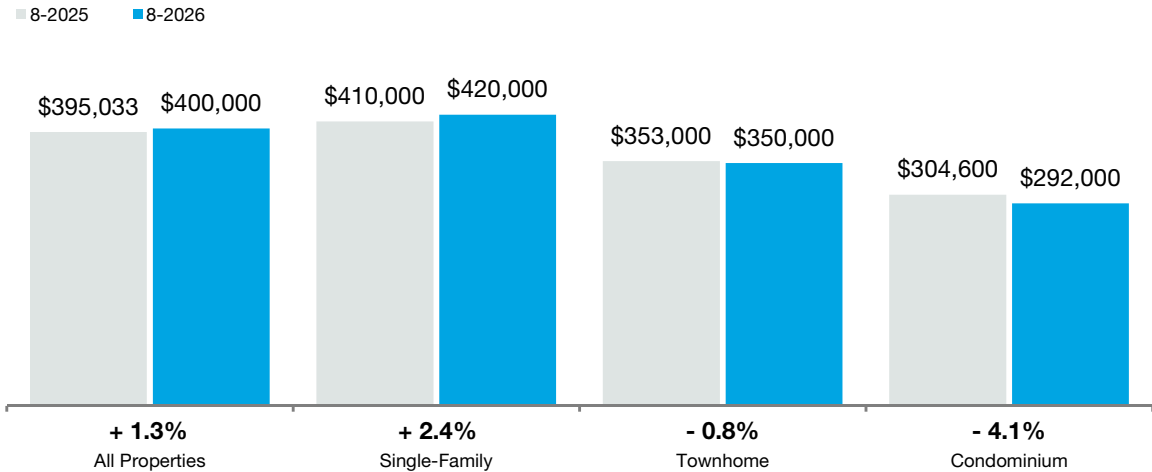
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



	All Properties			Single-Family			Townhome			Condominium		
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
2 Bedrooms or Less	\$254,900	\$255,000	+ 0.0%	\$225,000	\$235,000	+ 4.4%	\$280,000	\$280,000	0.0%	\$282,625	\$273,000	- 3.4%
3 Bedrooms	\$350,000	\$350,000	0.0%	\$347,000	\$350,000	+ 0.9%	\$359,000	\$350,000	- 2.5%	\$435,000	\$395,000	- 9.2%
4 Bedrooms or More	\$550,000	\$559,000	+ 1.6%	\$559,000	\$563,000	+ 0.7%	\$439,975	\$440,000	+ 0.0%	\$845,000	\$745,000	- 11.8%
All Bedroom Counts	\$395,033	\$400,000	+ 1.3%	\$410,000	\$420,000	+ 2.4%	\$353,000	\$350,000	- 0.8%	\$304,600	\$292,000	- 4.1%

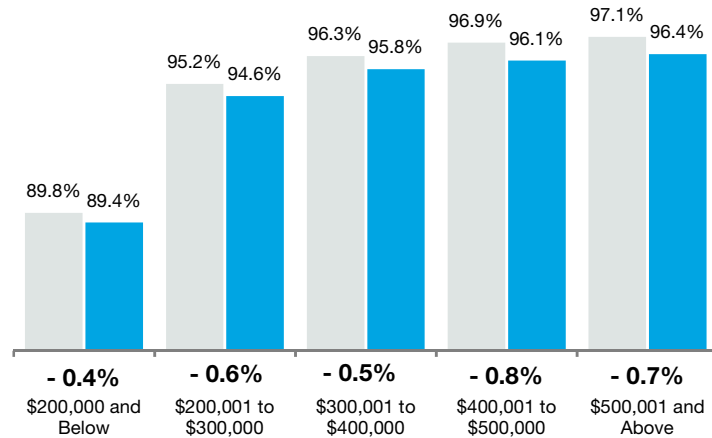
Percent of Original List Price Received



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

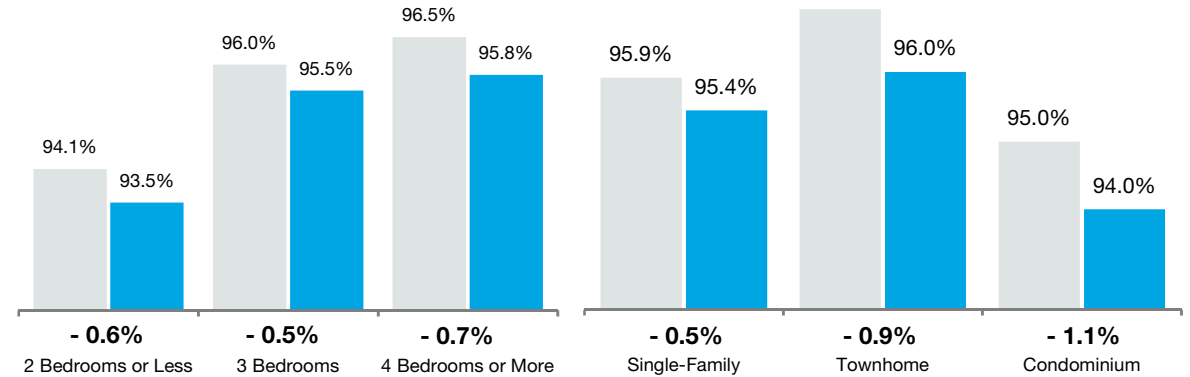
By Price Range

■ 8-2025 ■ 8-2026



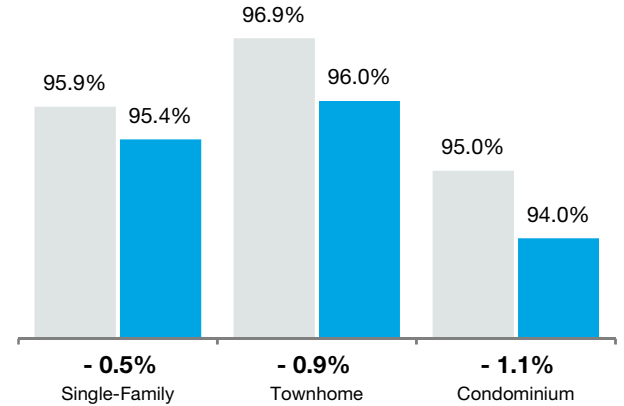
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$200,000 and Below	89.8%	89.4%	- 0.4%
\$200,001 to \$300,000	95.2%	94.6%	- 0.6%
\$300,001 to \$400,000	96.3%	95.8%	- 0.5%
\$400,001 to \$500,000	96.9%	96.1%	- 0.8%
\$500,001 and Above	97.1%	96.4%	- 0.7%
All Price Ranges	96.0%	95.4%	- 0.6%

Single-Family

8-2025	8-2026	Change
89.4%	89.0%	- 0.4%
94.9%	94.5%	- 0.4%
96.1%	95.7%	- 0.4%
96.8%	96.1%	- 0.7%
97.1%	96.4%	- 0.7%
95.9%	95.4%	- 0.5%

Townhome

8-2025	8-2026	Change
92.7%	92.7%	0.0%
96.4%	95.4%	- 1.0%
97.1%	96.1%	- 1.0%
97.2%	96.2%	- 1.0%
97.7%	97.0%	- 0.7%
96.9%	96.0%	- 0.9%

Condominium

8-2025	8-2026	Change
91.4%	90.4%	- 1.1%
95.1%	93.9%	- 1.3%
96.7%	95.2%	- 1.6%
97.1%	95.7%	- 1.4%
95.2%	96.0%	+ 0.8%
95.0%	94.0%	- 1.1%

By Bedroom Count

By Bedroom Count	8-2025	8-2026	Change
2 Bedrooms or Less	94.1%	93.5%	- 0.6%
3 Bedrooms	96.0%	95.5%	- 0.5%
4 Bedrooms or More	96.5%	95.8%	- 0.7%
All Bedroom Counts	96.0%	95.4%	- 0.6%

8-2025	8-2026	Change
93.1%	92.8%	- 0.3%
95.8%	95.4%	- 0.4%
96.5%	95.8%	- 0.7%
95.9%	95.4%	- 0.5%

8-2025	8-2026	Change
95.9%	95.1%	- 0.8%
97.0%	96.2%	- 0.8%
97.6%	96.1%	- 1.5%
96.9%	96.0%	- 0.9%

8-2025	8-2026	Change
94.9%	93.7%	- 1.3%
95.3%	94.9%	- 0.4%
94.0%	94.1%	+ 0.1%
95.0%	94.0%	- 1.1%

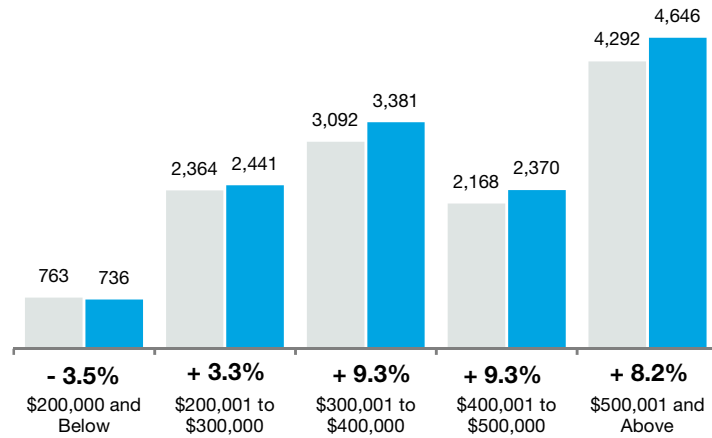
Inventory of Homes for Sale

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



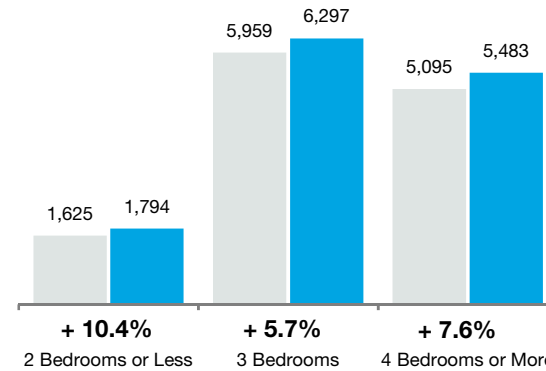
By Price Range

■ 8-2025 ■ 8-2026



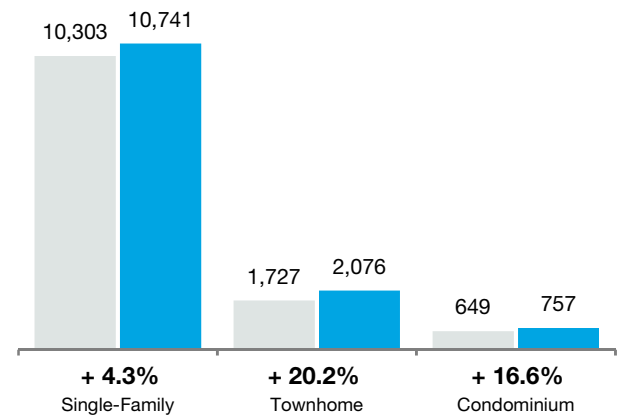
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$200,000 and Below	763	736	- 3.5%
\$200,001 to \$300,000	2,364	2,441	+ 3.3%
\$300,001 to \$400,000	3,092	3,381	+ 9.3%
\$400,001 to \$500,000	2,168	2,370	+ 9.3%
\$500,001 and Above	4,292	4,646	+ 8.2%
All Price Ranges	12,679	13,574	+ 7.1%

Single-Family

	8-2025	8-2026	Change
	593	536	- 9.6%
	1,709	1,636	- 4.3%
	2,349	2,479	+ 5.5%
	1,746	1,840	+ 5.4%
	3,906	4,250	+ 8.8%
All Single-Family	10,303	10,741	+ 4.3%

Townhome

	8-2025	8-2026	Change
	31	38	+ 22.6%
	432	547	+ 26.6%
	609	749	+ 23.0%
	368	438	+ 19.0%
	287	304	+ 5.9%
All Townhome	1,727	2,076	+ 20.2%

Condominium

	8-2025	8-2026	Change
	139	162	+ 16.5%
	223	258	+ 15.7%
	134	153	+ 14.2%
	54	92	+ 70.4%
	99	92	- 7.1%
All Condominium	649	757	+ 16.6%

By Bedroom Count

	8-2025	8-2026	Change
2 Bedrooms or Less	1,625	1,794	+ 10.4%
3 Bedrooms	5,959	6,297	+ 5.7%
4 Bedrooms or More	5,095	5,483	+ 7.6%
All Bedroom Counts	12,679	13,574	+ 7.1%

	8-2025	8-2026	Change		8-2025	8-2026	Change		8-2025	8-2026	Change
	844	810	- 4.0%		295	387	+ 31.2%		486	597	+ 22.8%
	4,634	4,750	+ 2.5%		1,180	1,407	+ 19.2%		145	140	- 3.4%
	4,825	5,181	+ 7.4%		252	282	+ 11.9%		18	20	+ 11.1%
All Single-Family	10,303	10,741	+ 4.3%	All Townhome	1,727	2,076	+ 20.2%	All Condominium	649	757	+ 16.6%

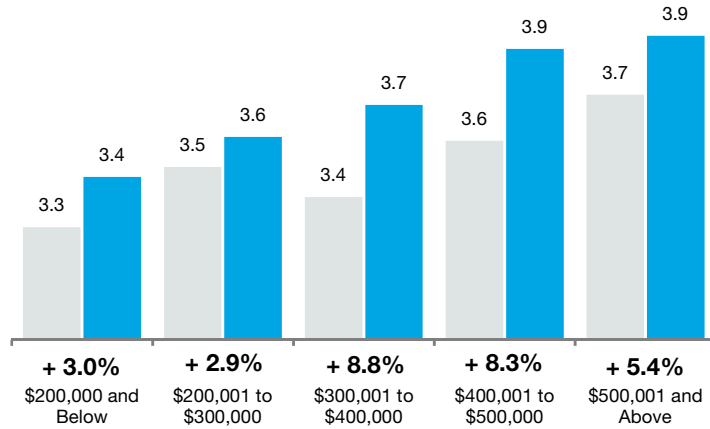
Months Supply of Homes for Sale



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.

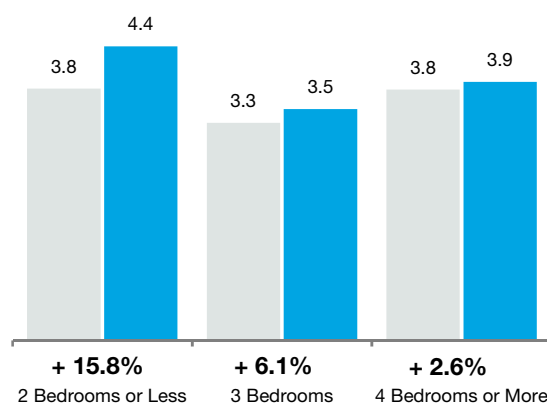
By Price Range

■ 8-2025 ■ 8-2026



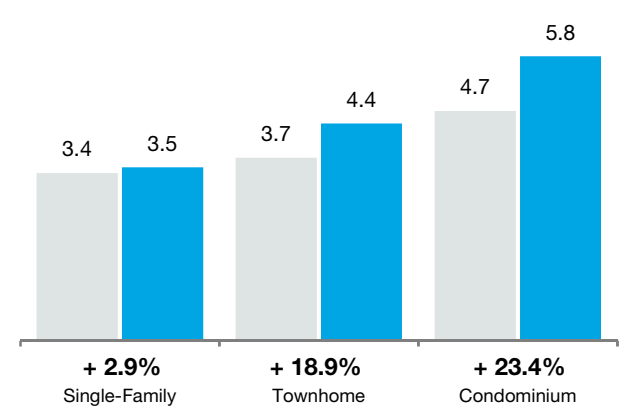
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$200,000 and Below	3.3	3.4	+ 3.0%
\$200,001 to \$300,000	3.5	3.6	+ 2.9%
\$300,001 to \$400,000	3.4	3.7	+ 8.8%
\$400,001 to \$500,000	3.6	3.9	+ 8.3%
\$500,001 and Above	3.7	3.9	+ 5.4%
All Price Ranges	3.5	3.7	+ 5.7%

Single-Family

	8-2025	8-2026	Change
2 Bedrooms or Less	3.0	3.0	0.0%
3 Bedrooms	3.3	3.2	- 3.0%
4 Bedrooms or More	3.3	3.5	+ 6.1%
	3.5	3.6	+ 2.9%
	3.7	3.8	+ 2.7%
All Single-Family	3.4	3.5	+ 2.9%

Townhome

	8-2025	8-2026	Change
Single-Family	3.3	3.8	+ 15.2%
Townhome	3.7	4.3	+ 16.2%
Condominium	3.5	4.2	+ 20.0%
	4.0	5.1	+ 27.5%
	4.2	4.8	+ 14.3%
All Townhome	3.7	4.4	+ 18.9%

Condominium

	8-2025	8-2026	Change
Single-Family	5.5	6.1	+ 10.9%
Townhome	5.3	6.3	+ 18.9%
Condominium	4.4	5.7	+ 29.5%
	3.5	6.5	+ 85.7%
	4.1	4.3	+ 4.9%
All Condominium	4.7	5.8	+ 23.4%

By Bedroom Count

	8-2025	8-2026	Change
2 Bedrooms or Less	3.8	4.4	+ 15.8%
3 Bedrooms	3.3	3.5	+ 6.1%
4 Bedrooms or More	3.8	3.9	+ 2.6%
All Bedroom Counts	3.5	3.7	+ 5.7%

	8-2025	8-2026	Change
2 Bedrooms or Less	3.5	3.6	+ 2.9%
3 Bedrooms	3.2	3.3	+ 3.1%
4 Bedrooms or More	3.7	3.8	+ 2.7%
All Single-Family	3.4	3.5	+ 2.9%

	8-2025	8-2026	Change
Single-Family	3.4	4.7	+ 38.2%
Townhome	3.7	4.3	+ 16.2%
Condominium	3.7	4.9	+ 32.4%
	4.7	4.9	+ 4.3%
All Townhome	3.7	4.4	+ 18.9%

	8-2025	8-2026	Change
Single-Family	4.7	6.2	+ 31.9%
Townhome	4.9	4.8	- 2.0%
Condominium	4.1	5.1	+ 24.4%
All Condominium	4.7	5.8	+ 23.4%

Additional Price Ranges

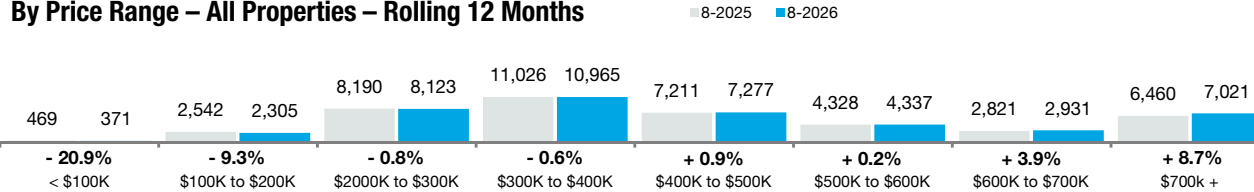
Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.



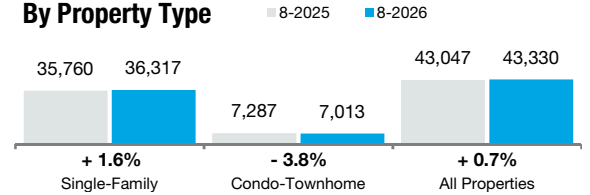
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

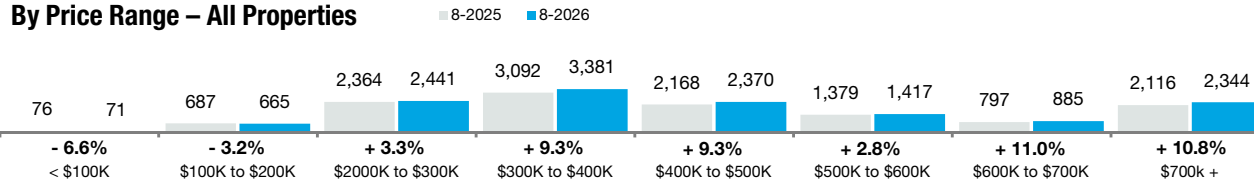


By Price Range	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single-Family			Condo-Townhome			Single-Family			Condo-Townhome			Single-Family			Condo-Townhome		
	8-2025	8-2026	Change	8-2025	8-2026	Change	7-2026	8-2026	Change	7-2026	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
\$100,000 & Below	458	361	-21.2%	11	10	-9.1%	35	38	+8.6%	2	3	+50.0%	289	239	-17.3%	8	8	0.0%
\$100,001 to \$200,000	2,080	1,868	-10.2%	462	437	-5.4%	164	155	-5.5%	45	33	-26.7%	1,380	1,236	-10.4%	314	295	-6.1%
\$200,001 to \$300,000	6,256	6,128	-2.0%	1,934	1,995	+3.2%	597	489	-18.1%	202	167	-17.3%	4,209	4,059	-3.6%	1,354	1,371	+1.3%
\$300,001 to \$400,000	8,523	8,557	+0.4%	2,503	2,408	-3.8%	811	671	-17.3%	218	167	-23.4%	5,747	5,707	-0.7%	1,685	1,619	-3.9%
\$400,001 to \$500,000	5,931	6,137	+3.5%	1,280	1,140	-10.9%	560	488	-12.9%	116	94	-19.0%	4,073	4,061	-0.3%	865	772	-10.8%
\$500,001 to \$600,000	3,834	3,956	+3.2%	494	381	-22.9%	405	377	-6.9%	28	32	+14.3%	2,665	2,710	+1.7%	342	253	-26.0%
\$600,001 to \$700,000	2,596	2,654	+2.2%	225	277	+23.1%	310	222	-28.4%	25	16	-36.0%	1,806	1,807	+0.1%	154	168	+9.1%
\$700,001 and Above	6,082	6,656	+9.4%	378	365	-3.4%	728	580	-20.3%	33	28	-15.2%	4,325	4,604	+6.5%	260	250	-3.8%
All Price Ranges	35,760	36,317	+1.6%	7,287	7,013	-3.8%	3,610	3,020	-16.3%	669	540	-19.3%	24,494	24,423	-0.3%	4,982	4,736	-4.9%

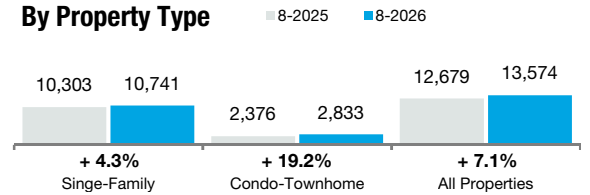
Inventory of Homes for Sale

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 – 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
	8-2025	8-2026	Change	8-2025	8-2026	Change	7-2026	8-2026	Change	7-2026	8-2026	Change		
\$100,000 & Below	73	69	-5.5%	3	2	-33.3%	74	69	-6.8%	2	2	0.0%		
\$100,001 to \$200,000	520	467	-10.2%	167	198	+18.6%	498	467	-6.2%	211	198	-6.2%		
\$200,001 to \$300,000	1,709	1,636	-4.3%	655	805	+22.9%	1,744	1,636	-6.2%	848	805	-5.1%		
\$300,001 to \$400,000	2,349	2,479	+5.5%	743	902	+21.4%	2,501	2,479	-0.9%	978	902	-7.8%		
\$400,001 to \$500,000	1,746	1,840	+5.4%	422	530	+25.6%	1,916	1,840	-4.0%	527	530	+0.6%		
\$500,001 to \$600,000	1,215	1,253	+3.1%	164	164	0.0%	1,266	1,253	-1.0%	168	164	-2.4%		
\$600,001 to \$700,000	719	809	+12.5%	78	76	-2.6%	818	809	-1.1%	81	76	-6.2%		
\$700,001 and Above	1,972	2,188	+11.0%	144	156	+8.3%	2,273	2,188	-3.7%	168	156	-7.1%		
All Price Ranges	10,303	10,741	+4.3%	2,376	2,833	+19.2%	11,090	10,741	-3.1%	2,983	2,833	-5.0%		

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

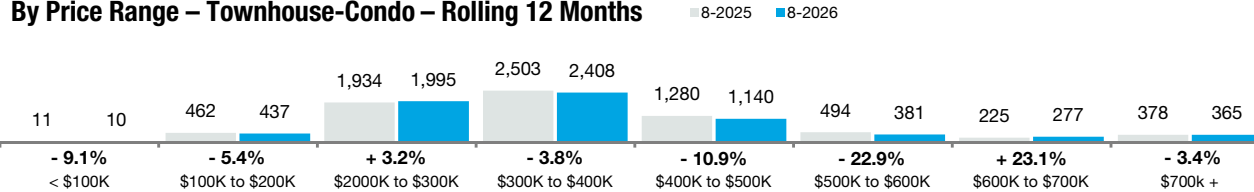
Closed Sales and Inventory of Homes for Sale for a wider set of price ranges, given for a rolling 12-month period, compared to prior month and year to date.



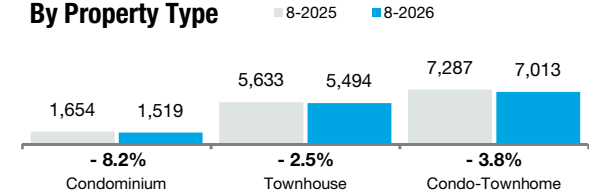
Closed Sales

Actual sales that have closed in a given month.

By Price Range – Townhouse-Condo – Rolling 12 Months



By Property Type

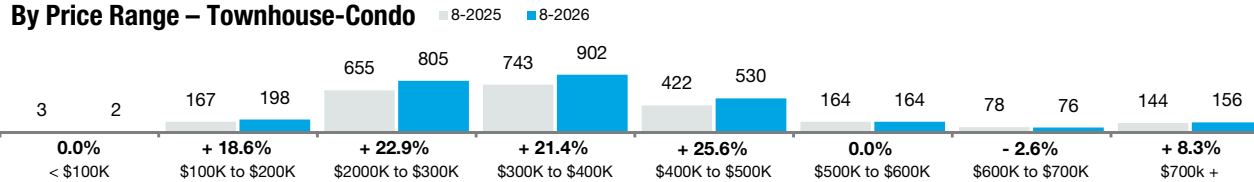


By Price Range	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Condominium			Townhouse			Condominium			Townhouse			Condominium			Townhouse		
	8-2025	8-2026	Change	8-2025	8-2026	Change	7-2026	8-2026	Change	7-2026	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
\$100,000 & Below	10	8	-20.0%	1	2	+100.0%	2	2	0.0%	0	1	--	7	7	0.0%	1	1	0.0%
\$100,001 to \$200,000	309	305	-1.3%	153	132	-13.7%	29	23	-20.7%	16	10	-37.5%	225	201	-10.7%	89	94	+5.6%
\$200,001 to \$300,000	506	498	-1.6%	1,428	1,497	+4.8%	51	36	-29.4%	151	131	-13.2%	346	331	-4.3%	1,008	1,040	+3.2%
\$300,001 to \$400,000	357	319	-10.6%	2,146	2,089	-2.7%	29	20	-31.0%	189	147	-22.2%	235	219	-6.8%	1,450	1,400	-3.4%
\$400,001 to \$500,000	182	147	-19.2%	1,098	993	-9.6%	16	11	-31.3%	100	83	-17.0%	127	110	-13.4%	738	662	-10.3%
\$500,001 to \$600,000	107	82	-23.4%	387	299	-22.7%	8	6	-25.0%	20	26	+30.0%	70	57	-18.6%	272	196	-27.9%
\$600,001 to \$700,000	58	53	-8.6%	167	224	+34.1%	4	2	-50.0%	21	14	-33.3%	38	33	-13.2%	116	135	+16.4%
\$700,001 and Above	125	107	-14.4%	253	258	+2.0%	11	9	-18.2%	22	19	-13.6%	93	75	-19.4%	167	175	+4.8%
All Price Ranges	1,654	1,519	-8.2%	5,633	5,494	-2.5%	150	109	-27.3%	519	431	-17.0%	1,141	1,033	-9.5%	3,841	3,703	-3.6%

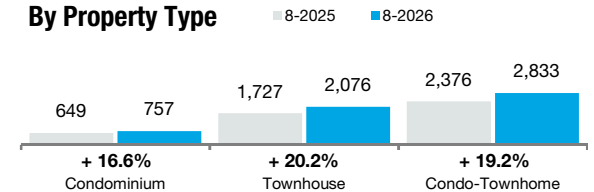
Inventory of Homes for Sale

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
	8-2025	8-2026	Change	8-2025	8-2026	Change	7-2026	8-2026	Change	7-2026	8-2026	Change		
\$100,000 & Below	2	2	0.0%	1	0	-100.0%	2	2	0.0%	0	0	--		
\$100,001 to \$200,000	137	160	+16.8%	30	38	+26.7%	175	160	-8.6%	36	38	+5.6%		
\$200,001 to \$300,000	223	258	+15.7%	432	547	+26.6%	269	258	-4.1%	579	547	-5.5%		
\$300,001 to \$400,000	134	153	+14.2%	609	749	+23.0%	157	153	-2.5%	821	749	-8.8%		
\$400,001 to \$500,000	54	92	+70.4%	368	438	+19.0%	93	92	-1.1%	434	438	+0.9%		
\$500,001 to \$600,000	32	33	+3.1%	132	131	-0.8%	40	33	-17.5%	128	131	+2.3%		
\$600,001 to \$700,000	19	14	-26.3%	59	62	+5.1%	18	14	-22.2%	63	62	-1.6%		
\$700,001 and Above	48	45	-6.3%	96	111	+15.6%	63	45	-28.6%	105	111	+5.7%		
All Price Ranges	649	757	+16.6%	1,727	2,076	+20.2%	817	757	-7.3%	2,166	2,076	-4.2%		

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.