

# Charlotte Region Monthly Indicators

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## July 2022

The U.S. housing market has continued to cool, as rising mortgage rates and record-high sales prices have stifled affordability, weakening demand and pricing out a multitude of buyers. Nationally, median household income has failed to keep pace with increasing mortgage payments, with the costs of buying a home about 80% more expensive now than they were just three summers ago, according to the National Association of REALTORS® (NAR). As more and more prospective buyers find their home purchase plans delayed, many are turning to the rental market, where competition has intensified due to increased demand.

New Listings were down in the Charlotte region by 6.0 percent to 5,992. Pending Sales decreased 14.6 percent to 4,478. Inventory grew 23.9 percent to 6,637.

Prices moved higher as Median Sales Price was up 16.7 percent to \$385,000. Months Supply of Homes for Sale was up 27.3 percent to 1.4., indicating that supply increased relative to demand.

At a time of year when homebuying activity is typically very strong, soaring homeownership costs have caused home sales to decline nationwide for the fifth consecutive month, with existing-home sales falling 5.4% month-to-month and 14.2% year-over-year as of last measure, according to NAR. But there is a bright spot. Inventory of existing homes has continued to climb this summer, with 1.26 million homes available at the beginning of July, equivalent to a 3 months' supply. And despite the summer slowdown, homes are still selling quickly, with the typical home staying on market an average of 14 days.

## Quick Facts

<b>- 21.5%</b>	<b>+ 16.7%</b>	<b>+ 23.9%</b>
Year-Over-Year Change in <b>Closed Sales</b>	Year-Over-Year Change in <b>Median Sales Price</b>	Year-Over-Year Change in <b>Homes for Sale</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 composed of single-family properties, townhomes and condominiums combined. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

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# Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



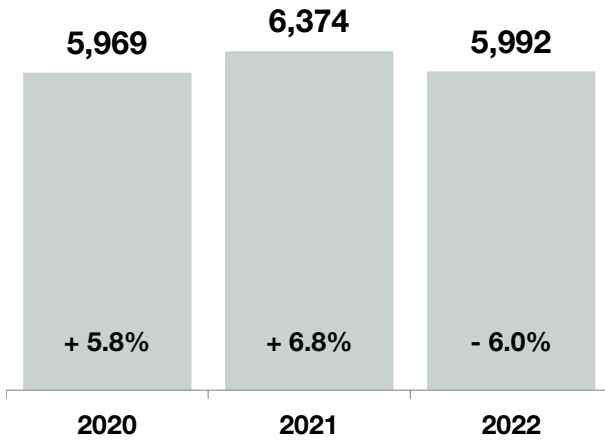
Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		6,374	<b>5,992</b>	- 6.0%	39,108	<b>37,898</b>	- 3.1%
Pending Sales		5,244	<b>4,478</b>	- 14.6%	35,861	<b>31,786</b>	- 11.4%
Closed Sales		5,415	<b>4,252</b>	- 21.5%	33,478	<b>31,150</b>	- 7.0%
List to Close		66	<b>72</b>	+ 9.1%	75	<b>74</b>	- 1.3%
Days on Market Until Sale		14	<b>15</b>	+ 7.1%	20	<b>18</b>	- 10.0%
Cumulative Days on Market		14	<b>15</b>	+ 7.1%	21	<b>18</b>	- 14.3%
Average List Price		\$394,040	<b>\$471,161</b>	+ 19.6%	\$396,837	<b>\$465,716</b>	+ 17.4%
Average Sales Price		\$397,474	<b>\$458,635</b>	+ 15.4%	\$379,386	<b>\$441,454</b>	+ 16.4%
Median Sales Price		\$330,000	<b>\$385,000</b>	+ 16.7%	\$315,000	<b>\$376,665</b>	+ 19.6%
Pct. of Original List Price Received		101.8%	<b>100.3%</b>	- 1.5%	100.9%	<b>101.6%</b>	+ 0.7%
Housing Affordability Index		86	<b>68</b>	- 20.9%	90	<b>69</b>	- 23.3%
Inventory of Homes for Sale		5,356	<b>6,637</b>	+ 23.9%	--	<b>--</b>	--
Months Supply of Homes for Sale		1.1	<b>1.4</b>	+ 27.3%	--	<b>--</b>	--

# New Listings

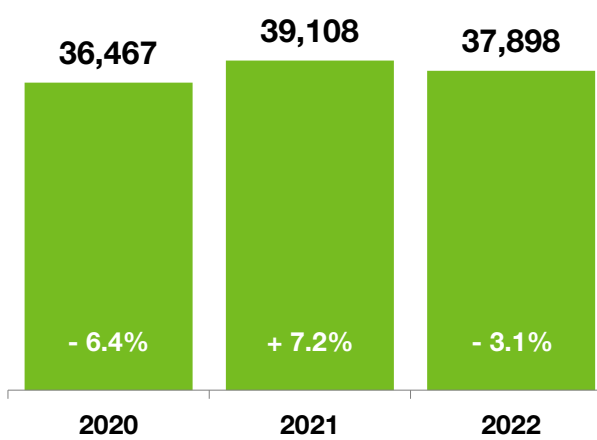
A count of the properties that have been newly listed on the market in a given month.



## July

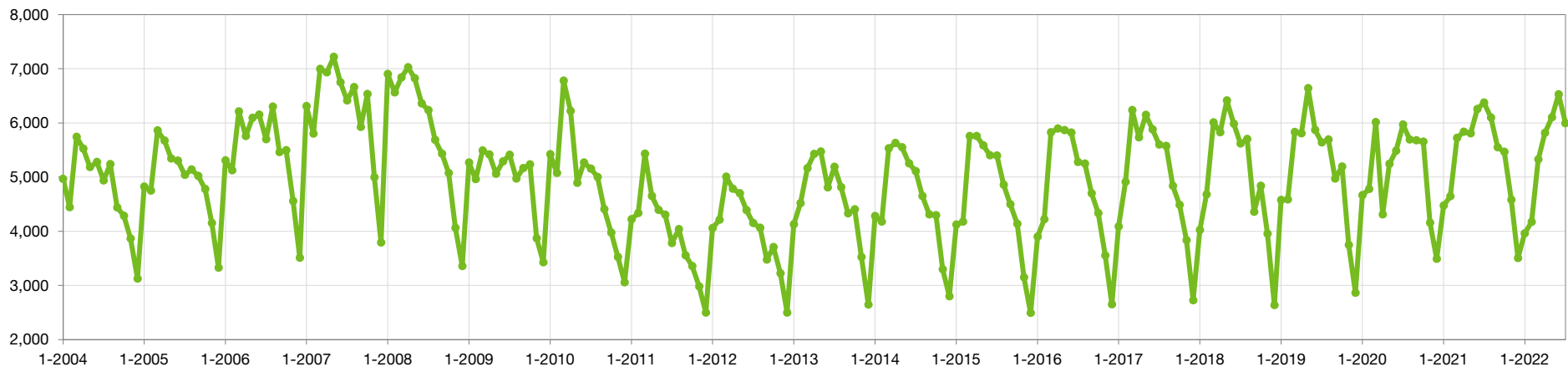


## Year to Date



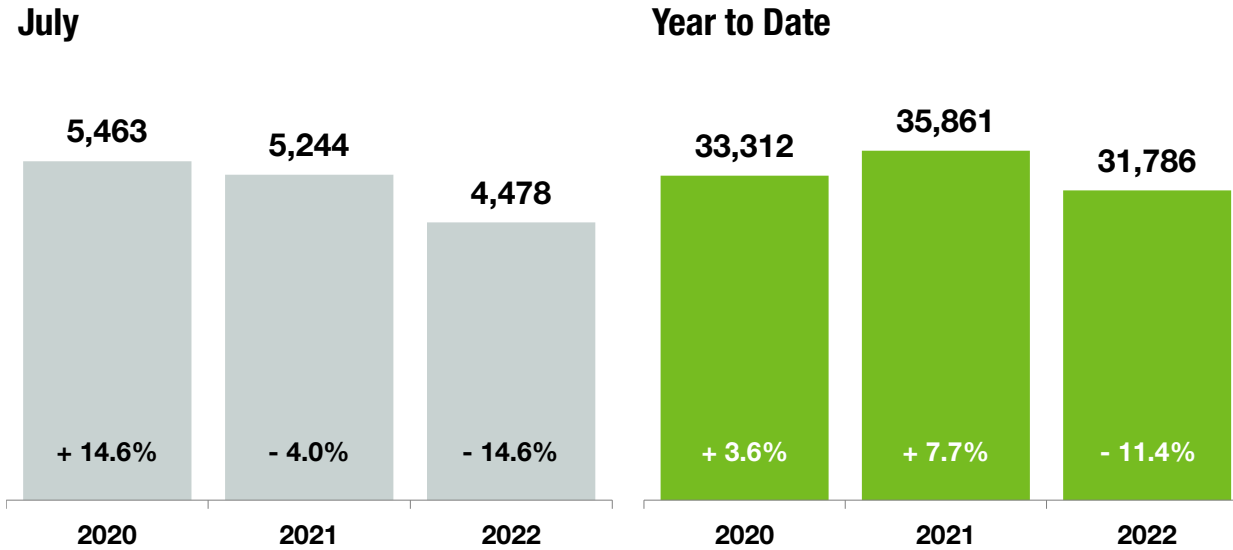
	New Listings	Prior Year	Percent Change
August 2021	6,096	5,694	+7.1%
September 2021	5,550	5,678	-2.3%
October 2021	5,467	5,652	-3.3%
November 2021	4,581	4,158	+10.2%
December 2021	3,502	3,487	+0.4%
January 2022	3,961	4,474	-11.5%
February 2022	4,171	4,643	-10.2%
March 2022	5,328	5,724	-6.9%
April 2022	5,816	5,834	-0.3%
May 2022	6,101	5,805	+5.1%
June 2022	6,529	6,254	+4.4%
<b>July 2022</b>	<b>5,992</b>	<b>6,374</b>	<b>-6.0%</b>
12-Month Avg	5,258	5,315	-1.1%

## Historical New Listings by Month



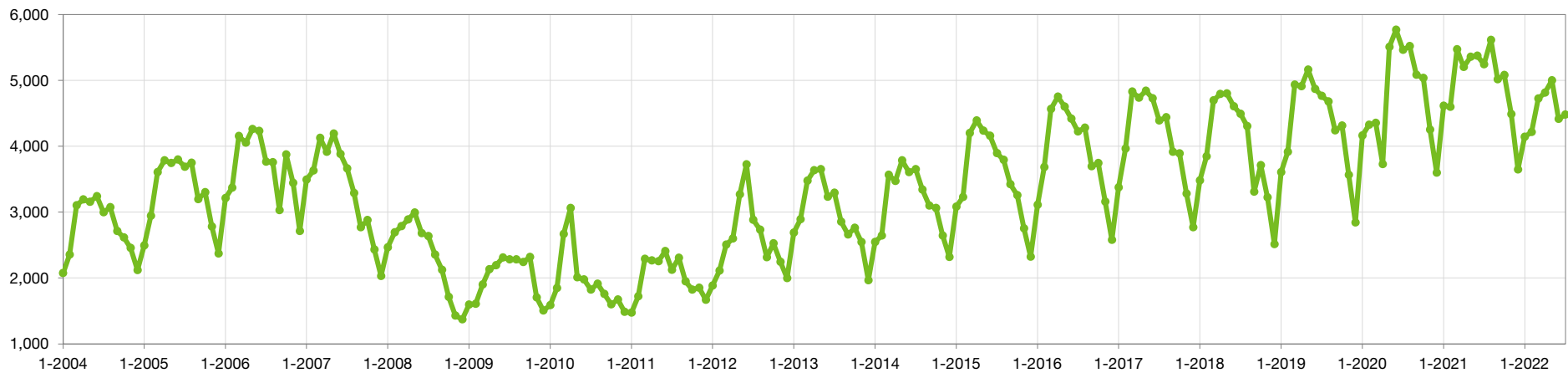
# Pending Sales

A count of the properties on which contracts have been accepted in a given month. Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.



	Pending Sales	Prior Year	Percent Change
August 2021	5,613	5,518	+1.7%
September 2021	5,016	5,087	-1.4%
October 2021	5,082	5,036	+0.9%
November 2021	4,488	4,252	+5.6%
December 2021	3,648	3,597	+1.4%
January 2022	4,142	4,612	-10.2%
February 2022	4,215	4,597	-8.3%
March 2022	4,725	5,472	-13.7%
April 2022	4,811	5,204	-7.6%
May 2022	5,001	5,357	-6.6%
June 2022	4,414	5,375	-17.9%
<b>July 2022</b>	<b>4,478</b>	<b>5,244</b>	<b>-14.6%</b>
12-Month Avg	4,636	4,946	-6.3%

## Historical Pending Sales by Month



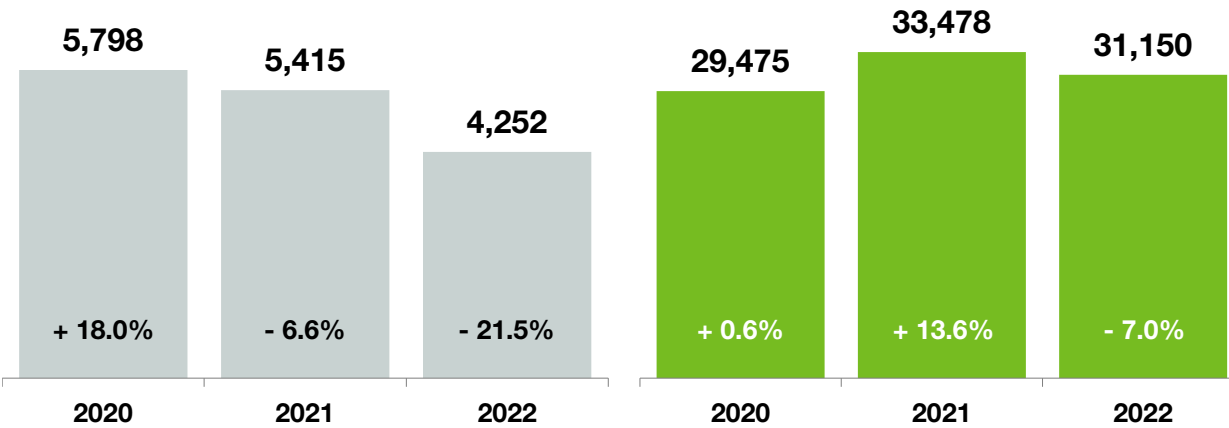
Note: Canopy MLS, Inc. did not include "Showable" Under Contract listings in the Pending Sales stats before July 2012. Listing agents report listings as "Under Contract-Show" earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012.

# Closed Sales

A count of the actual sales that closed in a given month.

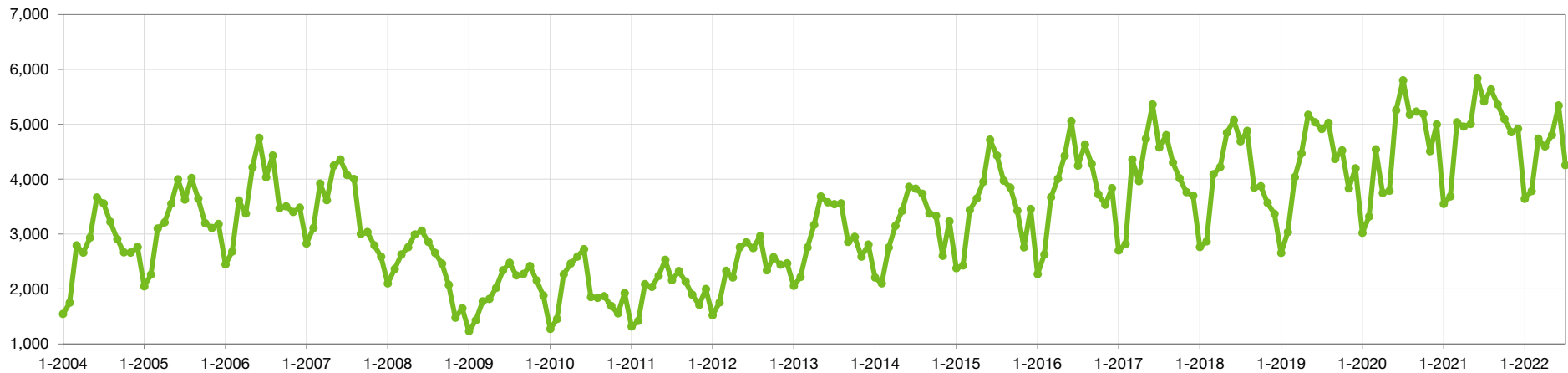


## July



Closed Sales	Prior Year	Percent Change
August 2021	5,633	5,175 +8.9%
September 2021	5,362	5,227 +2.6%
October 2021	5,094	5,184 -1.7%
November 2021	4,852	4,510 +7.6%
December 2021	4,918	4,995 -1.5%
January 2022	3,641	3,547 +2.7%
February 2022	3,781	3,685 +2.6%
March 2022	4,738	5,036 -5.9%
April 2022	4,595	4,955 -7.3%
May 2022	4,803	5,005 -4.0%
June 2022	5,340	5,835 -8.5%
<b>July 2022</b>	<b>4,252</b>	<b>5,415 -21.5%</b>
12-Month Avg	4,751	4,881 -2.7%

## Historical Closed Sales by Month

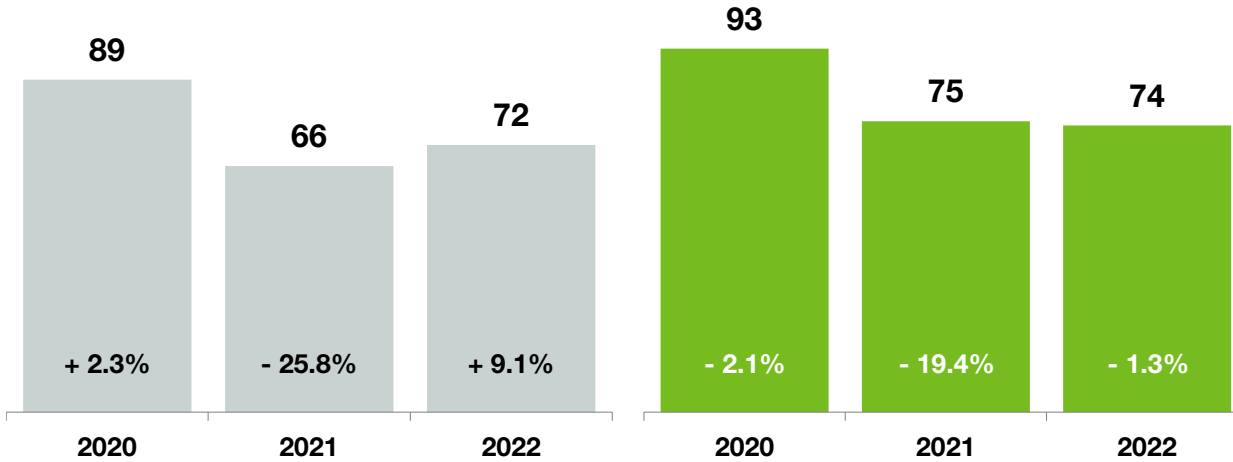


# List to Close

List to Close provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."



## July



	List to Close	Prior Year	Percent Change
August 2021	68	86	-20.9%
September 2021	70	84	-16.7%
October 2021	72	80	-10.0%
November 2021	75	78	-3.8%
December 2021	75	84	-10.7%
January 2022	83	84	-1.2%
February 2022	80	89	-10.1%
March 2022	78	79	-1.3%
April 2022	69	75	-8.0%
May 2022	66	70	-5.7%
June 2022	70	68	+2.9%
<b>July 2022</b>	<b>72</b>	<b>66</b>	<b>+9.1%</b>
12-Month Avg*	73	78	-6.4%

\* List to Close for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

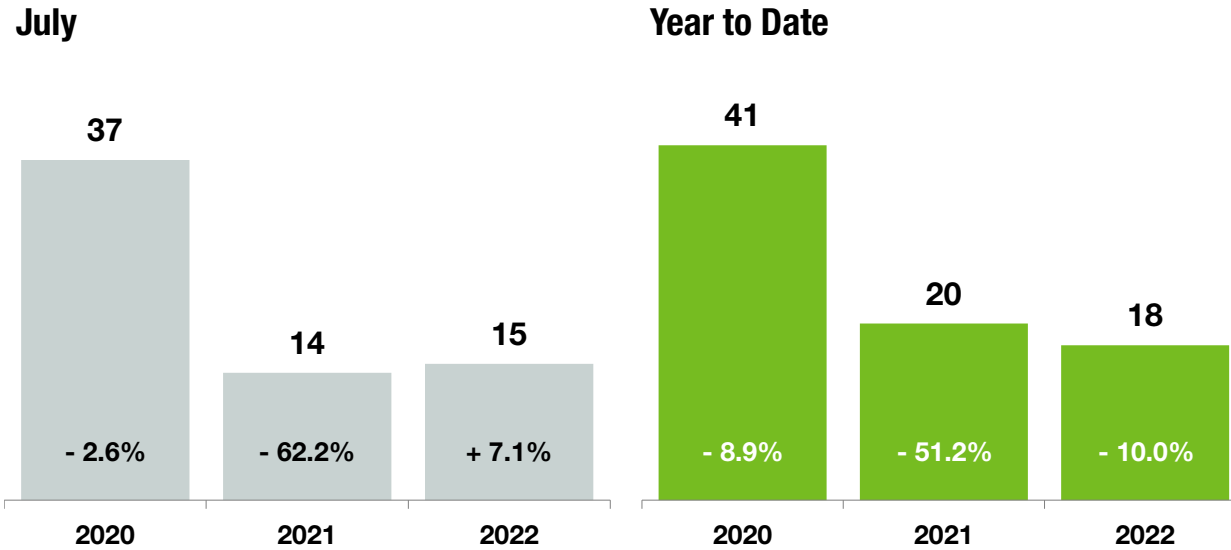
## Historical List to Close by Month



# Days on Market Until Sale



Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.



	Days on Market	Prior Year	Percent Change
August 2021	15	34	-55.9%
September 2021	16	30	-46.7%
October 2021	17	26	-34.6%
November 2021	21	26	-19.2%
December 2021	20	26	-23.1%
January 2022	23	27	-14.8%
February 2022	24	32	-25.0%
March 2022	21	25	-16.0%
April 2022	17	21	-19.0%
May 2022	14	17	-17.6%
June 2022	14	14	0.0%
<b>July 2022</b>	<b>15</b>	<b>14</b>	<b>+7.1%</b>
12-Month Avg*	18	24	-25.0%

\* Days on Market for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

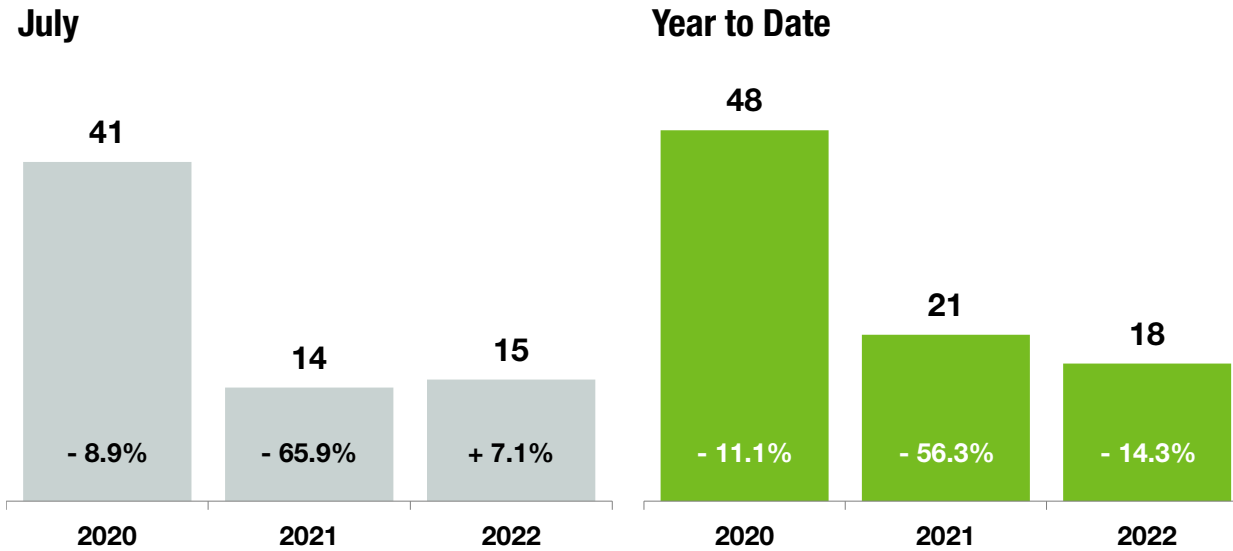
## Historical Days on Market Until Sale by Month



# Cumulative Days on Market Until Sale



Cumulative Days on Market (CDOM) functions like DOM; however, CDOM tracks the days on market for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (as in sold) or if the previous listing has been off market (expired or withdrawn) for more than 90 days.



	Cumulative Days on Market	Prior Year	Percent Change
August 2021	14	38	-63.2%
September 2021	16	34	-52.9%
October 2021	17	29	-41.4%
November 2021	19	29	-34.5%
December 2021	20	29	-31.0%
January 2022	23	28	-17.9%
February 2022	24	35	-31.4%
March 2022	20	27	-25.9%
April 2022	17	22	-22.7%
May 2022	14	18	-22.2%
June 2022	14	14	0.0%
<b>July 2022</b>	<b>15</b>	<b>14</b>	<b>+7.1%</b>
12-Month Avg*	17	26	-34.6%

\* Cumulative Days on Market for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

## Historical Cumulative Days on Market Until Sale by Month



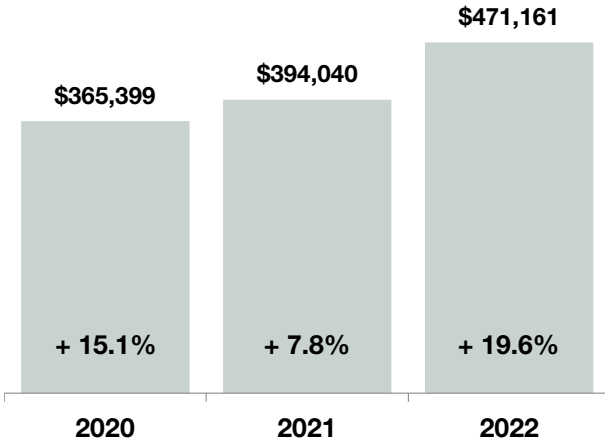


# Average List Price

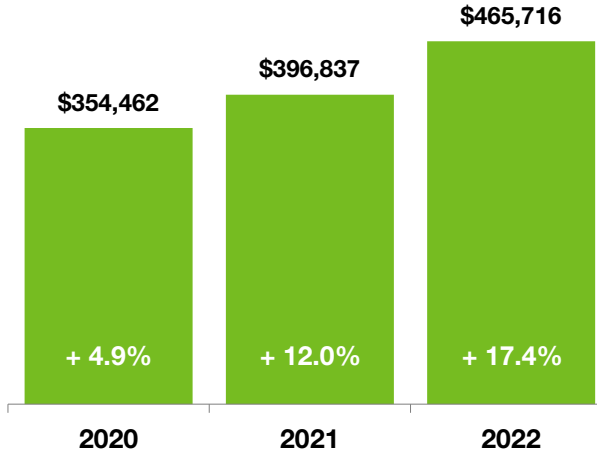
Average list price for all homes that have been newly listed on the market in a given month.



## July



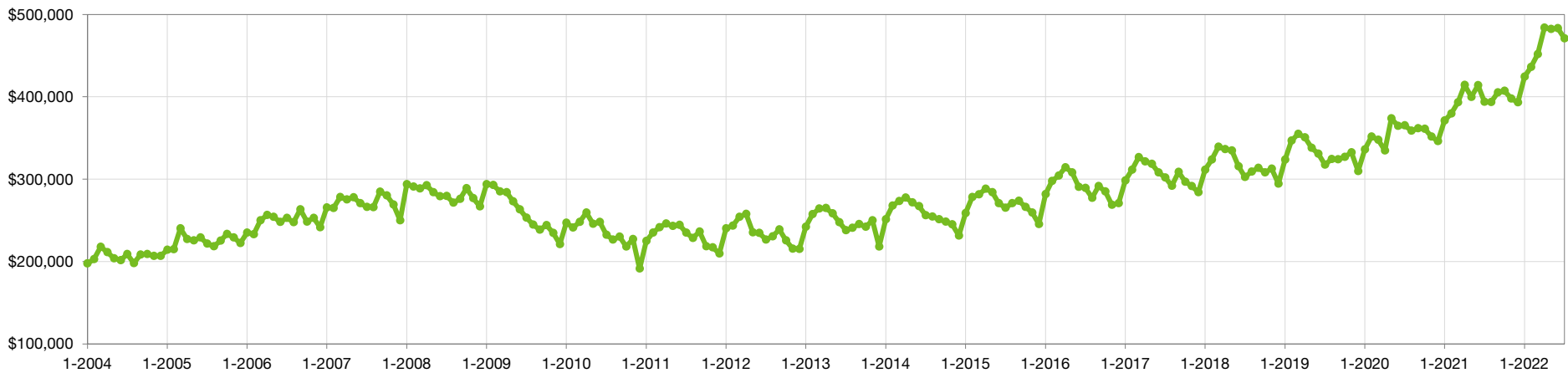
## Year to Date



	Average List Price	Prior Year	Percent Change
August 2021	\$393,762	\$358,758	+9.8%
September 2021	\$405,451	\$361,900	+12.0%
October 2021	\$407,345	\$361,133	+12.8%
November 2021	\$397,886	\$351,762	+13.1%
December 2021	\$393,235	\$346,340	+13.5%
January 2022	\$424,538	\$371,278	+14.3%
February 2022	\$436,165	\$379,695	+14.9%
March 2022	\$451,870	\$393,359	+14.9%
April 2022	\$483,892	\$414,573	+16.7%
May 2022	\$482,548	\$399,694	+20.7%
June 2022	\$483,320	\$414,223	+16.7%
<b>July 2022</b>	<b>\$471,161</b>	<b>\$394,040</b>	<b>+19.6%</b>
12-Month Avg*	\$439,549	\$381,432	+15.2%

\* Average List Price for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

## Historical Average List Price by Month

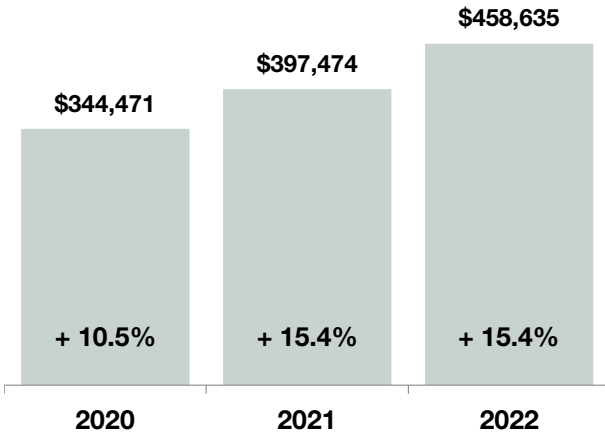


# Average Sales Price

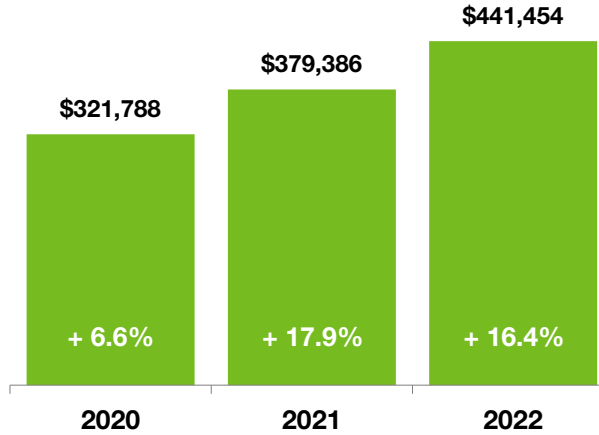
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## July



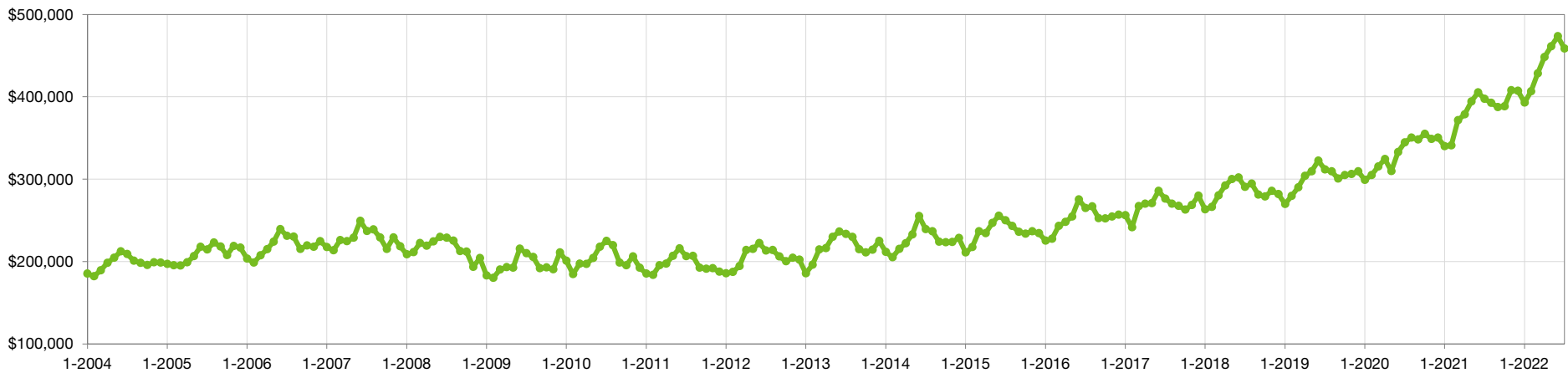
## Year to Date



	Average Sales Price	Prior Year	Percent Change
August 2021	\$392,784	\$350,479	+12.1%
September 2021	\$387,433	\$348,085	+11.3%
October 2021	\$388,407	\$354,886	+9.4%
November 2021	\$408,024	\$348,739	+17.0%
December 2021	\$407,230	\$350,299	+16.3%
January 2022	\$393,000	\$339,989	+15.6%
February 2022	\$406,739	\$341,057	+19.3%
March 2022	\$428,407	\$371,572	+15.3%
April 2022	\$448,215	\$378,717	+18.4%
May 2022	\$461,122	\$394,219	+17.0%
June 2022	\$473,487	\$405,324	+16.8%
<b>July 2022</b>	<b>\$458,635</b>	<b>\$397,474</b>	<b>+15.4%</b>
12-Month Avg*	\$421,025	\$367,028	+14.7%

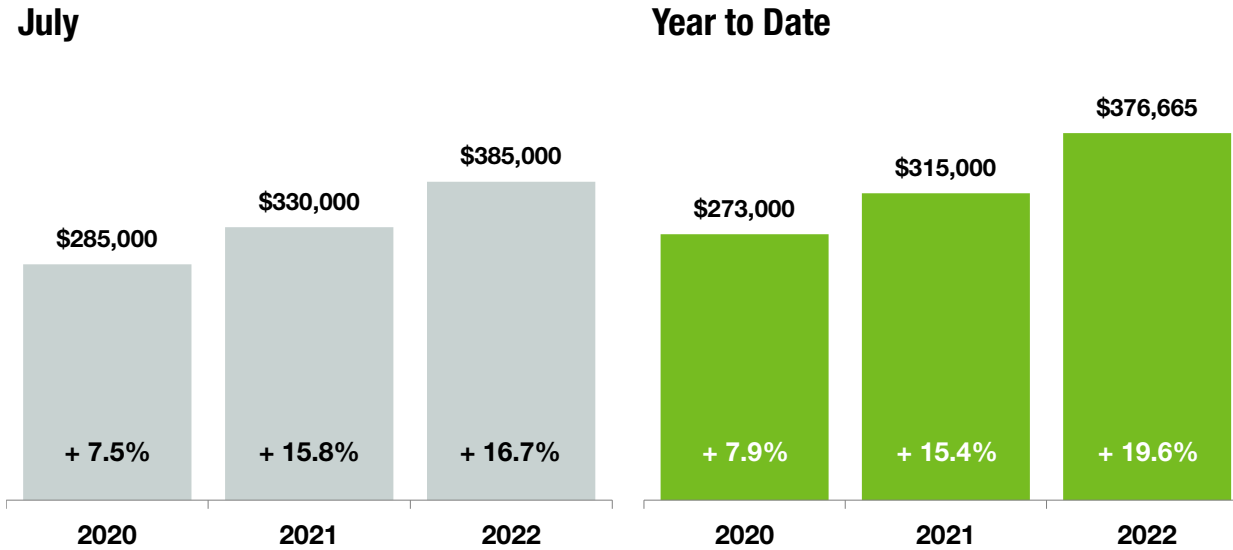
\* Average Sales Price for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



# Median Sales Price

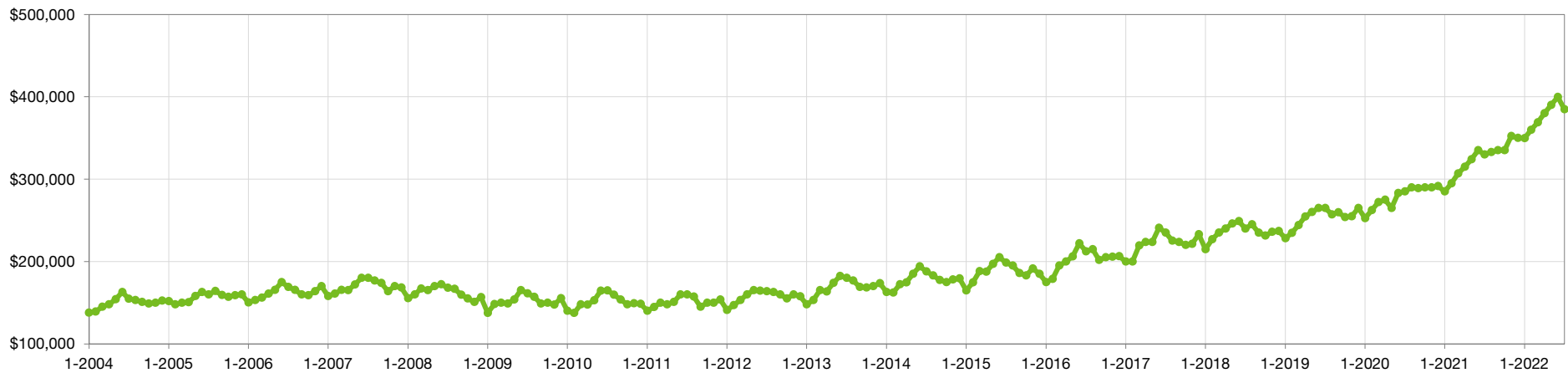
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



	Median Sales Price	Prior Year	Percent Change
August 2021	\$332,820	\$290,000	+14.8%
September 2021	\$335,000	\$289,000	+15.9%
October 2021	\$335,000	\$290,000	+15.5%
November 2021	\$352,350	\$290,000	+21.5%
December 2021	\$349,945	\$291,700	+20.0%
January 2022	\$349,900	\$285,000	+22.8%
February 2022	\$360,000	\$294,990	+22.0%
March 2022	\$369,070	\$307,000	+20.2%
April 2022	\$380,000	\$315,000	+20.6%
May 2022	\$390,000	\$324,000	+20.4%
June 2022	\$399,900	\$335,000	+19.4%
<b>July 2022</b>	<b>\$385,000</b>	<b>\$330,000</b>	<b>+16.7%</b>
12-Month Avg*	\$360,000	\$305,000	+18.0%

\* Median Sales Price for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

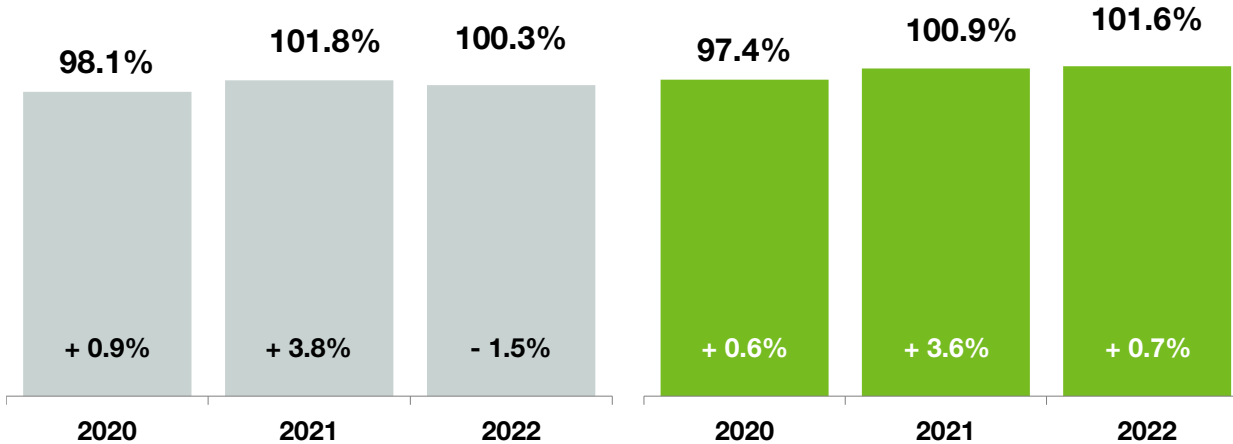


# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



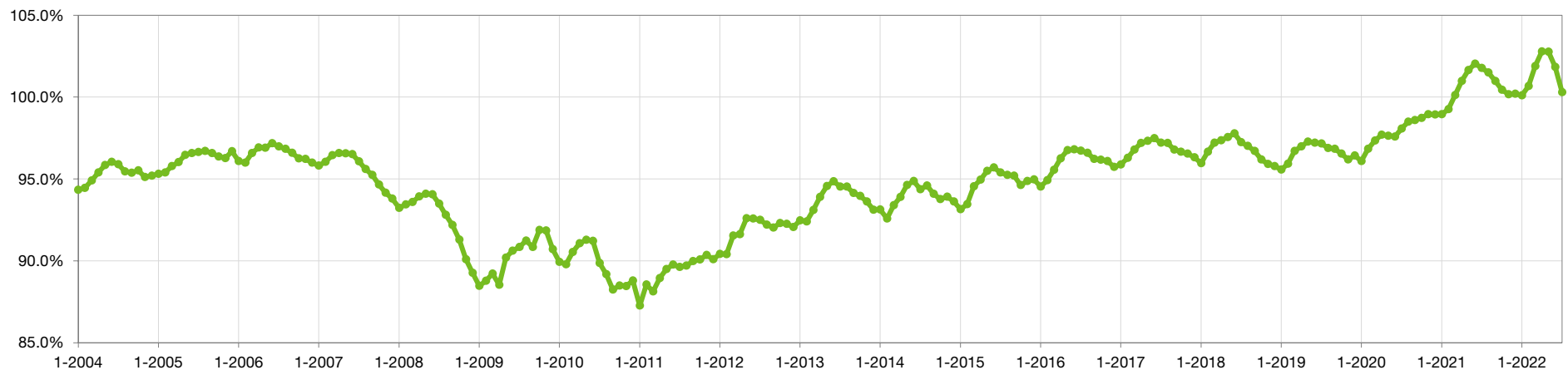
## July



	Pct. of Orig. Price Received	Prior Year	Percent Change
August 2021	101.5%	98.5%	+3.0%
September 2021	101.0%	98.6%	+2.4%
October 2021	100.5%	98.7%	+1.8%
November 2021	100.2%	98.9%	+1.3%
December 2021	100.2%	98.9%	+1.3%
January 2022	100.1%	98.9%	+1.2%
February 2022	100.7%	99.3%	+1.4%
March 2022	101.9%	100.1%	+1.8%
April 2022	102.8%	101.0%	+1.8%
May 2022	102.8%	101.6%	+1.2%
June 2022	101.8%	102.0%	-0.2%
<b>July 2022</b>	<b>100.3%</b>	<b>101.8%</b>	<b>-1.5%</b>
12-Month Avg*	101.2%	99.9%	+1.3%

\* Pct. of Orig. Price Received for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

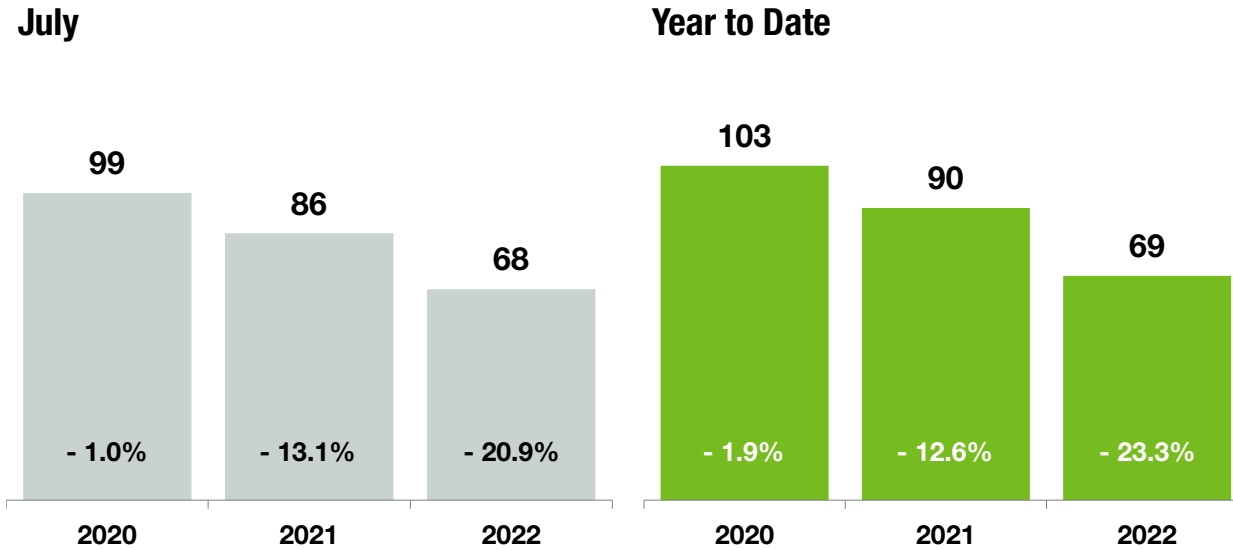
## Historical Percent of Original List Price Received by Month



# Housing Affordability Index

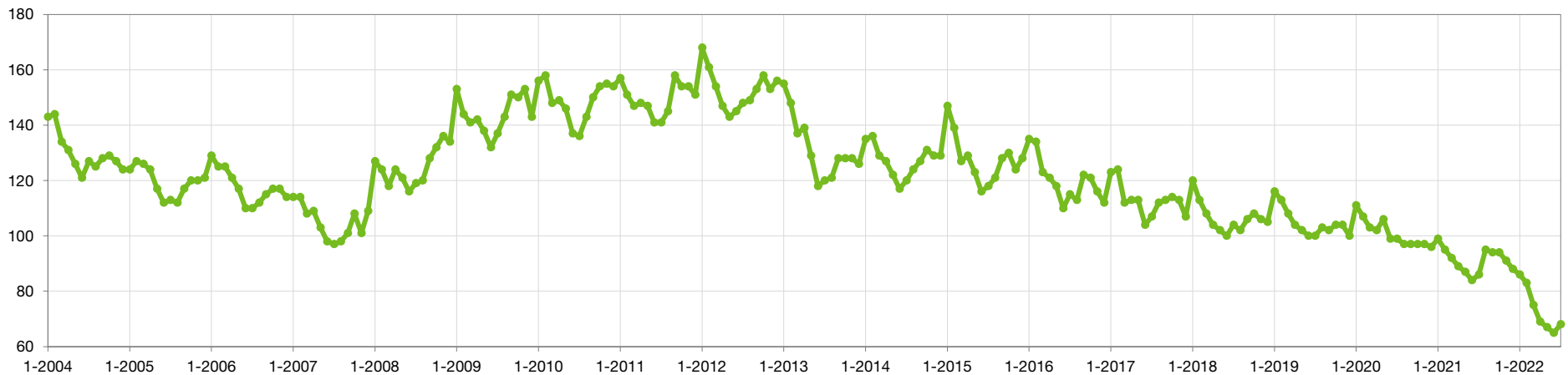


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



	Affordability Index	Prior Year	Percent Change
August 2021	95	97	-2.1%
September 2021	94	97	-3.1%
October 2021	94	97	-3.1%
November 2021	91	97	-6.2%
December 2021	88	96	-8.3%
January 2022	86	99	-13.1%
February 2022	83	95	-12.6%
March 2022	75	92	-18.5%
April 2022	69	89	-22.5%
May 2022	67	87	-23.0%
June 2022	65	84	-22.6%
<b>July 2022</b>	<b>68</b>	<b>86</b>	<b>-20.9%</b>
12-Month Avg	81	93	-12.9%

## Historical Housing Affordability Index by Month

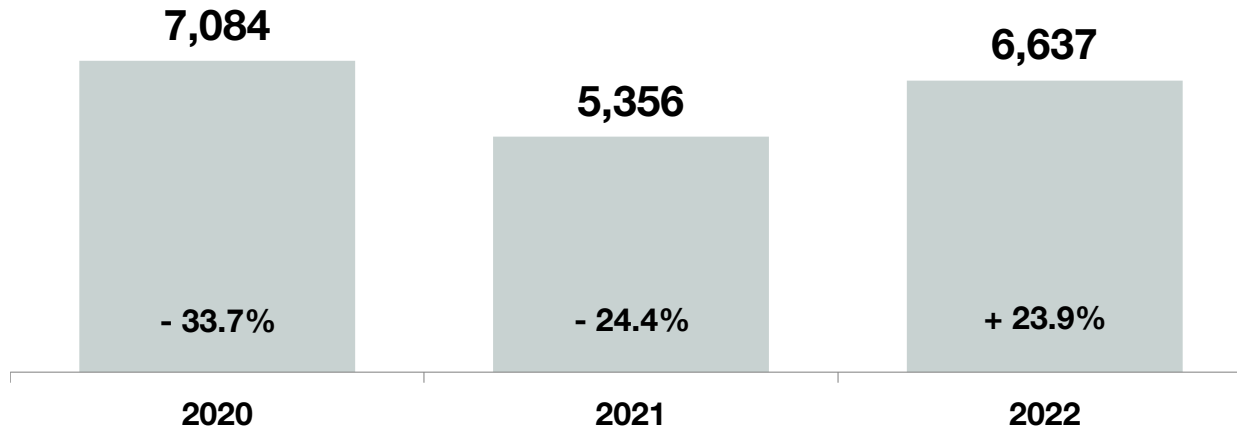


# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

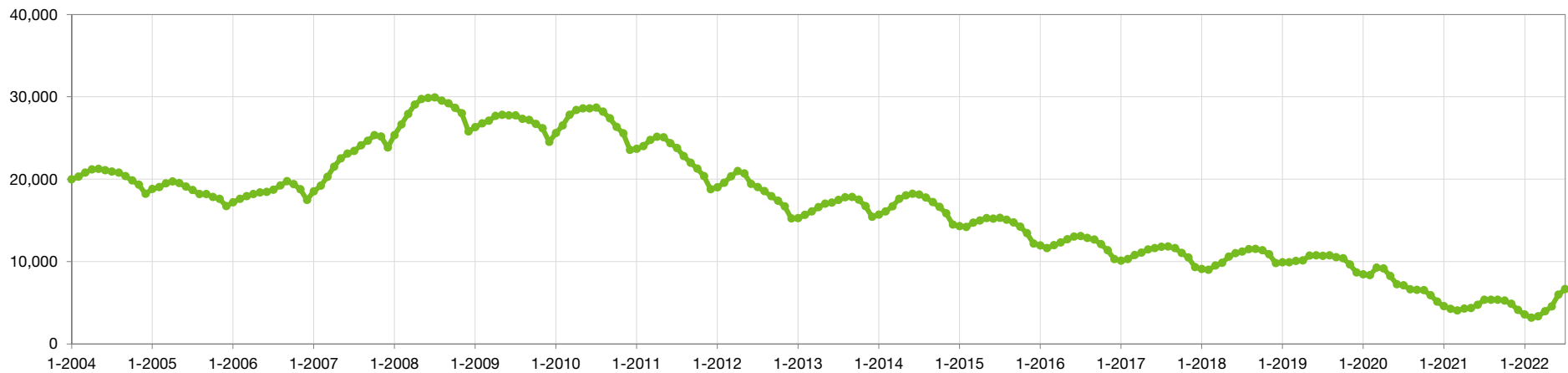


## July



	Homes for Sale	Prior Year	Percent Change
August 2021	5,341	6,625	-19.4%
September 2021	5,334	6,551	-18.6%
October 2021	5,241	6,516	-19.6%
November 2021	4,856	5,893	-17.6%
December 2021	4,104	5,123	-19.9%
January 2022	3,553	4,552	-21.9%
February 2022	3,178	4,245	-25.1%
March 2022	3,328	4,035	-17.5%
April 2022	3,934	4,272	-7.9%
May 2022	4,526	4,332	+4.5%
June 2022	5,974	4,741	+26.0%
<b>July 2022</b>	<b>6,637</b>	<b>5,356</b>	<b>+23.9%</b>
12-Month Avg	4,667	5,187	-10.0%

## Historical Inventory of Homes for Sale by Month

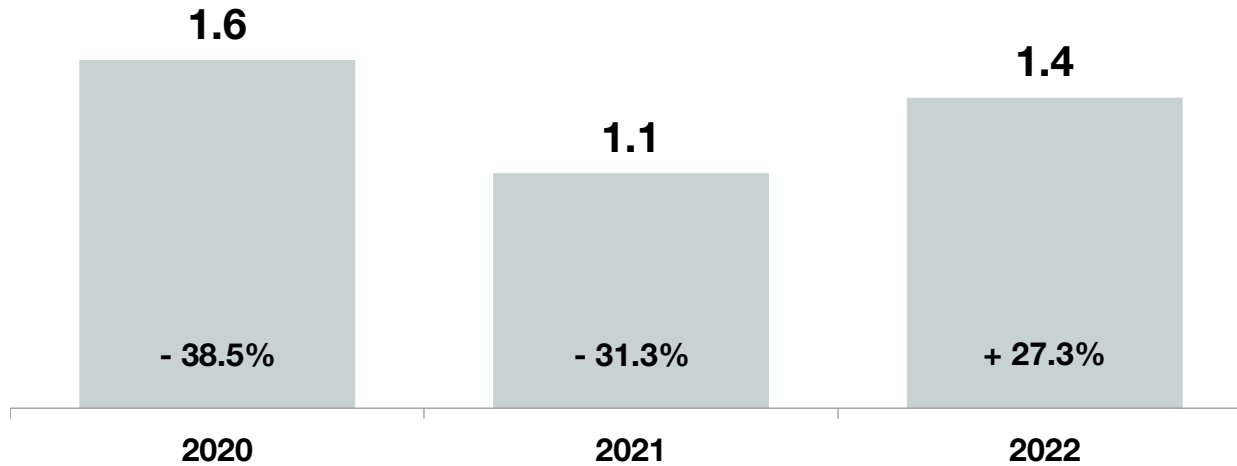


# Months Supply of Homes for Sale

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



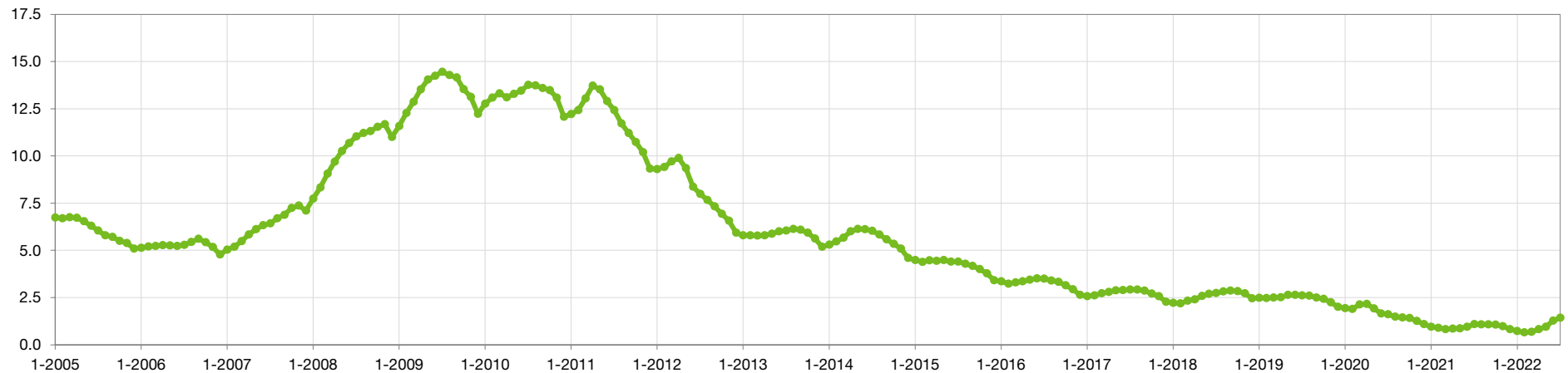
## July



Months Supply		Prior Year	Percent Change
August 2021	1.1	1.5	-26.7%
September 2021	1.1	1.4	-21.4%
October 2021	1.1	1.4	-21.4%
November 2021	1.0	1.3	-23.1%
December 2021	0.8	1.1	-27.3%
January 2022	0.7	1.0	-30.0%
February 2022	0.6	0.9	-33.3%
March 2022	0.7	0.8	-12.5%
April 2022	0.8	0.9	-11.1%
May 2022	0.9	0.9	0.0%
June 2022	1.3	1.0	+30.0%
<b>July 2022</b>	<b>1.4</b>	<b>1.1</b>	<b>+27.3%</b>
12-Month Avg*	1.0	1.1	-9.1%

\* Months Supply for all properties from August 2021 through July 2022. This is not the average of the individual figures above.

## Historical Months Supply of Homes for Sale by Month



Note: Canopy MLS, Inc. did not include "Showable" Under Contract listings in the Pending Sales stats before July 2012. Listing agents report listings as "Under Contract-Show" earlier in the transaction. As a result, Months Supply of Homes for Sale stats trend lower since July 2012.