

# Local Market Update for February 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION  
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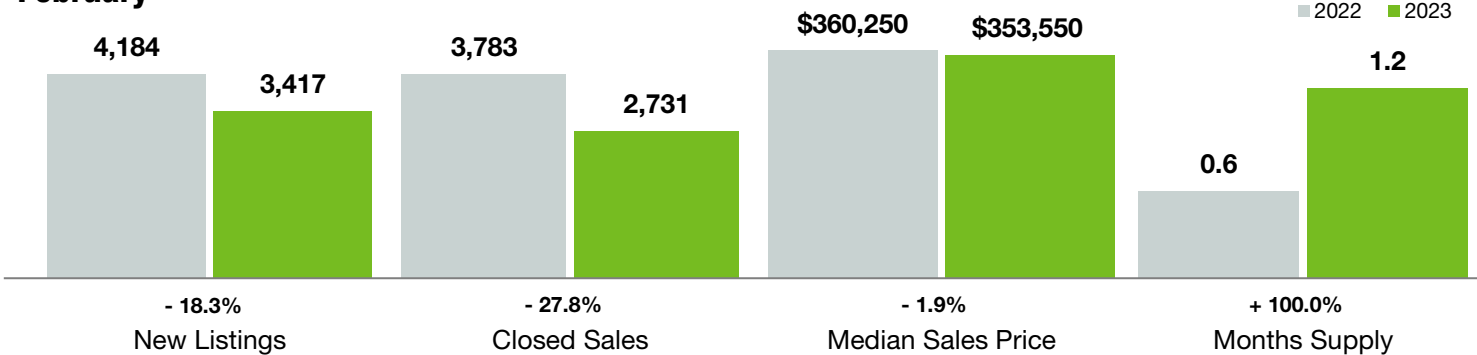
## Charlotte Region

Includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina and Chester, Chesterfield, Lancaster and York Counties in South Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	4,184	<b>3,417</b>	- 18.3%	8,162	<b>6,611</b>	- 19.0%
Pending Sales	4,198	<b>3,851</b>	- 8.3%	8,332	<b>7,355</b>	- 11.7%
Closed Sales	3,783	<b>2,731</b>	- 27.8%	7,422	<b>5,062</b>	- 31.8%
Median Sales Price*	\$360,250	<b>\$353,550</b>	- 1.9%	\$353,935	<b>\$362,588</b>	+ 2.4%
Average Sales Price*	\$406,979	<b>\$421,867</b>	+ 3.7%	\$400,168	<b>\$419,634</b>	+ 4.9%
Percent of Original List Price Received*	100.7%	<b>95.3%</b>	- 5.4%	100.4%	<b>95.0%</b>	- 5.4%
List to Close	80	<b>102</b>	+ 27.5%	82	<b>104</b>	+ 26.8%
Days on Market Until Sale	24	<b>48</b>	+ 100.0%	23	<b>47</b>	+ 104.3%
Cumulative Days on Market Until Sale	24	<b>52</b>	+ 116.7%	24	<b>49</b>	+ 104.2%
Average List Price	\$435,930	<b>\$466,864</b>	+ 7.1%	\$430,479	<b>\$460,034</b>	+ 6.9%
Inventory of Homes for Sale	2,767	<b>4,717</b>	+ 70.5%	--	--	--
Months Supply of Inventory	0.6	<b>1.2</b>	+ 100.0%	--	--	--

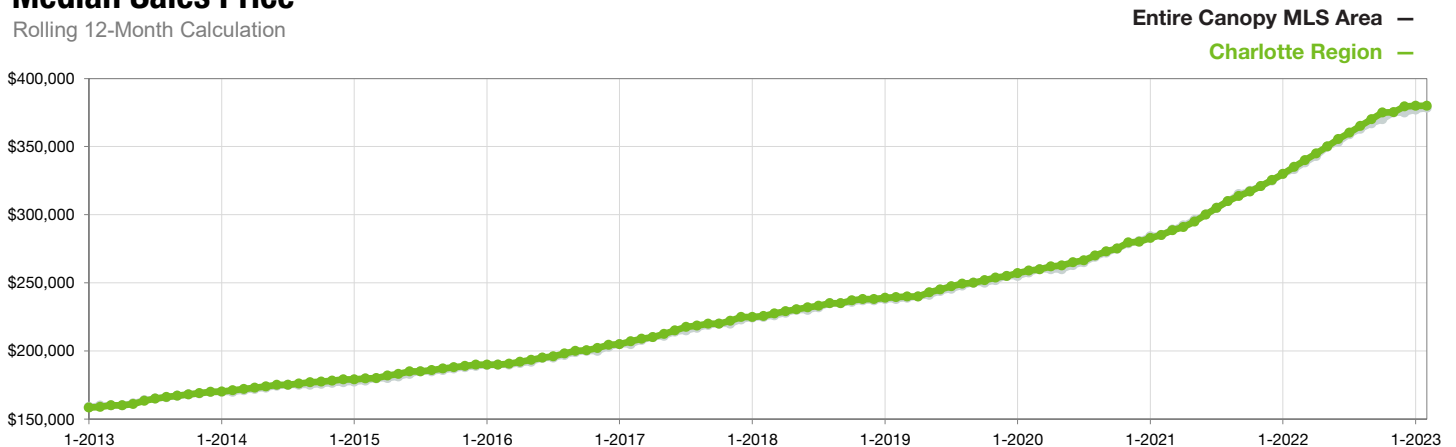
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### February



### Median Sales Price

Rolling 12-Month Calculation



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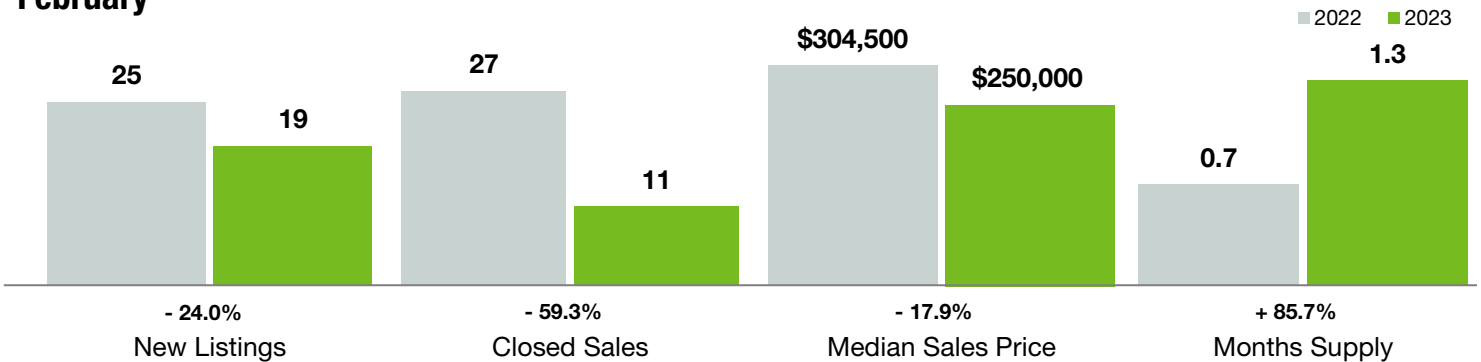
## Alexander County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	25	19	- 24.0%	51	39	- 23.5%
Pending Sales	31	19	- 38.7%	56	38	- 32.1%
Closed Sales	27	11	- 59.3%	54	25	- 53.7%
Median Sales Price*	\$304,500	\$250,000	- 17.9%	\$246,200	\$257,000	+ 4.4%
Average Sales Price*	\$313,220	\$252,345	- 19.4%	\$288,883	\$265,520	- 8.1%
Percent of Original List Price Received*	97.9%	92.7%	- 5.3%	98.5%	92.2%	- 6.4%
List to Close	90	86	- 4.4%	100	100	0.0%
Days on Market Until Sale	22	46	+ 109.1%	21	52	+ 147.6%
Cumulative Days on Market Until Sale	22	48	+ 118.2%	21	53	+ 152.4%
Average List Price	\$322,415	\$356,637	+ 10.6%	\$308,064	\$311,262	+ 1.0%
Inventory of Homes for Sale	20	32	+ 60.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

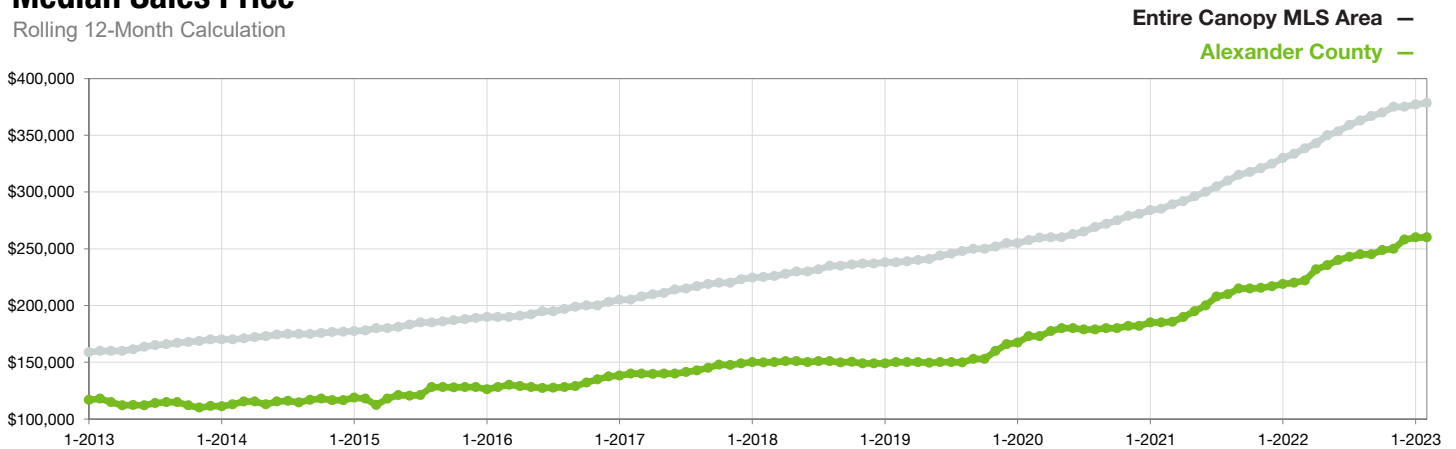
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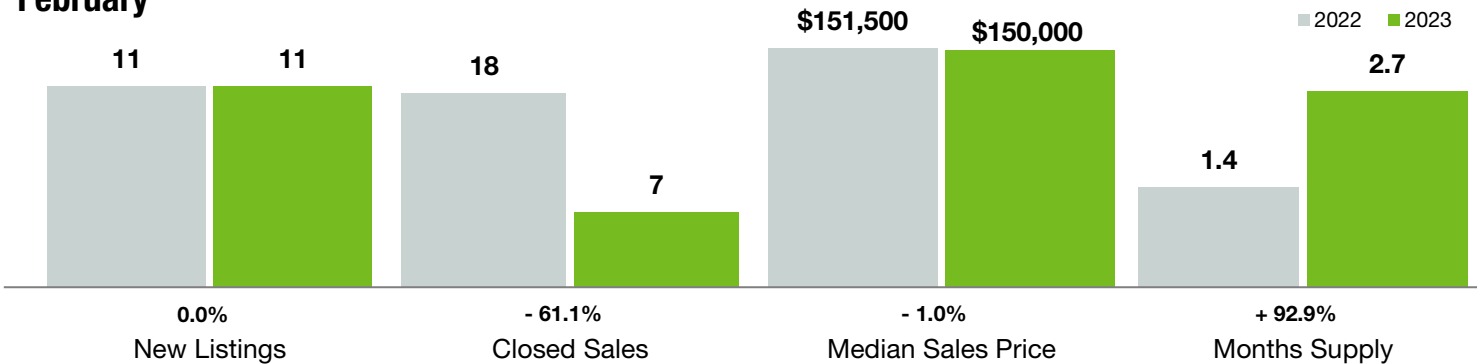
## Anson County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	11	11	0.0%	26	22	- 15.4%
Pending Sales	15	12	- 20.0%	31	32	+ 3.2%
Closed Sales	18	7	- 61.1%	34	14	- 58.8%
Median Sales Price*	\$151,500	\$150,000	- 1.0%	\$165,500	\$149,750	- 9.5%
Average Sales Price*	\$193,289	\$169,057	- 12.5%	\$206,324	\$194,636	- 5.7%
Percent of Original List Price Received*	96.8%	91.7%	- 5.3%	96.5%	91.4%	- 5.3%
List to Close	96	116	+ 20.8%	94	115	+ 22.3%
Days on Market Until Sale	42	67	+ 59.5%	43	53	+ 23.3%
Cumulative Days on Market Until Sale	42	73	+ 73.8%	43	57	+ 32.6%
Average List Price	\$160,727	\$249,564	+ 55.3%	\$155,508	\$220,168	+ 41.6%
Inventory of Homes for Sale	22	35	+ 59.1%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

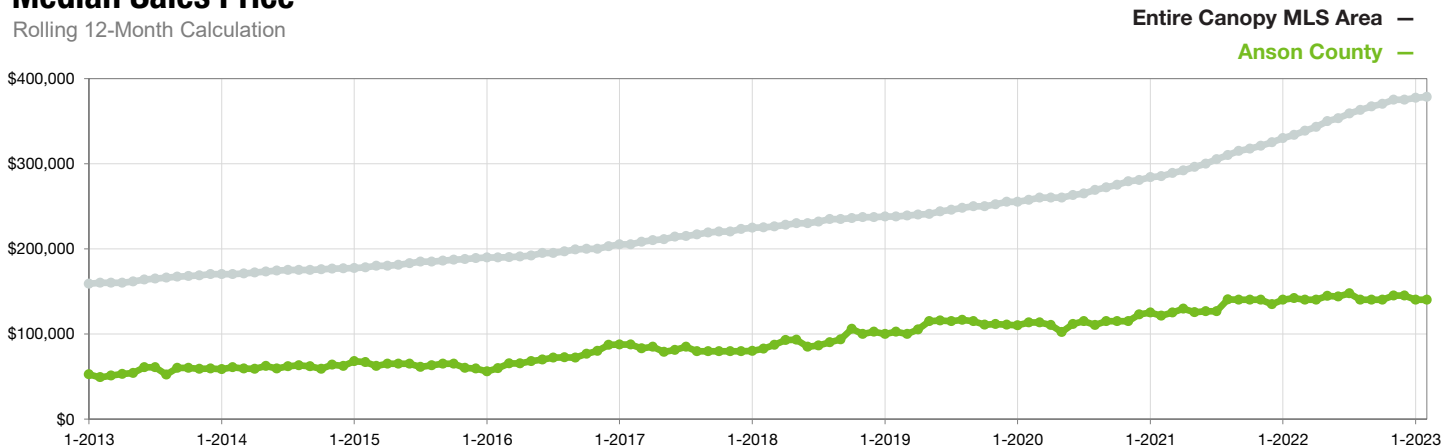
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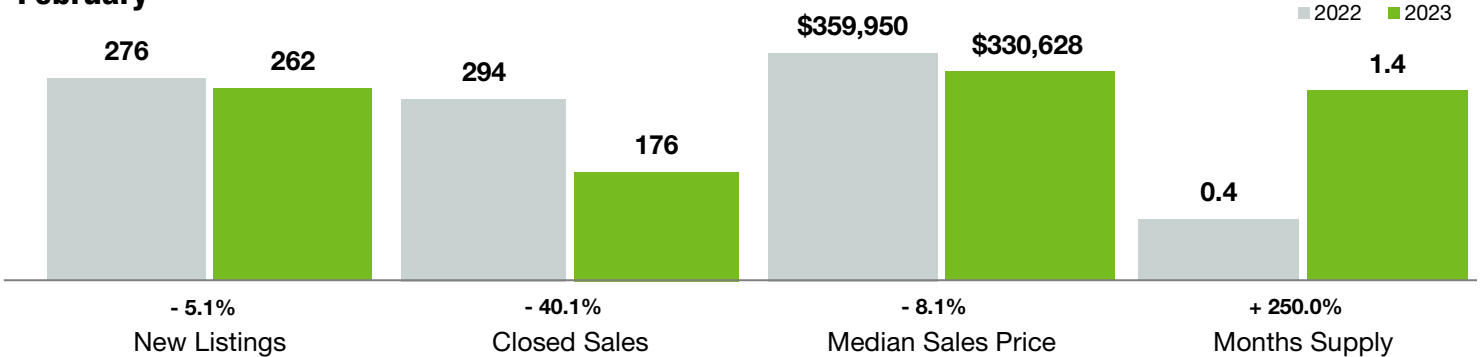
## Cabarrus County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	276	262	- 5.1%	560	450	- 19.6%
Pending Sales	262	264	+ 0.8%	560	506	- 9.6%
Closed Sales	294	176	- 40.1%	585	326	- 44.3%
Median Sales Price*	\$359,950	\$330,628	- 8.1%	\$350,000	\$357,750	+ 2.2%
Average Sales Price*	\$368,369	\$351,751	- 4.5%	\$358,218	\$371,002	+ 3.6%
Percent of Original List Price Received*	101.4%	94.2%	- 7.1%	101.2%	94.1%	- 7.0%
List to Close	75	105	+ 40.0%	75	96	+ 28.0%
Days on Market Until Sale	20	53	+ 165.0%	19	46	+ 142.1%
Cumulative Days on Market Until Sale	16	55	+ 243.8%	18	49	+ 172.2%
Average List Price	\$365,161	\$423,754	+ 16.0%	\$363,010	\$418,268	+ 15.2%
Inventory of Homes for Sale	166	368	+ 121.7%	--	--	--
Months Supply of Inventory	0.4	1.4	+ 250.0%	--	--	--

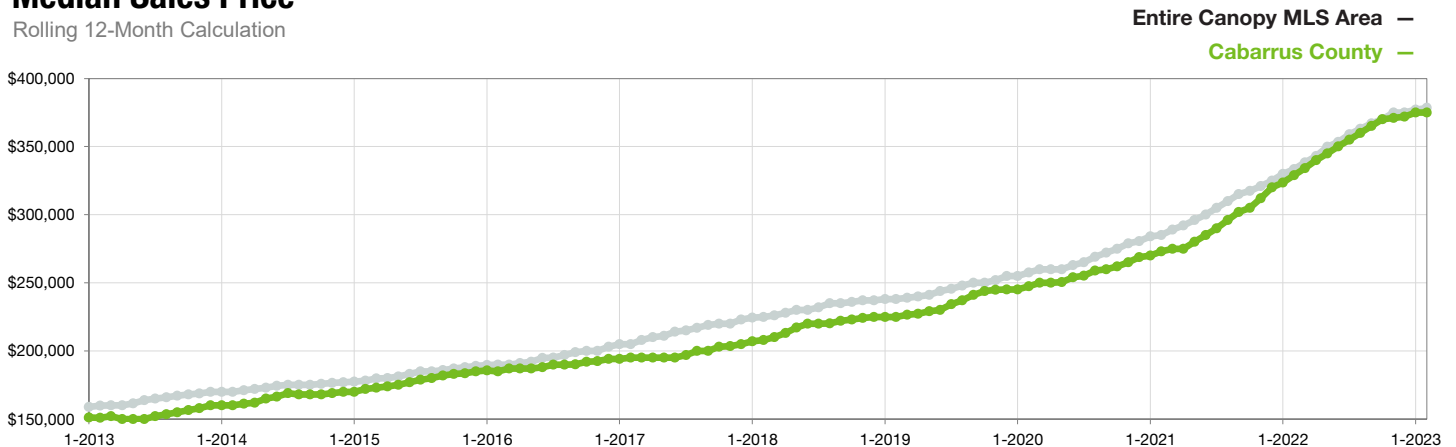
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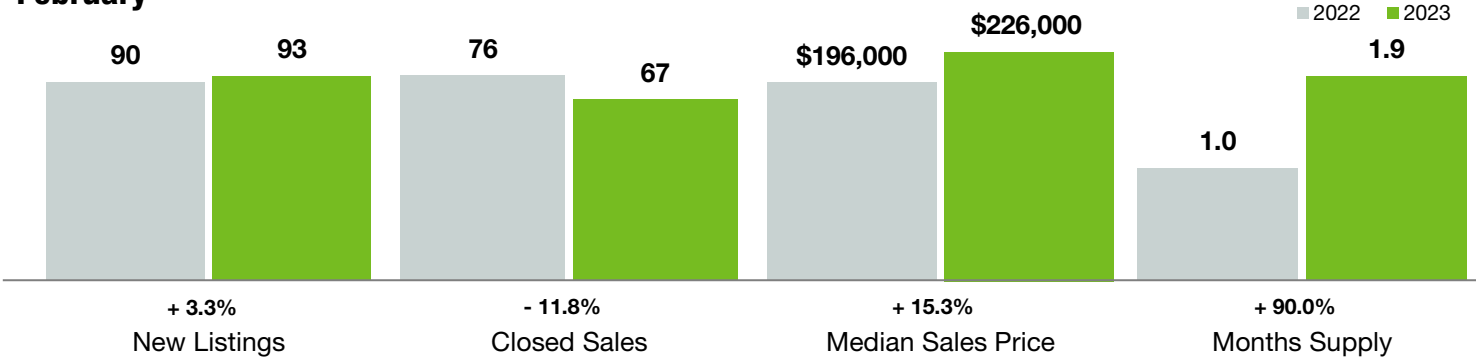
## Cleveland County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	90	93	+ 3.3%	180	175	- 2.8%
Pending Sales	96	100	+ 4.2%	204	189	- 7.4%
Closed Sales	76	67	- 11.8%	171	122	- 28.7%
Median Sales Price*	\$196,000	\$226,000	+ 15.3%	\$200,000	\$220,000	+ 10.0%
Average Sales Price*	\$233,769	\$243,145	+ 4.0%	\$228,709	\$230,571	+ 0.8%
Percent of Original List Price Received*	95.3%	93.2%	- 2.2%	96.3%	92.6%	- 3.8%
List to Close	78	94	+ 20.5%	80	94	+ 17.5%
Days on Market Until Sale	36	51	+ 41.7%	31	51	+ 64.5%
Cumulative Days on Market Until Sale	39	57	+ 46.2%	32	57	+ 78.1%
Average List Price	\$240,315	\$280,867	+ 16.9%	\$266,619	\$268,640	+ 0.8%
Inventory of Homes for Sale	102	155	+ 52.0%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

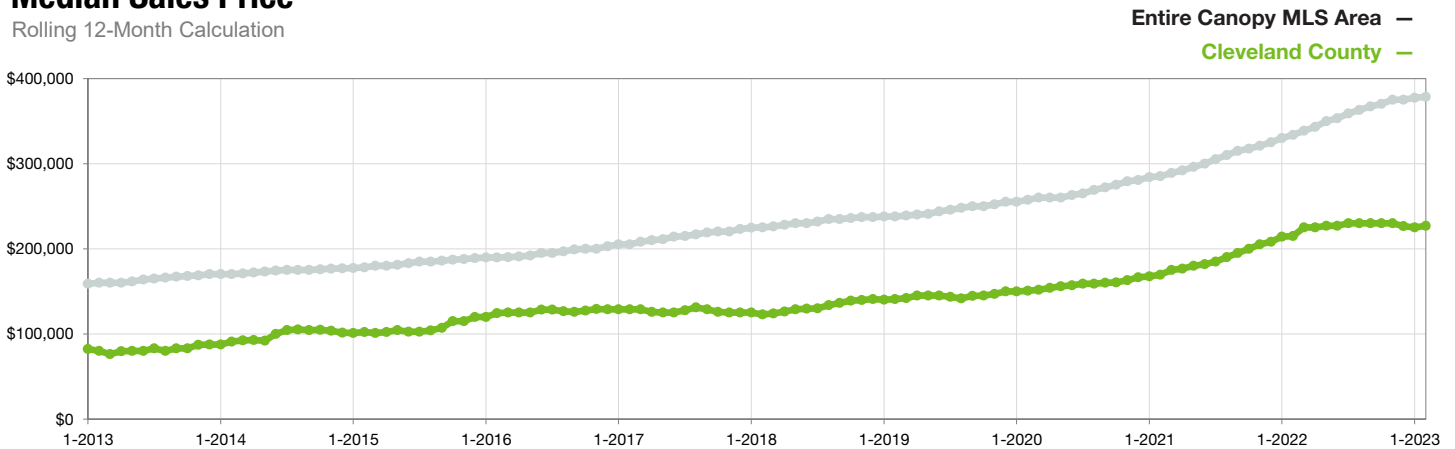
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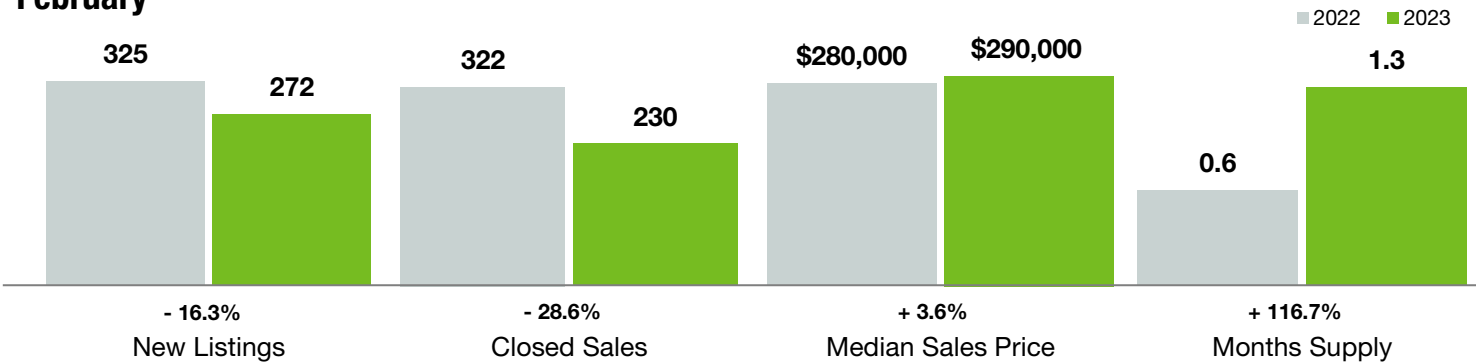
## Gaston County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	325	272	- 16.3%	645	539	- 16.4%
Pending Sales	334	345	+ 3.3%	660	629	- 4.7%
Closed Sales	322	230	- 28.6%	585	396	- 32.3%
Median Sales Price*	\$280,000	\$290,000	+ 3.6%	\$277,000	\$285,000	+ 2.9%
Average Sales Price*	\$304,964	\$313,235	+ 2.7%	\$296,220	\$308,518	+ 4.2%
Percent of Original List Price Received*	99.4%	94.5%	- 4.9%	99.6%	94.2%	- 5.4%
List to Close	79	106	+ 34.2%	82	99	+ 20.7%
Days on Market Until Sale	21	52	+ 147.6%	21	47	+ 123.8%
Cumulative Days on Market Until Sale	21	56	+ 166.7%	23	52	+ 126.1%
Average List Price	\$313,921	\$318,812	+ 1.6%	\$313,391	\$321,273	+ 2.5%
Inventory of Homes for Sale	223	386	+ 73.1%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--

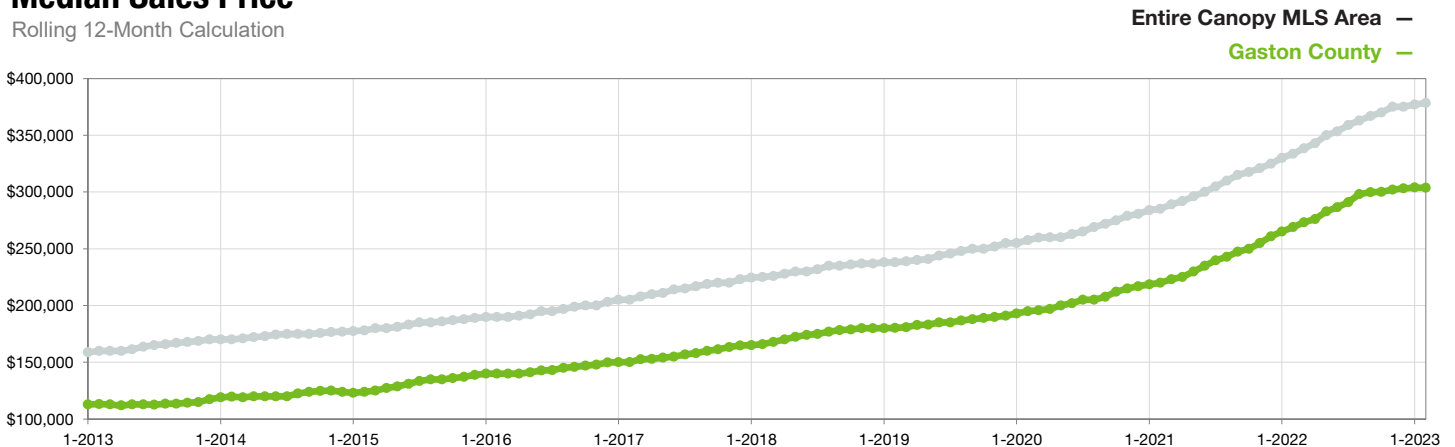
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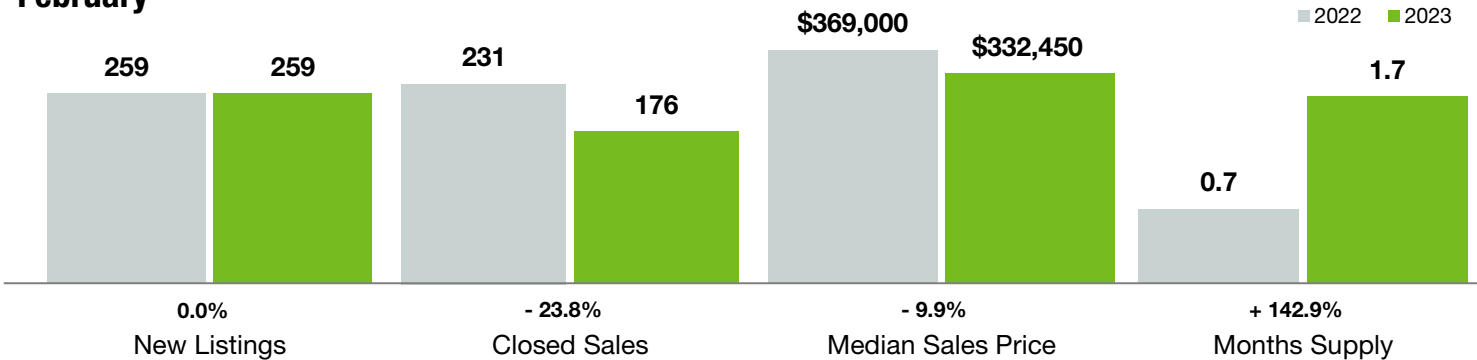
## Iredell County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	259	259	0.0%	483	518	+ 7.2%
Pending Sales	267	273	+ 2.2%	516	497	- 3.7%
Closed Sales	231	176	- 23.8%	504	350	- 30.6%
Median Sales Price*	\$369,000	\$332,450	- 9.9%	\$362,803	\$366,000	+ 0.9%
Average Sales Price*	\$446,956	\$431,039	- 3.6%	\$444,793	\$438,875	- 1.3%
Percent of Original List Price Received*	99.8%	95.1%	- 4.7%	99.4%	94.3%	- 5.1%
List to Close	78	99	+ 26.9%	81	111	+ 37.0%
Days on Market Until Sale	29	47	+ 62.1%	28	52	+ 85.7%
Cumulative Days on Market Until Sale	30	55	+ 83.3%	27	56	+ 107.4%
Average List Price	\$467,629	\$488,042	+ 4.4%	\$473,870	\$474,975	+ 0.2%
Inventory of Homes for Sale	227	469	+ 106.6%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--

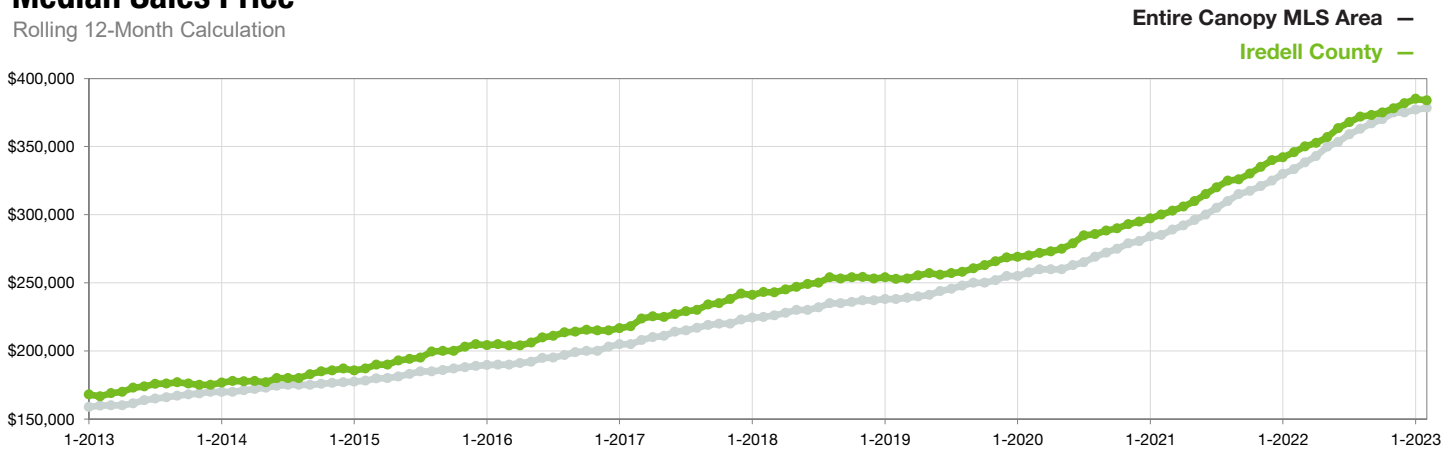
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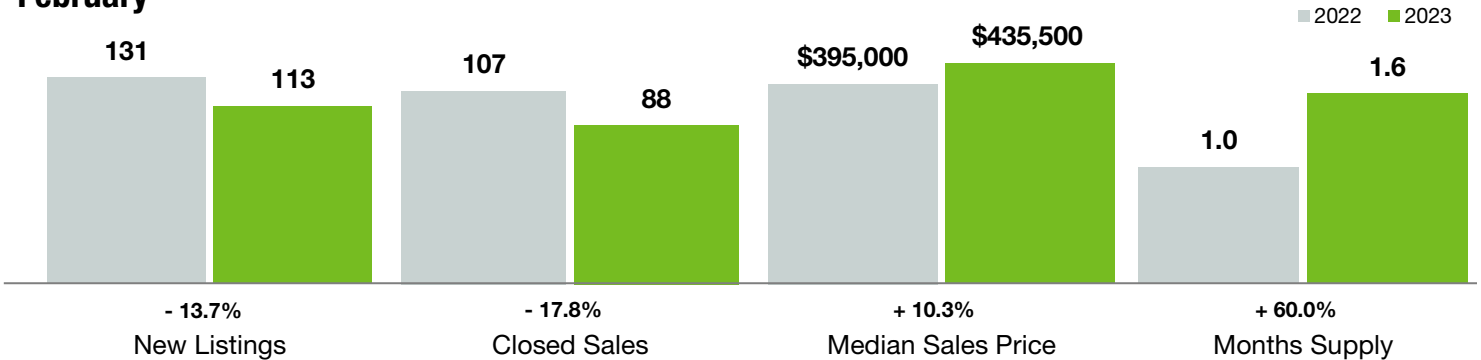
## Lincoln County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	131	113	- 13.7%	269	206	- 23.4%
Pending Sales	123	123	0.0%	265	236	- 10.9%
Closed Sales	107	88	- 17.8%	213	164	- 23.0%
Median Sales Price*	\$395,000	\$435,500	+ 10.3%	\$410,000	\$424,500	+ 3.5%
Average Sales Price*	\$427,383	\$490,937	+ 14.9%	\$430,086	\$469,421	+ 9.1%
Percent of Original List Price Received*	101.1%	95.4%	- 5.6%	99.8%	95.4%	- 4.4%
List to Close	116	115	- 0.9%	104	119	+ 14.4%
Days on Market Until Sale	43	53	+ 23.3%	31	59	+ 90.3%
Cumulative Days on Market Until Sale	34	56	+ 64.7%	26	54	+ 107.7%
Average List Price	\$464,338	\$433,184	- 6.7%	\$439,872	\$467,707	+ 6.3%
Inventory of Homes for Sale	150	184	+ 22.7%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

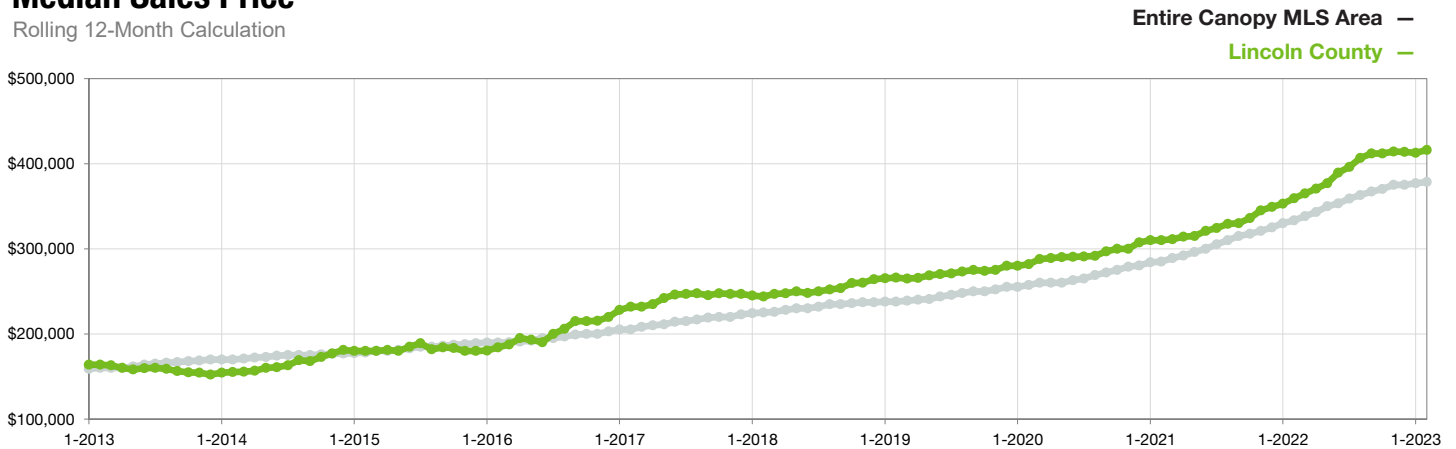
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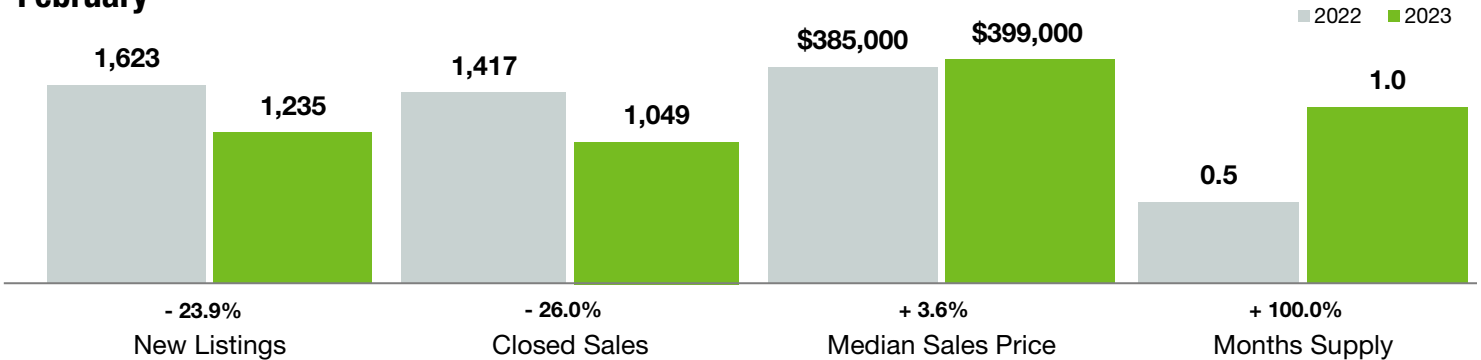
## Mecklenburg County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	1,623	<b>1,235</b>	- 23.9%	3,126	<b>2,410</b>	- 22.9%
Pending Sales	1,586	<b>1,433</b>	- 9.6%	3,195	<b>2,760</b>	- 13.6%
Closed Sales	1,417	<b>1,049</b>	- 26.0%	2,832	<b>1,887</b>	- 33.4%
Median Sales Price*	\$385,000	<b>\$399,000</b>	+ 3.6%	\$380,000	<b>\$400,000</b>	+ 5.3%
Average Sales Price*	\$459,719	<b>\$496,725</b>	+ 8.0%	\$454,950	<b>\$486,375</b>	+ 6.9%
Percent of Original List Price Received*	101.8%	<b>96.0%</b>	- 5.7%	101.5%	<b>95.6%</b>	- 5.8%
List to Close	80	<b>105</b>	+ 31.3%	81	<b>106</b>	+ 30.9%
Days on Market Until Sale	22	<b>50</b>	+ 127.3%	22	<b>47</b>	+ 113.6%
Cumulative Days on Market Until Sale	24	<b>51</b>	+ 112.5%	23	<b>48</b>	+ 108.7%
Average List Price	\$504,213	<b>\$575,780</b>	+ 14.2%	\$491,725	<b>\$556,131</b>	+ 13.1%
Inventory of Homes for Sale	864	<b>1,409</b>	+ 63.1%	--	--	--
Months Supply of Inventory	0.5	<b>1.0</b>	+ 100.0%	--	--	--

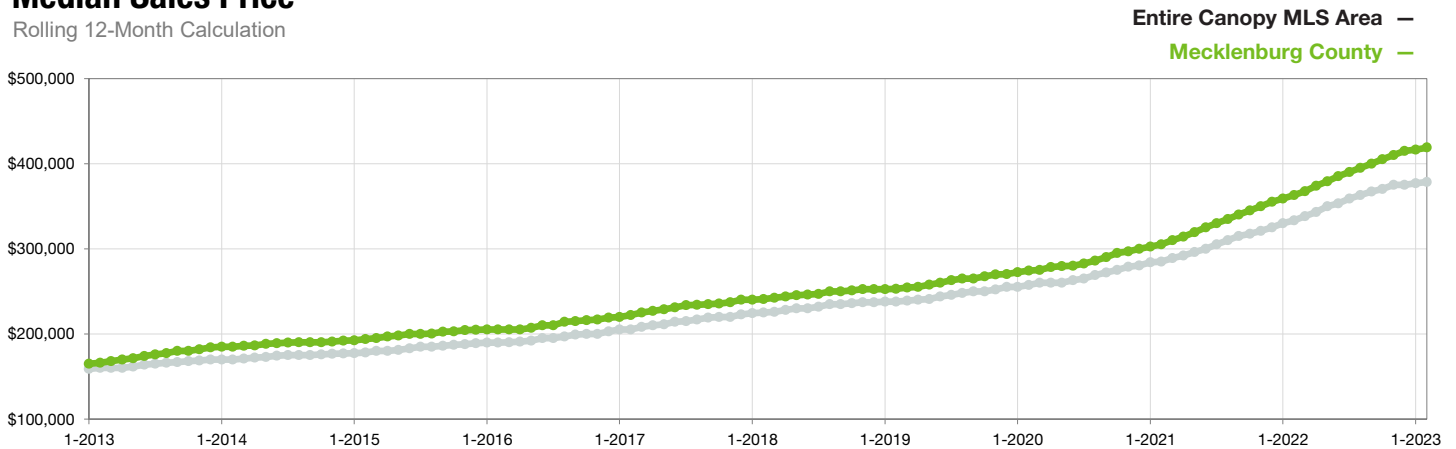
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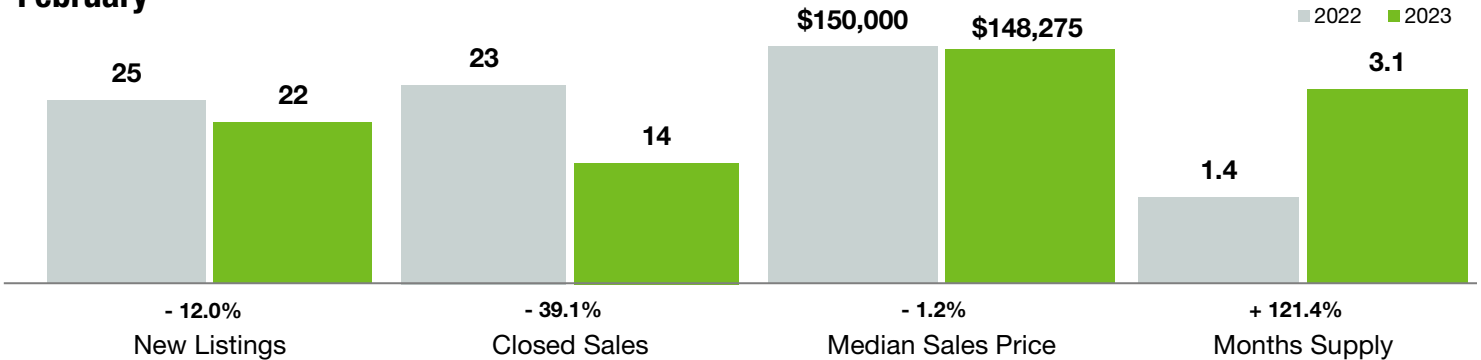
## Montgomery County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	25	22	- 12.0%	41	45	+ 9.8%
Pending Sales	21	19	- 9.5%	46	32	- 30.4%
Closed Sales	23	14	- 39.1%	38	27	- 28.9%
Median Sales Price*	\$150,000	\$148,275	- 1.2%	\$200,000	\$155,000	- 22.5%
Average Sales Price*	\$281,654	\$193,932	- 31.1%	\$294,357	\$222,391	- 24.4%
Percent of Original List Price Received*	94.5%	91.9%	- 2.8%	94.7%	92.3%	- 2.5%
List to Close	91	118	+ 29.7%	102	96	- 5.9%
Days on Market Until Sale	46	81	+ 76.1%	57	62	+ 8.8%
Cumulative Days on Market Until Sale	46	82	+ 78.3%	57	63	+ 10.5%
Average List Price	\$357,948	\$324,568	- 9.3%	\$342,319	\$445,402	+ 30.1%
Inventory of Homes for Sale	45	77	+ 71.1%	--	--	--
Months Supply of Inventory	1.4	3.1	+ 121.4%	--	--	--

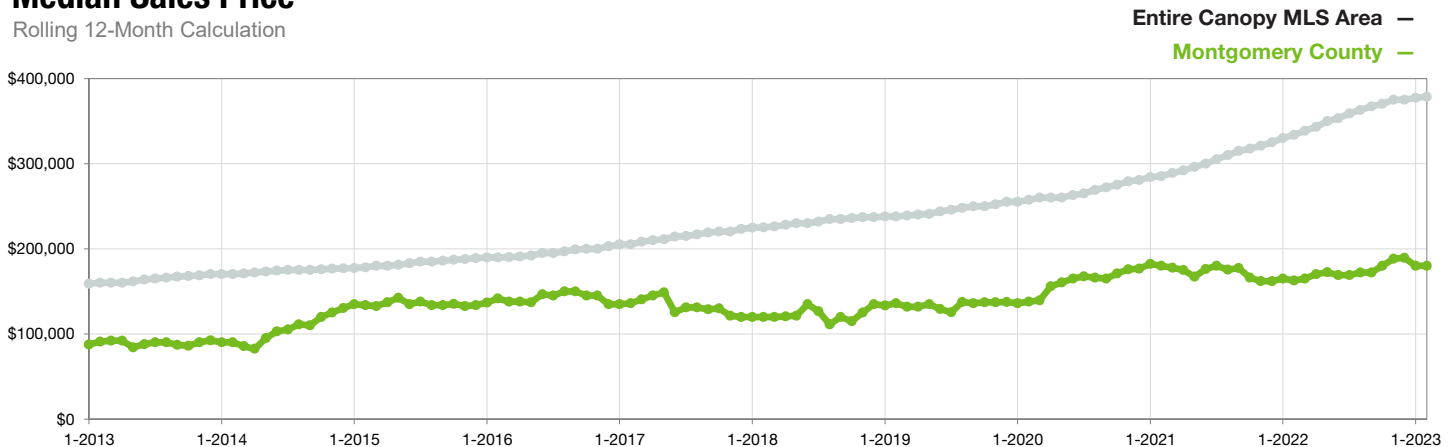
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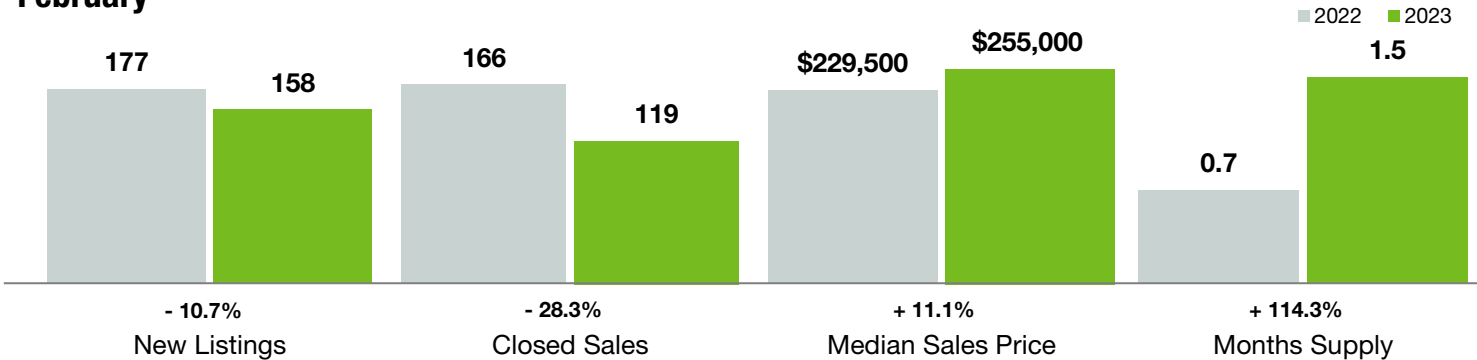
## Rowan County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	177	158	- 10.7%	331	289	- 12.7%
Pending Sales	181	176	- 2.8%	333	324	- 2.7%
Closed Sales	166	119	- 28.3%	321	232	- 27.7%
Median Sales Price*	\$229,500	\$255,000	+ 11.1%	\$232,990	\$248,650	+ 6.7%
Average Sales Price*	\$260,015	\$291,275	+ 12.0%	\$267,664	\$276,376	+ 3.3%
Percent of Original List Price Received*	98.8%	95.3%	- 3.5%	98.2%	93.7%	- 4.6%
List to Close	73	89	+ 21.9%	77	94	+ 22.1%
Days on Market Until Sale	24	39	+ 62.5%	25	43	+ 72.0%
Cumulative Days on Market Until Sale	25	44	+ 76.0%	29	49	+ 69.0%
Average List Price	\$279,246	\$296,273	+ 6.1%	\$284,175	\$301,107	+ 6.0%
Inventory of Homes for Sale	133	251	+ 88.7%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--

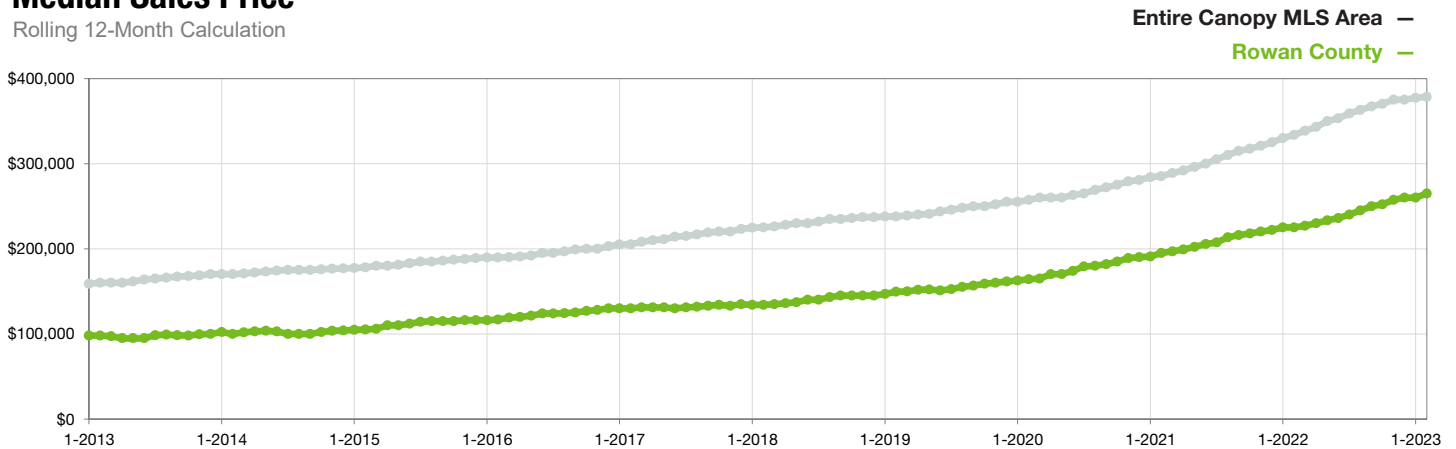
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### February



### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for February 2023

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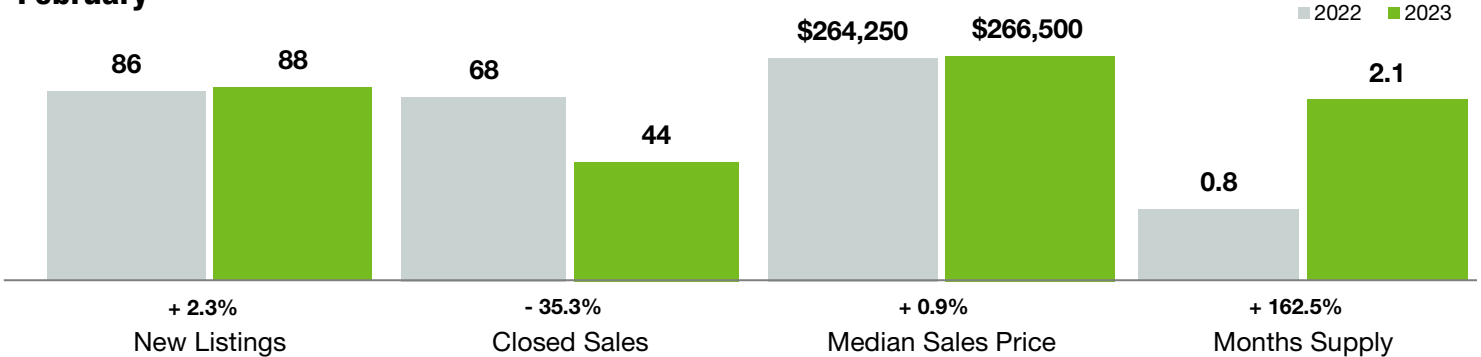
## Stanly County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	86	88	+ 2.3%	174	155	- 10.9%
Pending Sales	91	100	+ 9.9%	170	169	- 0.6%
Closed Sales	68	44	- 35.3%	125	94	- 24.8%
Median Sales Price*	\$264,250	\$266,500	+ 0.9%	\$250,000	\$279,353	+ 11.7%
Average Sales Price*	\$339,819	\$274,724	- 19.2%	\$310,239	\$297,667	- 4.1%
Percent of Original List Price Received*	98.9%	91.2%	- 7.8%	97.8%	92.9%	- 5.0%
List to Close	79	93	+ 17.7%	78	105	+ 34.6%
Days on Market Until Sale	38	50	+ 31.6%	35	54	+ 54.3%
Cumulative Days on Market Until Sale	30	61	+ 103.3%	32	62	+ 93.8%
Average List Price	\$320,881	\$306,853	- 4.4%	\$311,038	\$317,329	+ 2.0%
Inventory of Homes for Sale	72	170	+ 136.1%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--

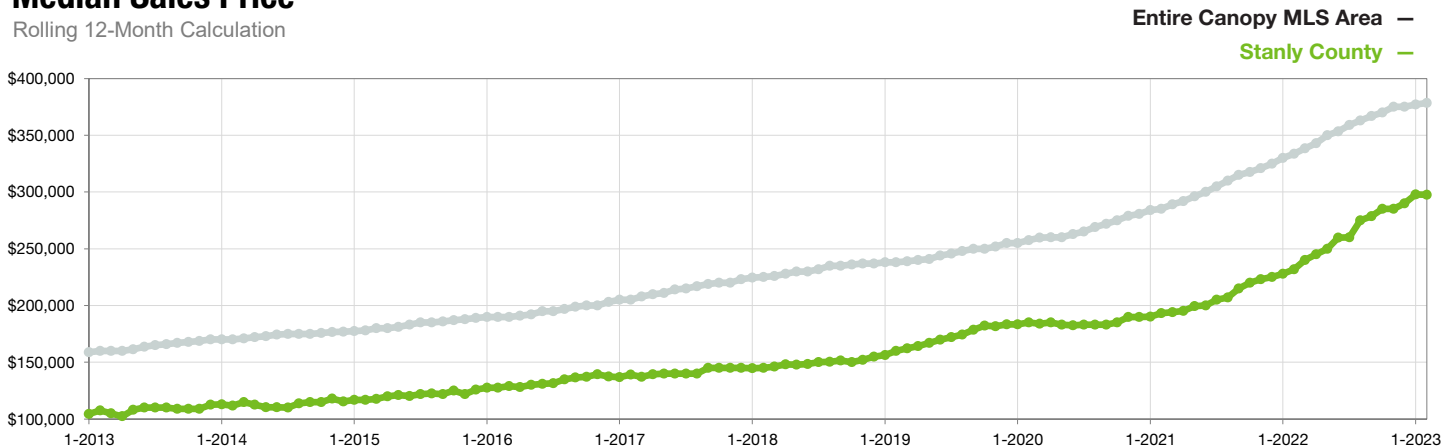
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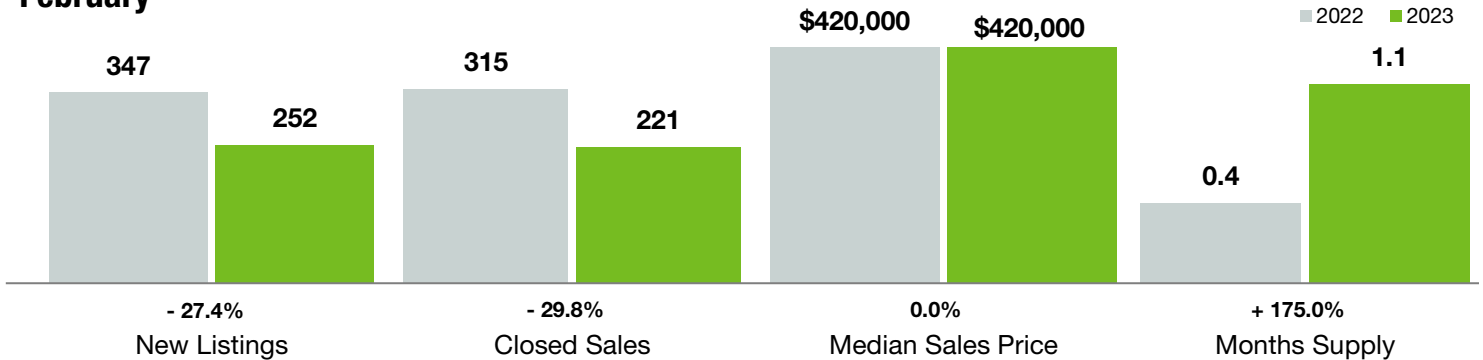
## Union County

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	347	252	- 27.4%	710	498	- 29.9%
Pending Sales	377	283	- 24.9%	703	538	- 23.5%
Closed Sales	315	221	- 29.8%	592	424	- 28.4%
Median Sales Price*	\$420,000	\$420,000	0.0%	\$416,722	\$434,663	+ 4.3%
Average Sales Price*	\$496,978	\$533,341	+ 7.3%	\$484,407	\$518,066	+ 6.9%
Percent of Original List Price Received*	101.9%	95.1%	- 6.7%	101.3%	95.0%	- 6.2%
List to Close	83	118	+ 42.2%	88	117	+ 33.0%
Days on Market Until Sale	19	48	+ 152.6%	21	45	+ 114.3%
Cumulative Days on Market Until Sale	23	53	+ 130.4%	25	51	+ 104.0%
Average List Price	\$519,178	\$541,823	+ 4.4%	\$535,749	\$532,504	- 0.6%
Inventory of Homes for Sale	188	354	+ 88.3%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--

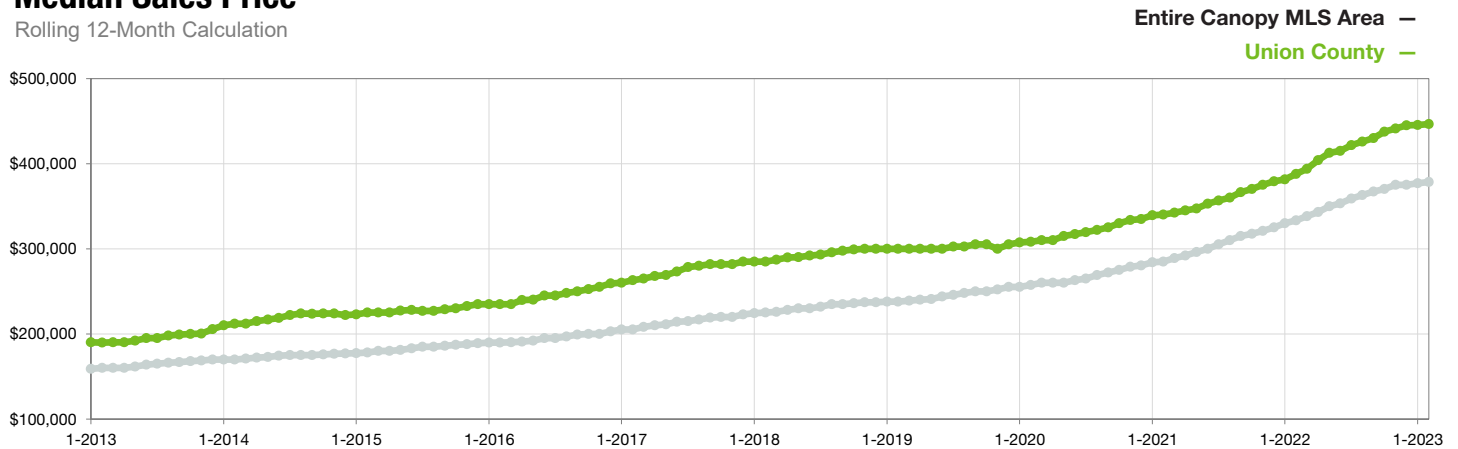
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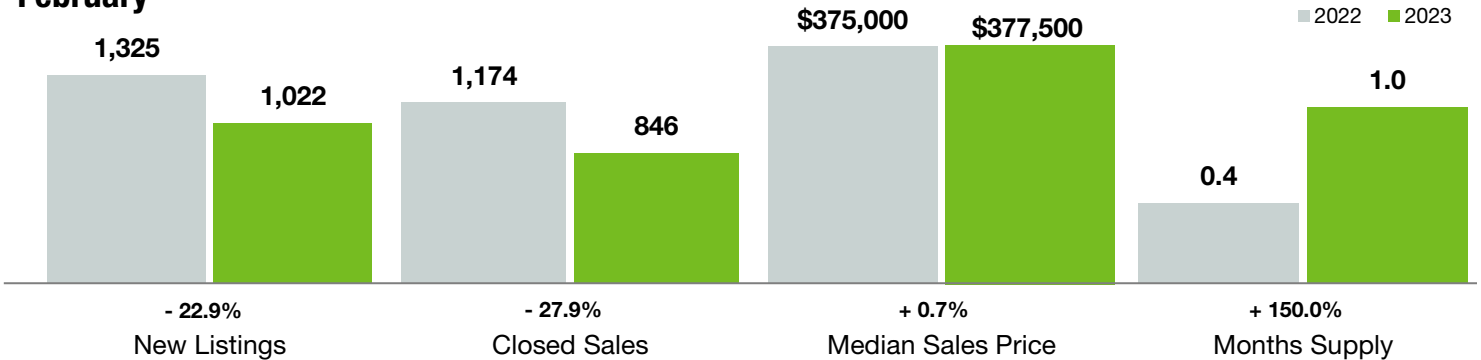
## City of Charlotte

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	1,325	1,022	- 22.9%	2,544	1,988	- 21.9%
Pending Sales	1,307	1,199	- 8.3%	2,627	2,280	- 13.2%
Closed Sales	1,174	846	- 27.9%	2,319	1,530	- 34.0%
Median Sales Price*	\$375,000	\$377,500	+ 0.7%	\$370,000	\$385,000	+ 4.1%
Average Sales Price*	\$447,034	\$469,841	+ 5.1%	\$440,362	\$464,384	+ 5.5%
Percent of Original List Price Received*	101.7%	95.9%	- 5.7%	101.4%	95.5%	- 5.8%
List to Close	77	104	+ 35.1%	80	103	+ 28.8%
Days on Market Until Sale	21	51	+ 142.9%	21	47	+ 123.8%
Cumulative Days on Market Until Sale	23	52	+ 126.1%	22	48	+ 118.2%
Average List Price	\$488,481	\$543,127	+ 11.2%	\$476,033	\$530,896	+ 11.5%
Inventory of Homes for Sale	685	1,130	+ 65.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--

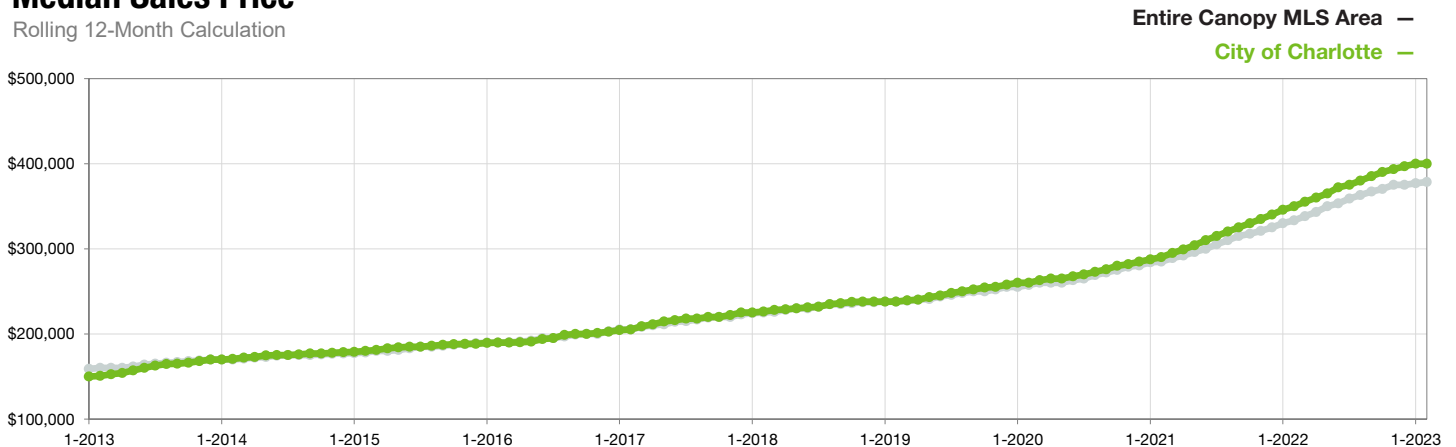
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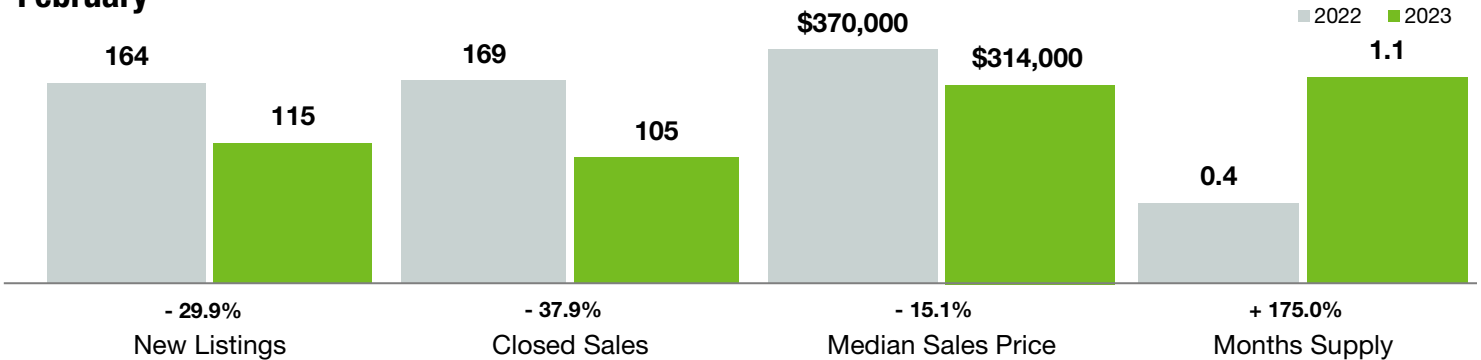
## Concord

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	164	115	- 29.9%	329	208	- 36.8%
Pending Sales	156	137	- 12.2%	335	267	- 20.3%
Closed Sales	169	105	- 37.9%	326	186	- 42.9%
Median Sales Price*	\$370,000	\$314,000	- 15.1%	\$348,878	\$353,500	+ 1.3%
Average Sales Price*	\$381,171	\$335,163	- 12.1%	\$366,424	\$360,762	- 1.5%
Percent of Original List Price Received*	102.1%	94.2%	- 7.7%	102.3%	94.2%	- 7.9%
List to Close	74	106	+ 43.2%	75	94	+ 25.3%
Days on Market Until Sale	19	48	+ 152.6%	19	42	+ 121.1%
Cumulative Days on Market Until Sale	14	49	+ 250.0%	16	45	+ 181.3%
Average List Price	\$356,093	\$392,244	+ 10.2%	\$356,434	\$389,553	+ 9.3%
Inventory of Homes for Sale	95	170	+ 78.9%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--

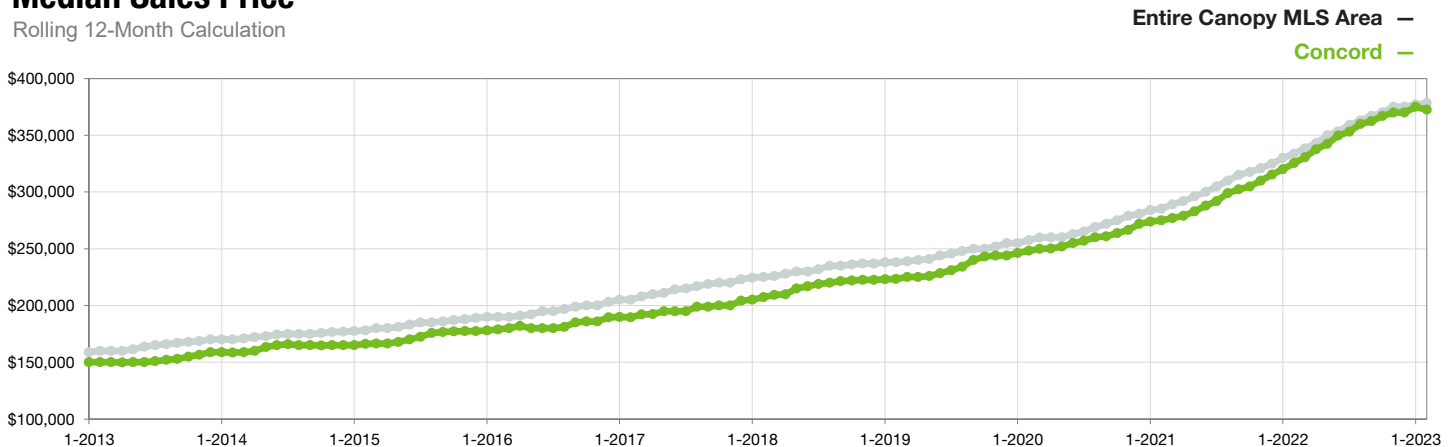
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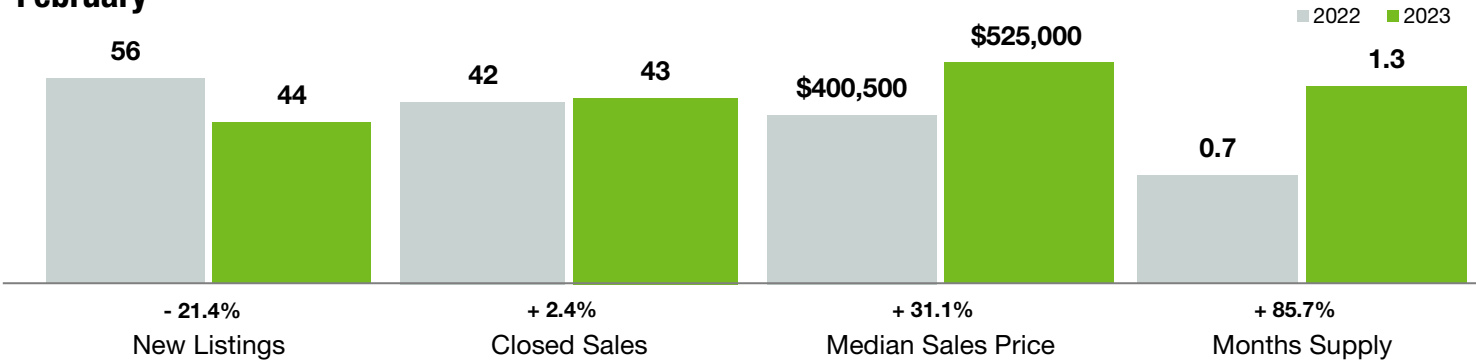
## Cornelius

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	56	44	- 21.4%	112	88	- 21.4%
Pending Sales	49	44	- 10.2%	95	85	- 10.5%
Closed Sales	42	43	+ 2.4%	81	68	- 16.0%
Median Sales Price*	\$400,500	\$525,000	+ 31.1%	\$425,000	\$501,901	+ 18.1%
Average Sales Price*	\$647,487	\$749,249	+ 15.7%	\$625,074	\$721,921	+ 15.5%
Percent of Original List Price Received*	101.2%	96.4%	- 4.7%	101.1%	96.0%	- 5.0%
List to Close	51	86	+ 68.6%	54	101	+ 87.0%
Days on Market Until Sale	16	43	+ 168.8%	15	49	+ 226.7%
Cumulative Days on Market Until Sale	19	45	+ 136.8%	15	49	+ 226.7%
Average List Price	\$955,151	\$1,237,441	+ 29.6%	\$774,803	\$1,042,272	+ 34.5%
Inventory of Homes for Sale	46	68	+ 47.8%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

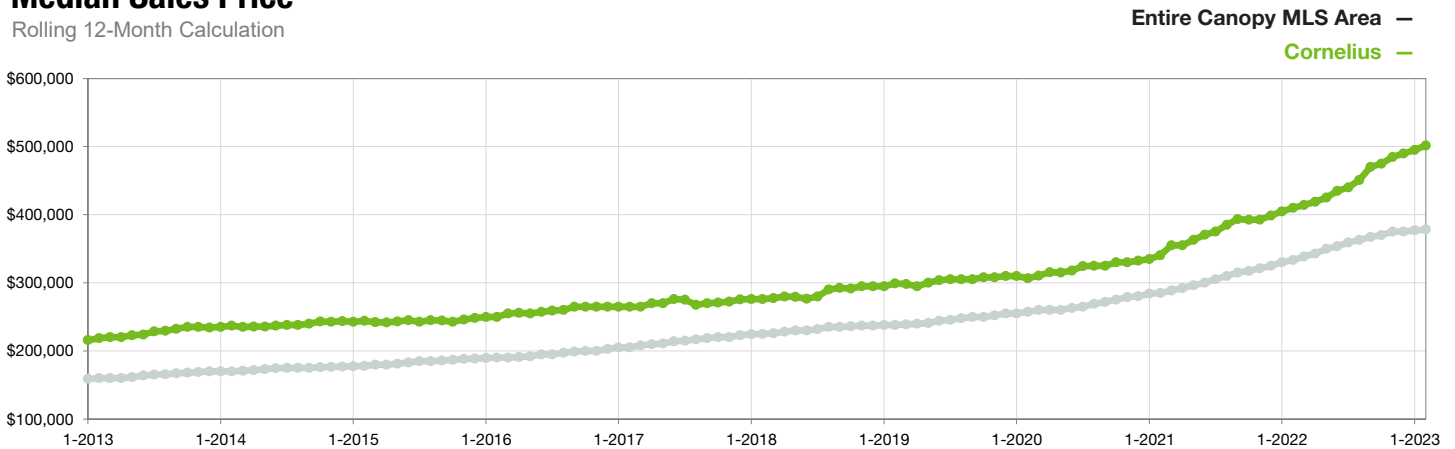
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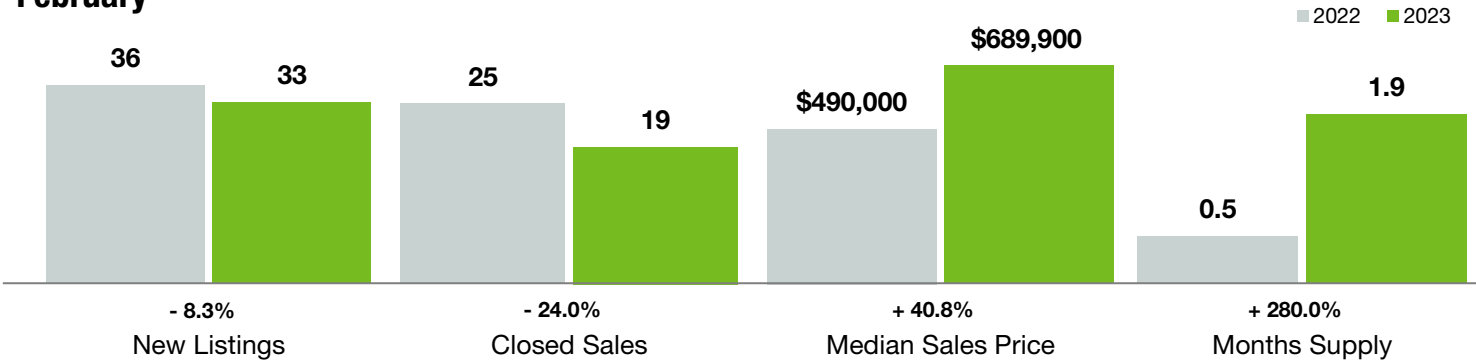
## Davidson

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	36	33	- 8.3%	61	64	+ 4.9%
Pending Sales	33	26	- 21.2%	60	53	- 11.7%
Closed Sales	25	19	- 24.0%	58	45	- 22.4%
Median Sales Price*	\$490,000	<b>\$689,900</b>	+ 40.8%	\$482,500	<b>\$596,300</b>	+ 23.6%
Average Sales Price*	\$584,122	<b>\$812,010</b>	+ 39.0%	\$606,809	<b>\$673,141</b>	+ 10.9%
Percent of Original List Price Received*	100.3%	<b>98.7%</b>	- 1.6%	100.0%	<b>97.0%</b>	- 3.0%
List to Close	88	<b>153</b>	+ 73.9%	100	<b>160</b>	+ 60.0%
Days on Market Until Sale	35	<b>47</b>	+ 34.3%	46	<b>56</b>	+ 21.7%
Cumulative Days on Market Until Sale	33	<b>52</b>	+ 57.6%	44	<b>60</b>	+ 36.4%
Average List Price	\$655,228	<b>\$797,585</b>	+ 21.7%	\$697,755	<b>\$735,650</b>	+ 5.4%
Inventory of Homes for Sale	24	<b>68</b>	+ 183.3%	--	--	--
Months Supply of Inventory	0.5	<b>1.9</b>	+ 280.0%	--	--	--

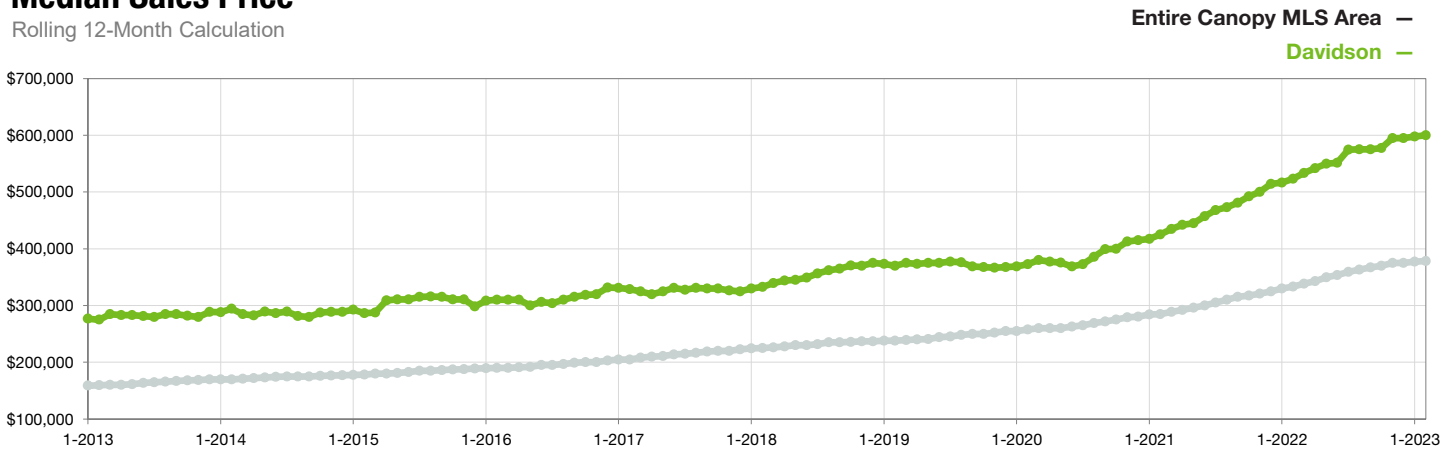
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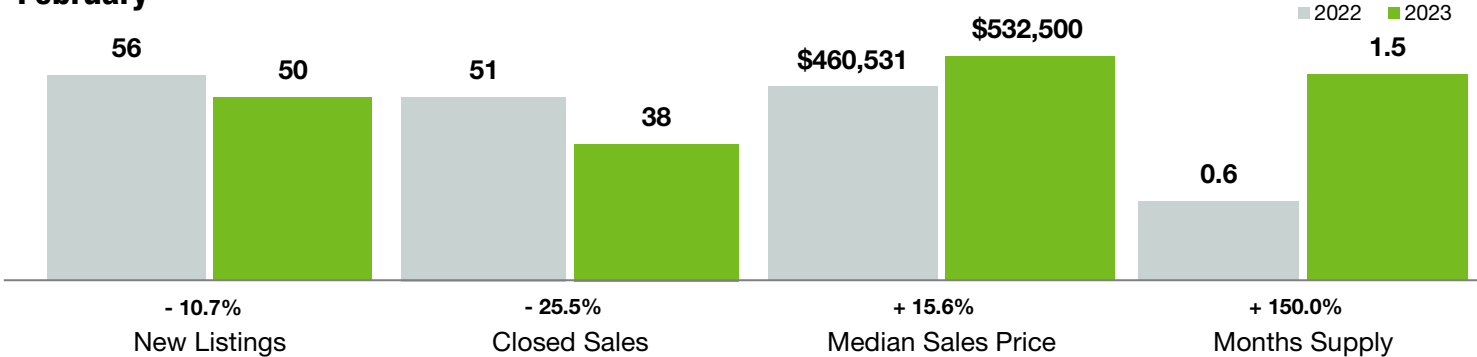
## Denver

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	56	50	- 10.7%	108	100	- 7.4%
Pending Sales	58	49	- 15.5%	105	103	- 1.9%
Closed Sales	51	38	- 25.5%	102	73	- 28.4%
Median Sales Price*	\$460,531	\$532,500	+ 15.6%	\$476,938	\$505,000	+ 5.9%
Average Sales Price*	\$569,893	\$626,446	+ 9.9%	\$552,556	\$585,895	+ 6.0%
Percent of Original List Price Received*	101.4%	95.2%	- 6.1%	100.4%	96.0%	- 4.4%
List to Close	138	136	- 1.4%	112	140	+ 25.0%
Days on Market Until Sale	52	60	+ 15.4%	34	70	+ 105.9%
Cumulative Days on Market Until Sale	26	61	+ 134.6%	21	52	+ 147.6%
Average List Price	\$637,979	\$564,707	- 11.5%	\$565,027	\$612,354	+ 8.4%
Inventory of Homes for Sale	44	78	+ 77.3%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

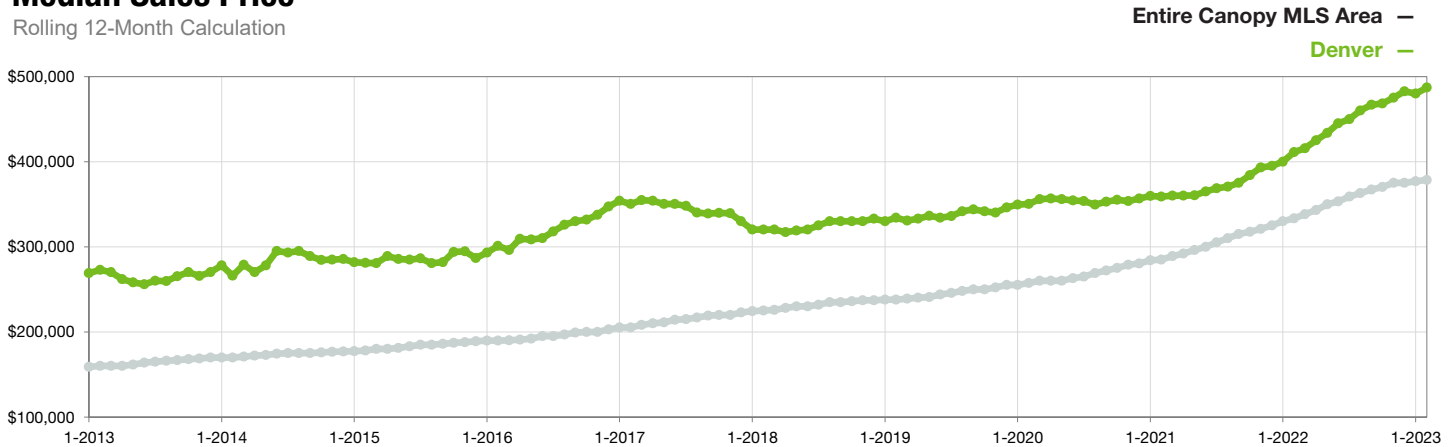
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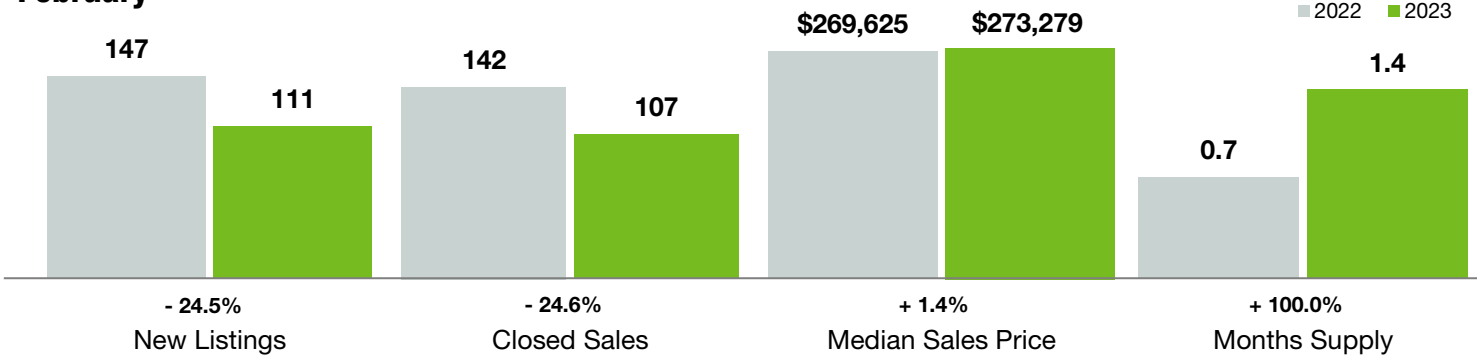
## Gastonia

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	147	111	- 24.5%	298	226	- 24.2%
Pending Sales	146	156	+ 6.8%	293	269	- 8.2%
Closed Sales	142	107	- 24.6%	268	185	- 31.0%
Median Sales Price*	\$269,625	\$273,279	+ 1.4%	\$271,279	\$273,000	+ 0.6%
Average Sales Price*	\$283,504	\$295,958	+ 4.4%	\$278,540	\$296,465	+ 6.4%
Percent of Original List Price Received*	99.2%	93.9%	- 5.3%	99.7%	94.0%	- 5.7%
List to Close	81	107	+ 32.1%	84	103	+ 22.6%
Days on Market Until Sale	19	60	+ 215.8%	19	55	+ 189.5%
Cumulative Days on Market Until Sale	20	67	+ 235.0%	21	62	+ 195.2%
Average List Price	\$267,892	\$269,481	+ 0.6%	\$282,406	\$284,764	+ 0.8%
Inventory of Homes for Sale	121	192	+ 58.7%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--

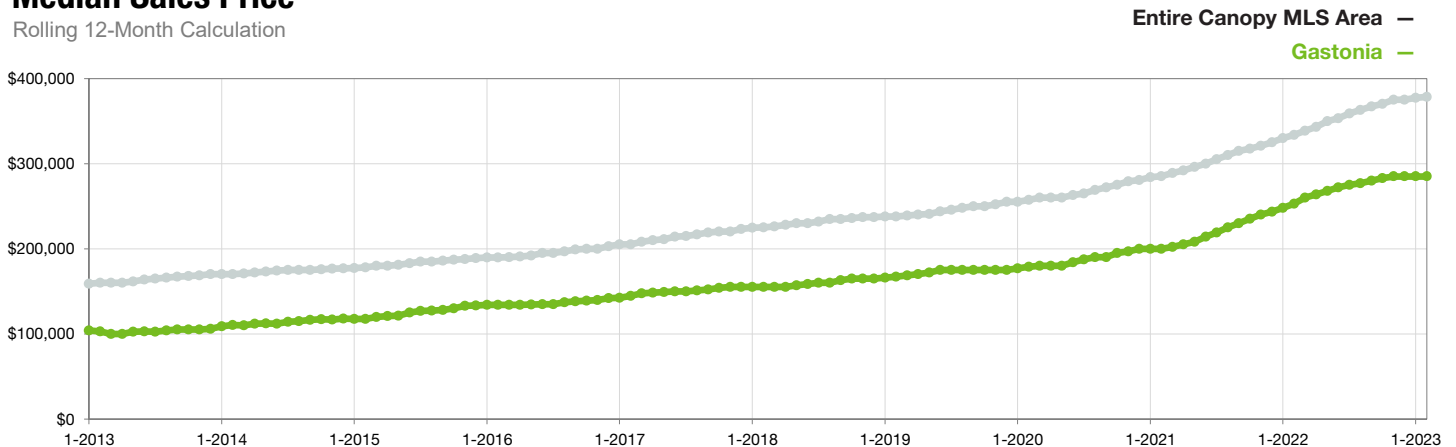
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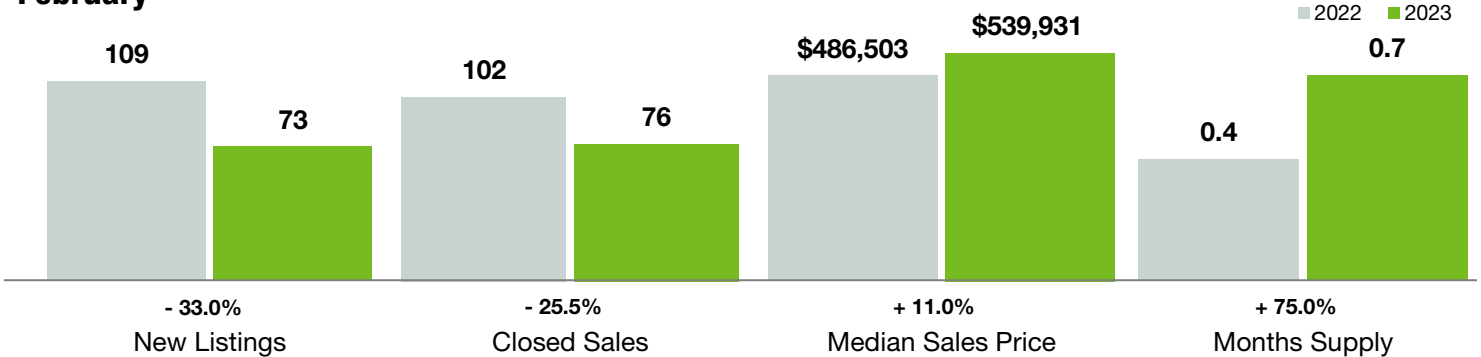
## Huntersville

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	109	73	- 33.0%	236	163	- 30.9%
Pending Sales	107	86	- 19.6%	236	187	- 20.8%
Closed Sales	102	76	- 25.5%	226	128	- 43.4%
Median Sales Price*	\$486,503	\$539,931	+ 11.0%	\$464,888	\$533,250	+ 14.7%
Average Sales Price*	\$530,564	\$591,731	+ 11.5%	\$515,672	\$576,133	+ 11.7%
Percent of Original List Price Received*	102.3%	95.9%	- 6.3%	102.3%	96.2%	- 6.0%
List to Close	104	115	+ 10.6%	98	121	+ 23.5%
Days on Market Until Sale	33	55	+ 66.7%	29	54	+ 86.2%
Cumulative Days on Market Until Sale	33	53	+ 60.6%	29	49	+ 69.0%
Average List Price	\$492,001	\$585,010	+ 18.9%	\$520,564	\$566,831	+ 8.9%
Inventory of Homes for Sale	60	75	+ 25.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--

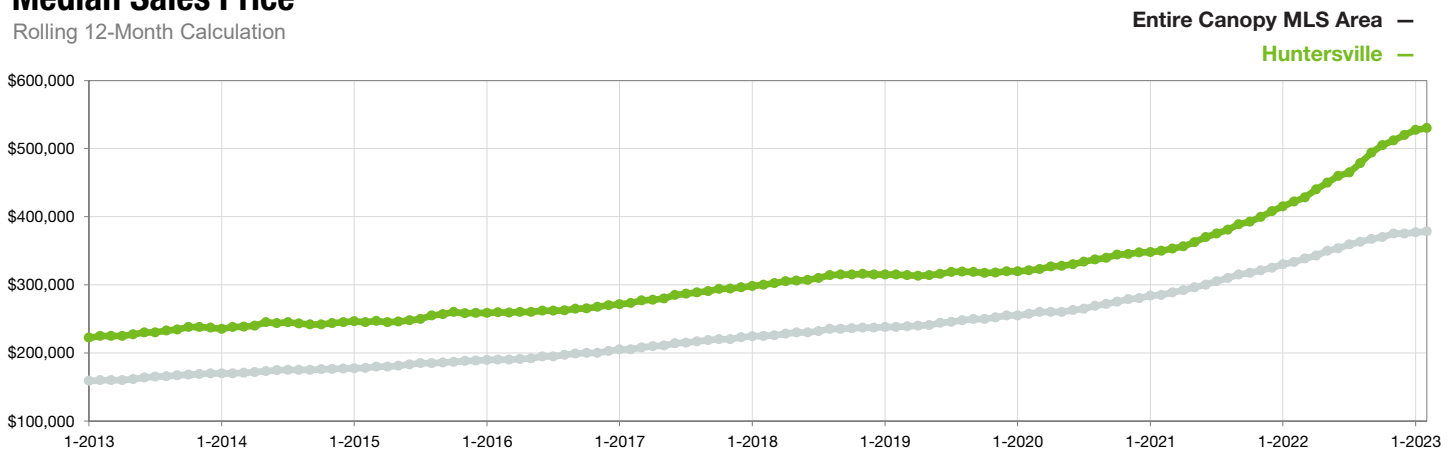
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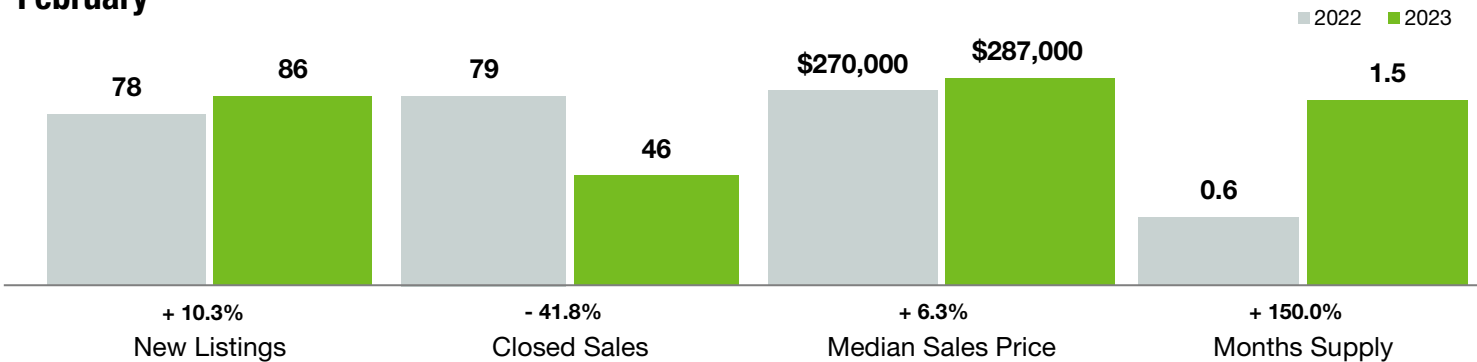
## Kannapolis

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	78	86	+ 10.3%	152	133	- 12.5%
Pending Sales	77	73	- 5.2%	154	139	- 9.7%
Closed Sales	79	46	- 41.8%	158	89	- 43.7%
Median Sales Price*	\$270,000	\$287,000	+ 6.3%	\$260,000	\$285,000	+ 9.6%
Average Sales Price*	\$273,388	\$299,284	+ 9.5%	\$263,770	\$294,032	+ 11.5%
Percent of Original List Price Received*	100.3%	92.8%	- 7.5%	99.7%	92.9%	- 6.8%
List to Close	67	95	+ 41.8%	66	93	+ 40.9%
Days on Market Until Sale	23	59	+ 156.5%	22	52	+ 136.4%
Cumulative Days on Market Until Sale	23	62	+ 169.6%	20	55	+ 175.0%
Average List Price	\$309,185	\$307,392	- 0.6%	\$295,645	\$308,403	+ 4.3%
Inventory of Homes for Sale	52	108	+ 107.7%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

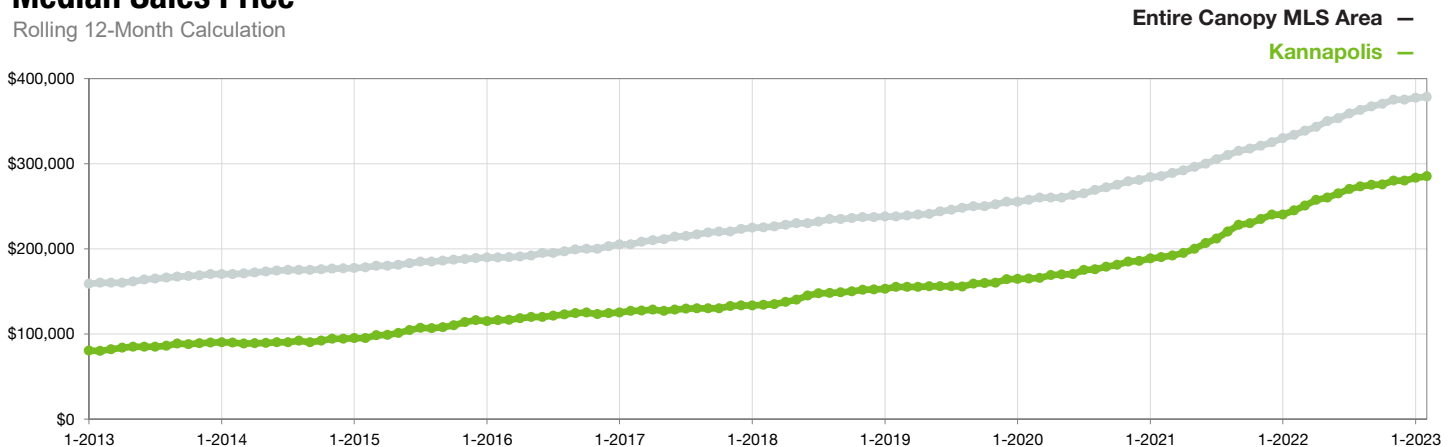
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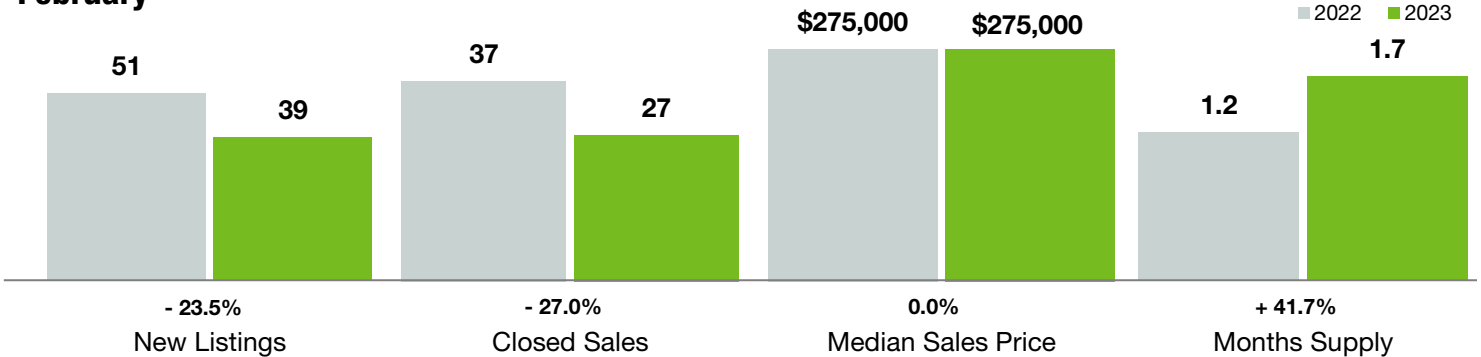
## Lincolnton

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	51	39	- 23.5%	87	61	- 29.9%
Pending Sales	43	40	- 7.0%	88	75	- 14.8%
Closed Sales	37	27	- 27.0%	63	52	- 17.5%
Median Sales Price*	\$275,000	\$275,000	0.0%	\$275,000	\$293,950	+ 6.9%
Average Sales Price*	\$285,989	\$298,080	+ 4.2%	\$294,926	\$304,459	+ 3.2%
Percent of Original List Price Received*	99.8%	95.5%	- 4.3%	98.4%	94.1%	- 4.4%
List to Close	100	77	- 23.0%	86	82	- 4.7%
Days on Market Until Sale	44	39	- 11.4%	34	39	+ 14.7%
Cumulative Days on Market Until Sale	53	41	- 22.6%	39	43	+ 10.3%
Average List Price	\$326,704	\$289,728	- 11.3%	\$321,628	\$300,165	- 6.7%
Inventory of Homes for Sale	57	64	+ 12.3%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

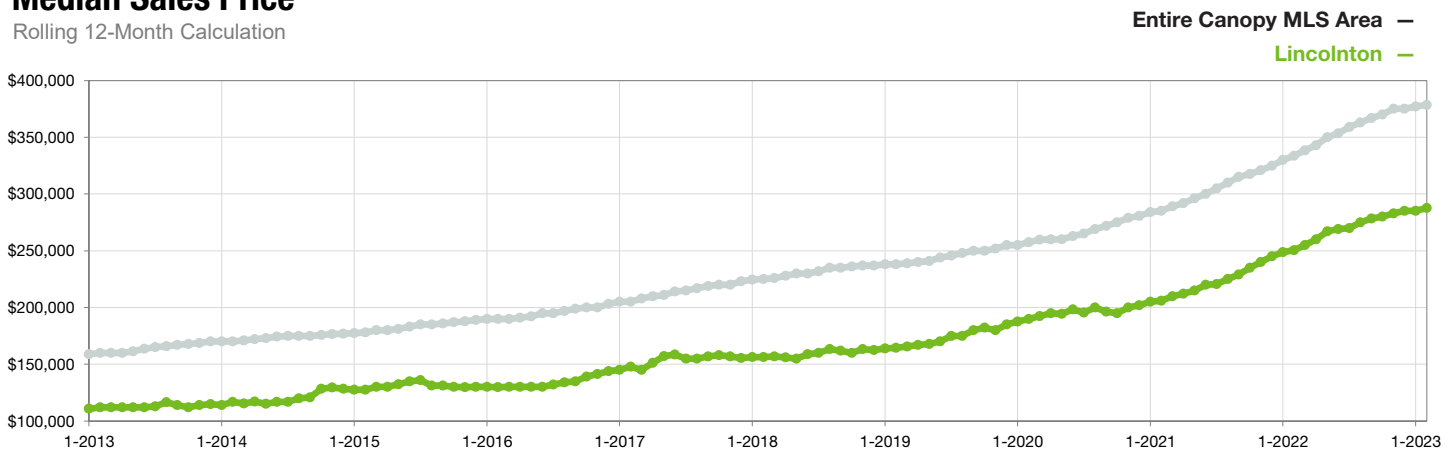
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### February



### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for February 2023

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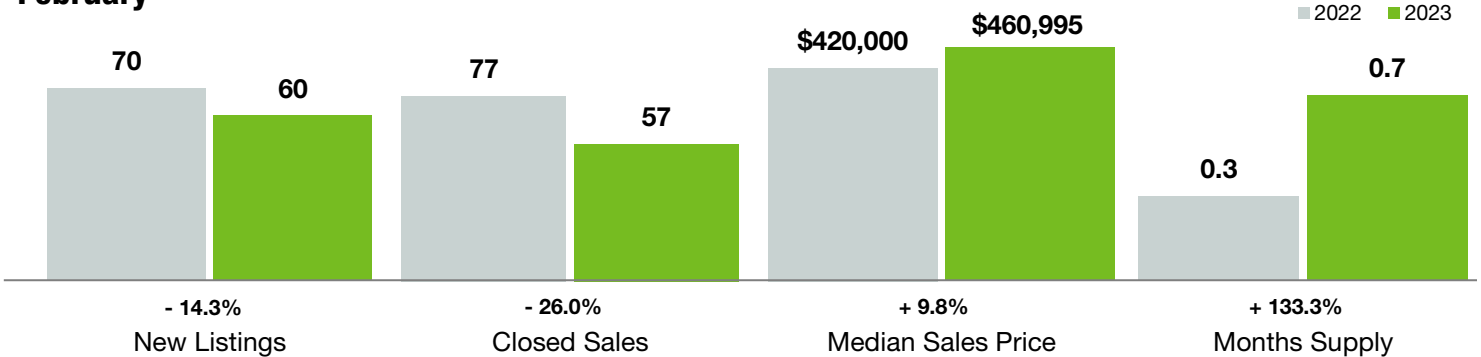
## Matthews

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	70	60	- 14.3%	155	118	- 23.9%
Pending Sales	65	77	+ 18.5%	157	142	- 9.6%
Closed Sales	77	57	- 26.0%	146	104	- 28.8%
Median Sales Price*	\$420,000	\$460,995	+ 9.8%	\$399,995	\$454,635	+ 13.7%
Average Sales Price*	\$474,951	\$484,248	+ 2.0%	\$483,512	\$477,886	- 1.2%
Percent of Original List Price Received*	101.9%	94.8%	- 7.0%	101.5%	94.6%	- 6.8%
List to Close	77	81	+ 5.2%	67	82	+ 22.4%
Days on Market Until Sale	15	37	+ 146.7%	16	39	+ 143.8%
Cumulative Days on Market Until Sale	18	47	+ 161.1%	18	47	+ 161.1%
Average List Price	\$506,236	\$581,297	+ 14.8%	\$485,593	\$536,643	+ 10.5%
Inventory of Homes for Sale	34	57	+ 67.6%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--

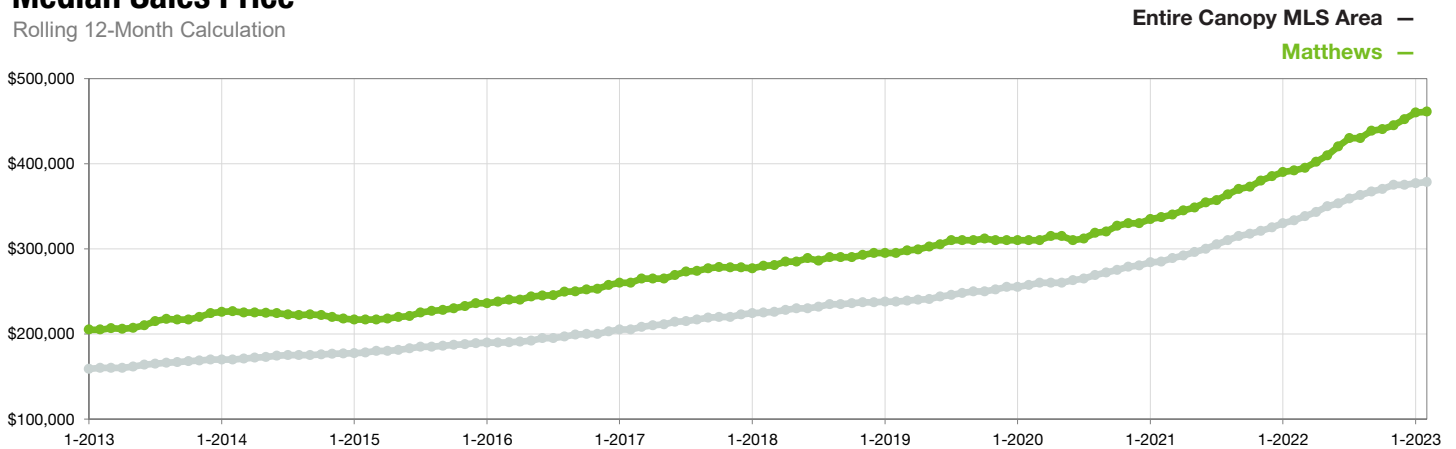
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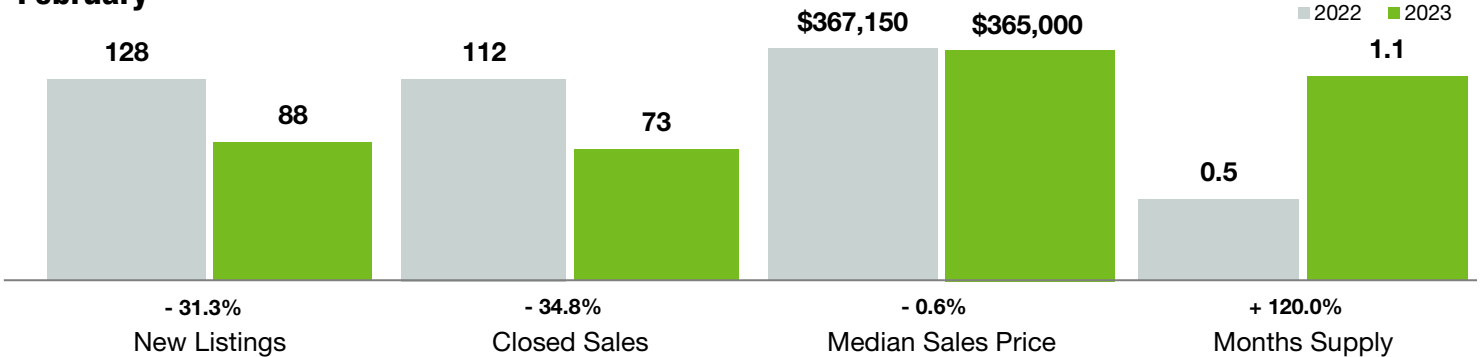
## Monroe

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	128	88	- 31.3%	257	182	- 29.2%
Pending Sales	133	115	- 13.5%	252	203	- 19.4%
Closed Sales	112	73	- 34.8%	227	130	- 42.7%
Median Sales Price*	\$367,150	\$365,000	- 0.6%	\$371,235	\$345,250	- 7.0%
Average Sales Price*	\$371,818	\$381,495	+ 2.6%	\$370,832	\$359,207	- 3.1%
Percent of Original List Price Received*	102.4%	94.8%	- 7.4%	101.1%	94.2%	- 6.8%
List to Close	64	101	+ 57.8%	83	98	+ 18.1%
Days on Market Until Sale	14	46	+ 228.6%	21	43	+ 104.8%
Cumulative Days on Market Until Sale	17	51	+ 200.0%	24	49	+ 104.2%
Average List Price	\$384,473	\$388,051	+ 0.9%	\$391,958	\$388,247	- 0.9%
Inventory of Homes for Sale	62	115	+ 85.5%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

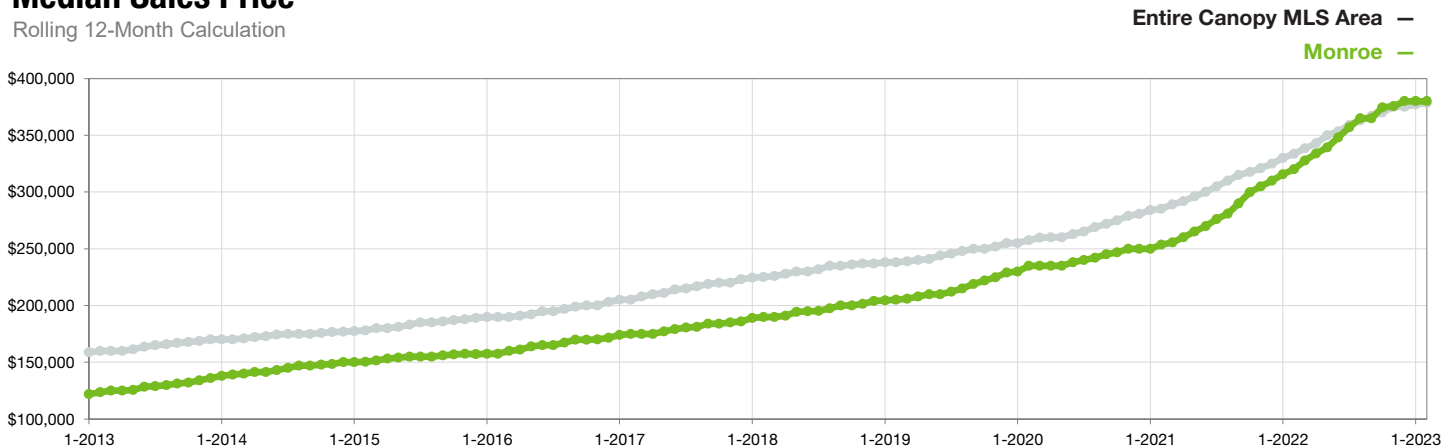
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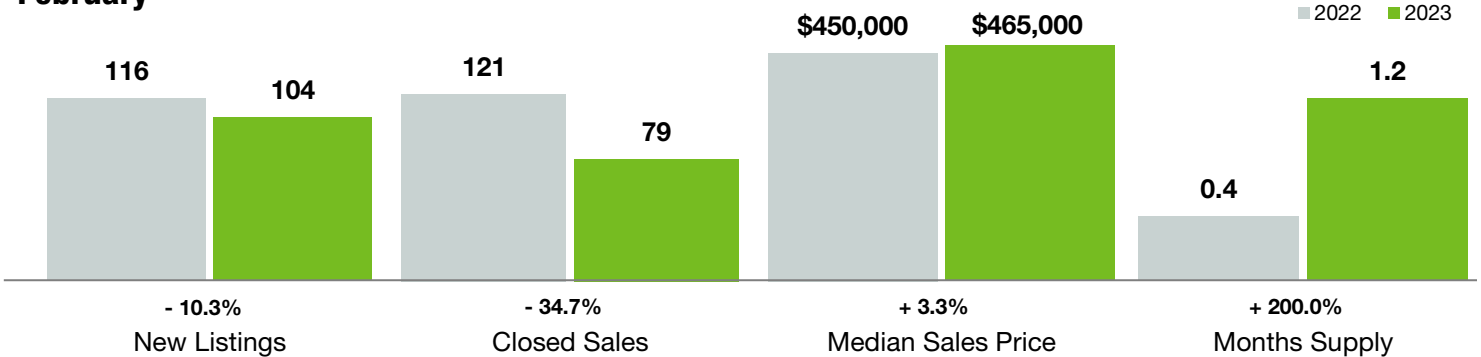
## Mooreville

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	116	104	- 10.3%	234	211	- 9.8%
Pending Sales	128	114	- 10.9%	258	217	- 15.9%
Closed Sales	121	79	- 34.7%	270	175	- 35.2%
Median Sales Price*	\$450,000	\$465,000	+ 3.3%	\$430,000	\$467,000	+ 8.6%
Average Sales Price*	\$537,218	\$609,144	+ 13.4%	\$540,398	\$577,716	+ 6.9%
Percent of Original List Price Received*	99.9%	95.7%	- 4.2%	99.3%	94.5%	- 4.8%
List to Close	78	106	+ 35.9%	83	116	+ 39.8%
Days on Market Until Sale	25	42	+ 68.0%	26	49	+ 88.5%
Cumulative Days on Market Until Sale	28	47	+ 67.9%	27	53	+ 96.3%
Average List Price	\$601,432	\$705,655	+ 17.3%	\$613,573	\$673,876	+ 9.8%
Inventory of Homes for Sale	78	167	+ 114.1%	--	--	--
Months Supply of Inventory	0.4	1.2	+ 200.0%	--	--	--

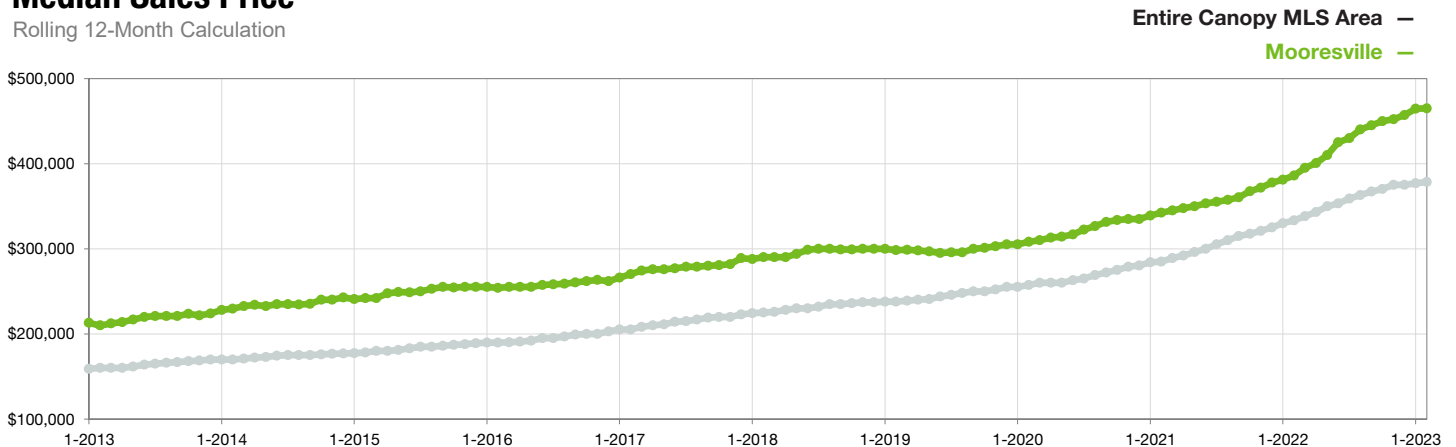
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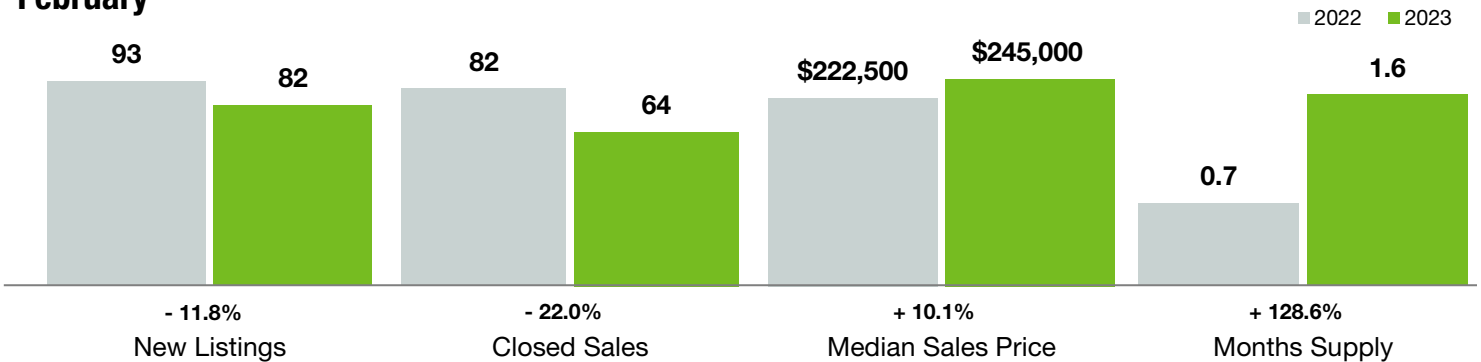
## Salisbury

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	93	82	- 11.8%	175	154	- 12.0%
Pending Sales	98	93	- 5.1%	178	169	- 5.1%
Closed Sales	82	64	- 22.0%	164	125	- 23.8%
Median Sales Price*	\$222,500	\$245,000	+ 10.1%	\$233,490	\$240,000	+ 2.8%
Average Sales Price*	\$249,143	\$272,187	+ 9.2%	\$266,073	\$264,429	- 0.6%
Percent of Original List Price Received*	99.5%	93.8%	- 5.7%	99.1%	92.5%	- 6.7%
List to Close	76	88	+ 15.8%	82	94	+ 14.6%
Days on Market Until Sale	25	40	+ 60.0%	26	44	+ 69.2%
Cumulative Days on Market Until Sale	29	43	+ 48.3%	32	50	+ 56.3%
Average List Price	\$261,175	\$302,747	+ 15.9%	\$270,001	\$290,458	+ 7.6%
Inventory of Homes for Sale	73	139	+ 90.4%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--

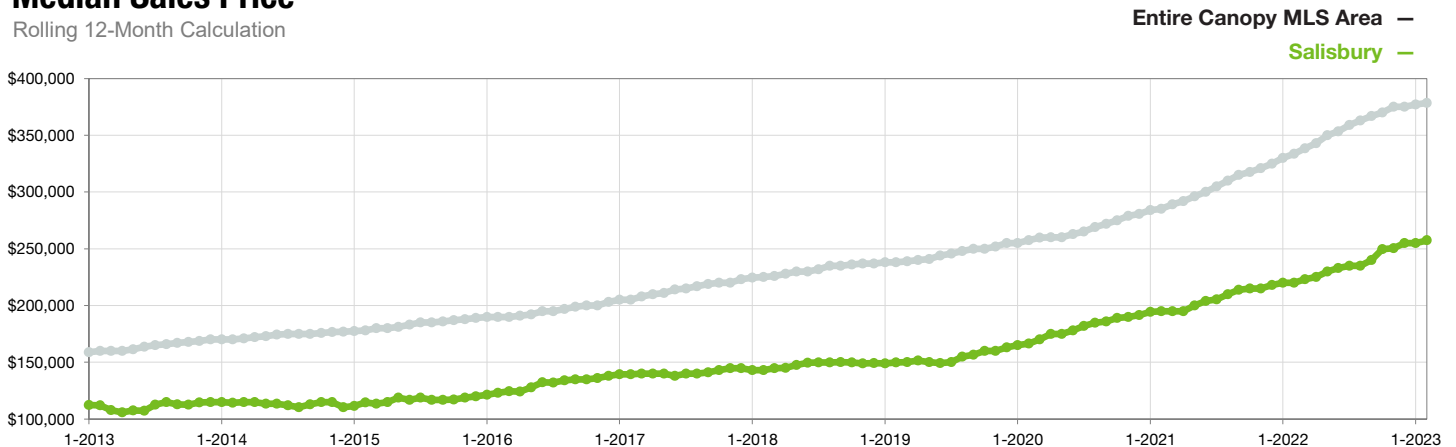
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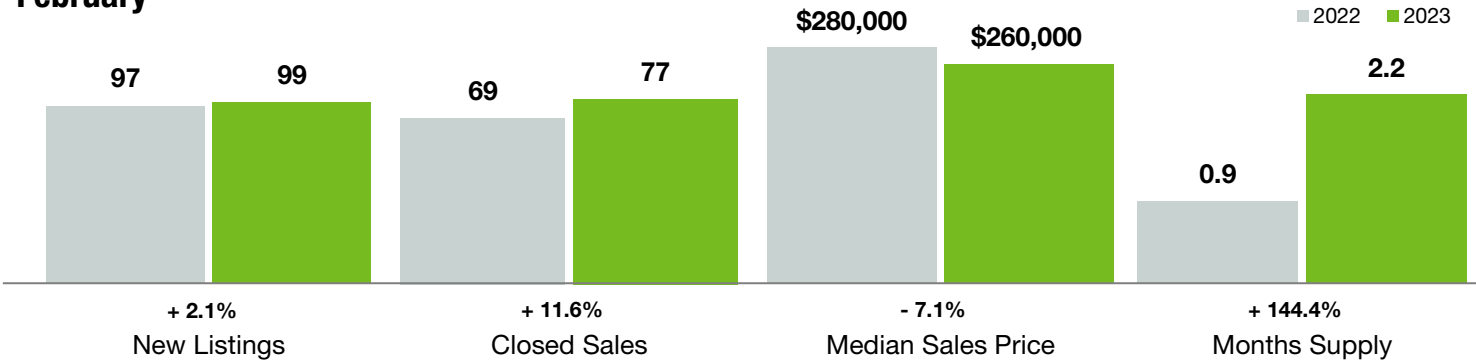
## Statesville

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	97	99	+ 2.1%	178	208	+ 16.9%
Pending Sales	99	108	+ 9.1%	179	193	+ 7.8%
Closed Sales	69	77	+ 11.6%	155	128	- 17.4%
Median Sales Price*	\$280,000	\$260,000	- 7.1%	\$260,000	\$259,500	- 0.2%
Average Sales Price*	\$297,945	\$287,680	- 3.4%	\$287,795	\$282,449	- 1.9%
Percent of Original List Price Received*	99.6%	94.4%	- 5.2%	99.7%	93.4%	- 6.3%
List to Close	58	81	+ 39.7%	59	89	+ 50.8%
Days on Market Until Sale	21	46	+ 119.0%	19	47	+ 147.4%
Cumulative Days on Market Until Sale	23	59	+ 156.5%	20	53	+ 165.0%
Average List Price	\$283,609	\$303,391	+ 7.0%	\$283,380	\$296,310	+ 4.6%
Inventory of Homes for Sale	96	196	+ 104.2%	--	--	--
Months Supply of Inventory	0.9	2.2	+ 144.4%	--	--	--

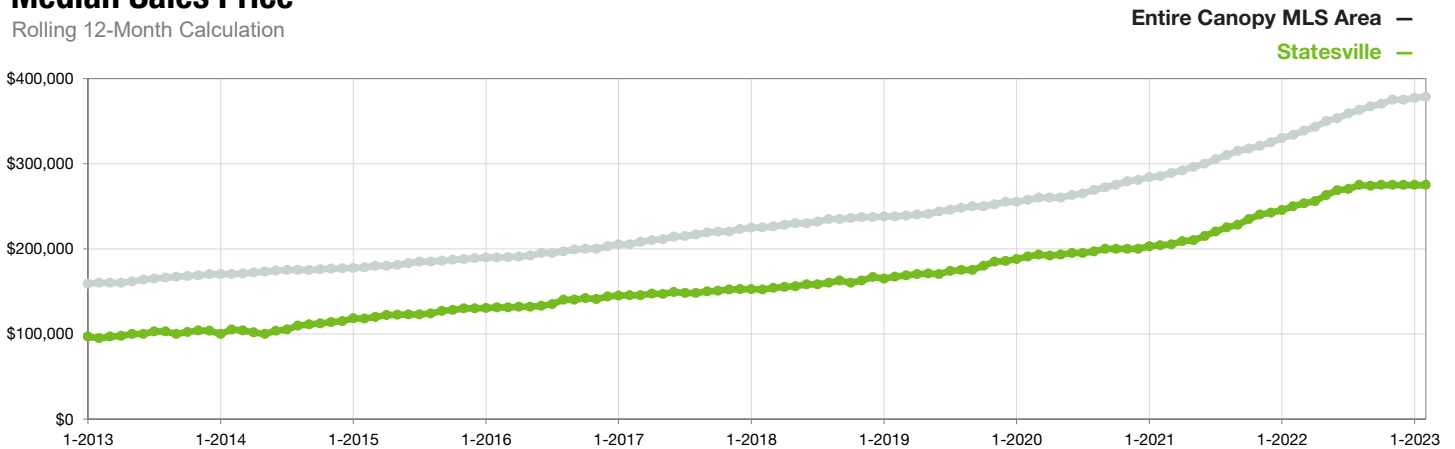
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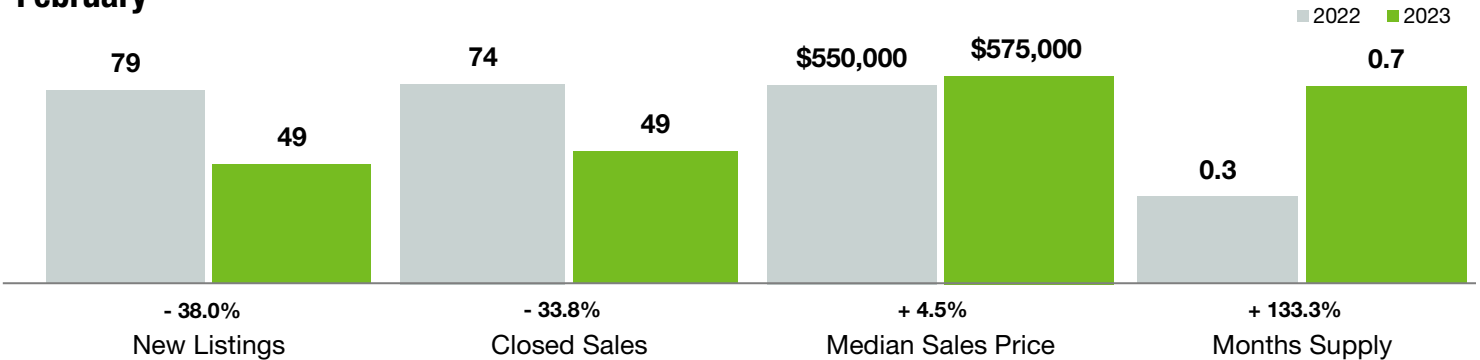
## Waxhaw

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	79	49	- 38.0%	157	101	- 35.7%
Pending Sales	89	63	- 29.2%	162	126	- 22.2%
Closed Sales	74	49	- 33.8%	136	106	- 22.1%
Median Sales Price*	\$550,000	\$575,000	+ 4.5%	\$555,000	\$525,000	- 5.4%
Average Sales Price*	\$654,711	\$688,185	+ 5.1%	\$643,192	\$638,994	- 0.7%
Percent of Original List Price Received*	103.4%	95.7%	- 7.4%	102.7%	96.2%	- 6.3%
List to Close	84	136	+ 61.9%	75	132	+ 76.0%
Days on Market Until Sale	23	49	+ 113.0%	21	44	+ 109.5%
Cumulative Days on Market Until Sale	17	53	+ 211.8%	15	46	+ 206.7%
Average List Price	\$669,370	\$733,187	+ 9.5%	\$686,604	\$773,174	+ 12.6%
Inventory of Homes for Sale	33	59	+ 78.8%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--

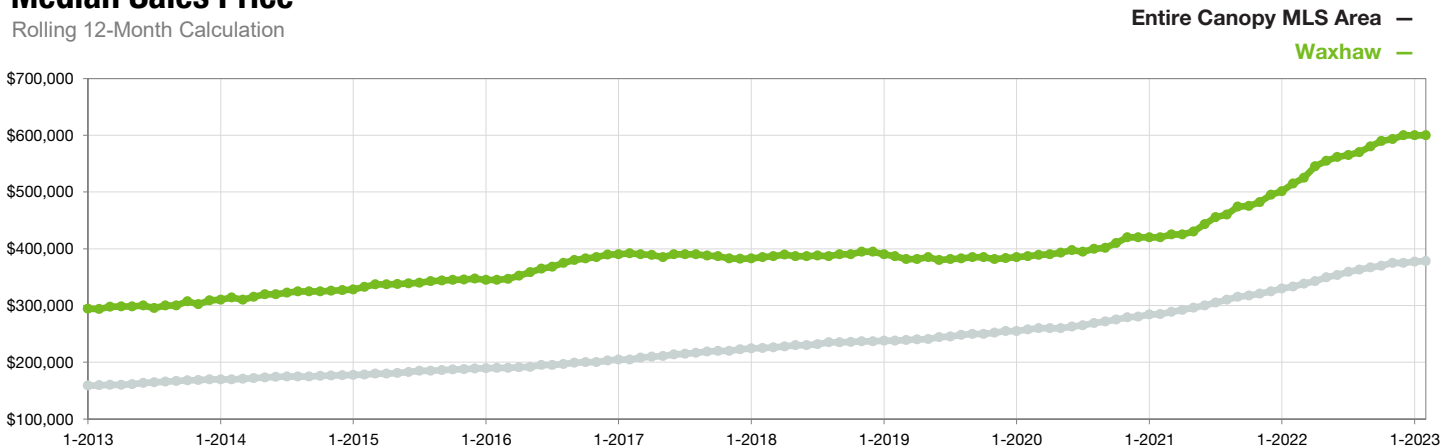
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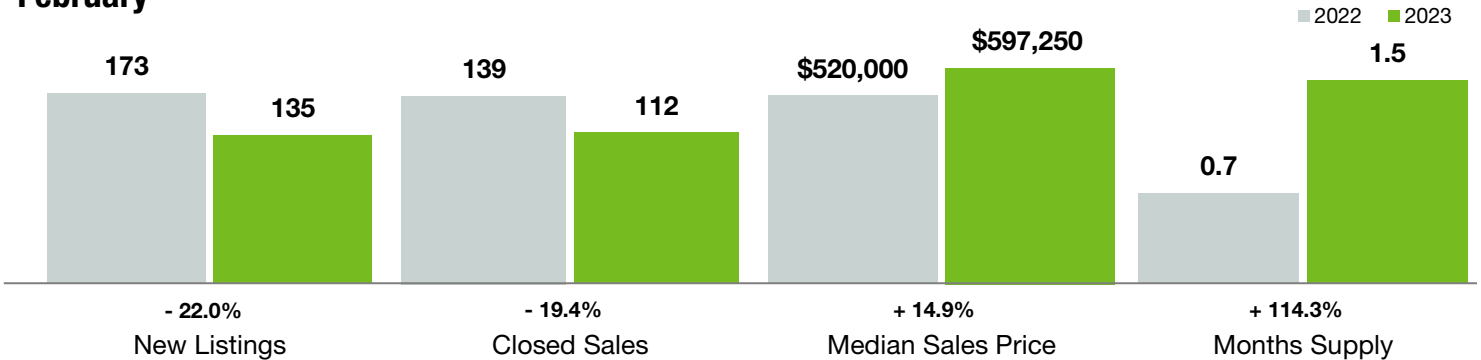
## Lake Norman

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	173	135	- 22.0%	301	288	- 4.3%
Pending Sales	169	141	- 16.6%	307	281	- 8.5%
Closed Sales	139	112	- 19.4%	303	214	- 29.4%
Median Sales Price*	\$520,000	\$597,250	+ 14.9%	\$506,888	\$549,950	+ 8.5%
Average Sales Price*	\$748,504	\$768,808	+ 2.7%	\$704,771	\$702,207	- 0.4%
Percent of Original List Price Received*	100.0%	94.8%	- 5.2%	99.5%	95.1%	- 4.4%
List to Close	99	117	+ 18.2%	97	125	+ 28.9%
Days on Market Until Sale	34	53	+ 55.9%	29	53	+ 82.8%
Cumulative Days on Market Until Sale	35	57	+ 62.9%	30	57	+ 90.0%
Average List Price	\$853,434	\$974,150	+ 14.1%	\$827,287	\$878,450	+ 6.2%
Inventory of Homes for Sale	140	234	+ 67.1%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--

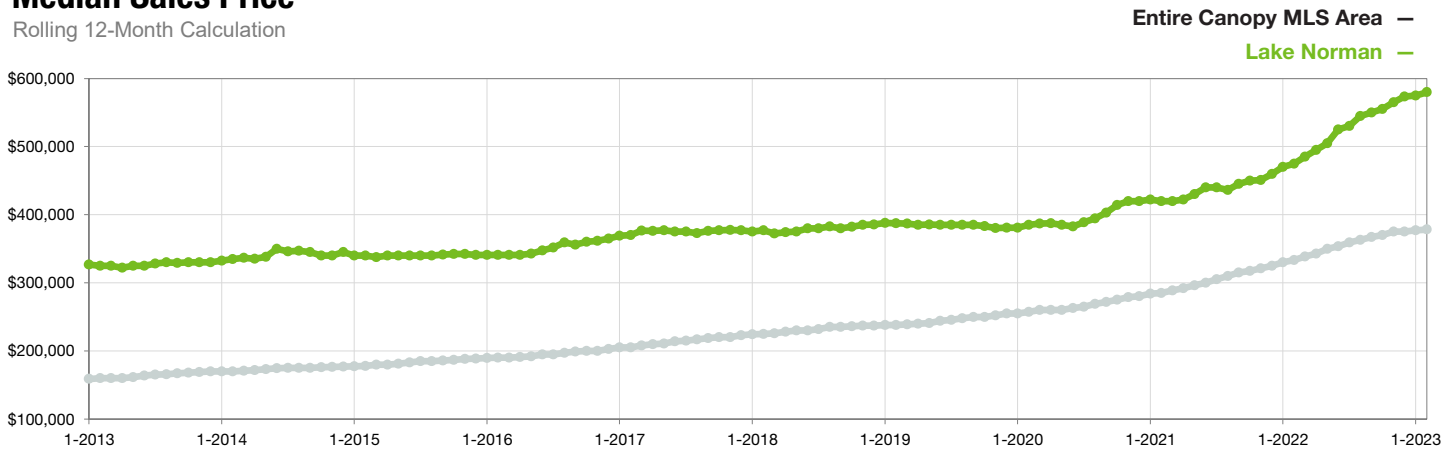
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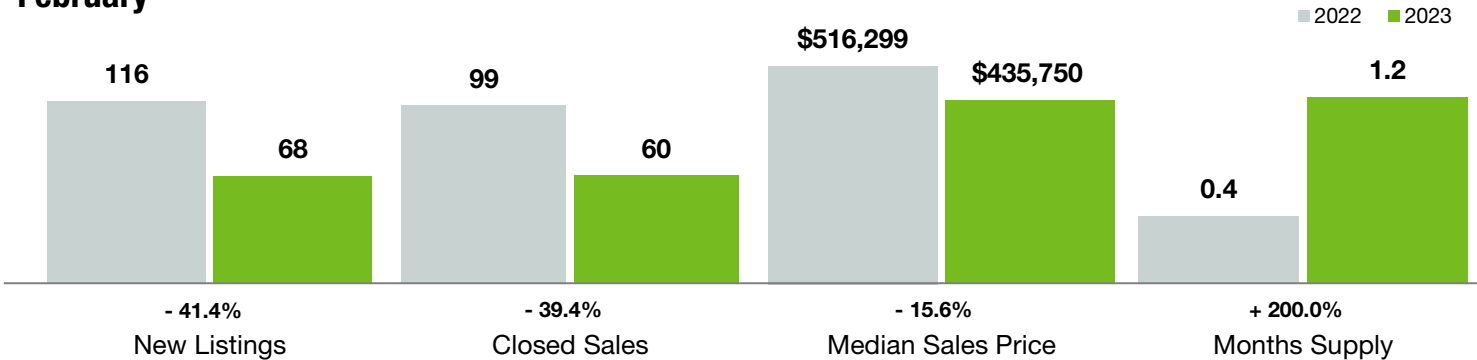
## Lake Wylie

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	116	68	- 41.4%	201	158	- 21.4%
Pending Sales	123	84	- 31.7%	224	162	- 27.7%
Closed Sales	99	60	- 39.4%	198	122	- 38.4%
Median Sales Price*	\$516,299	\$435,750	- 15.6%	\$507,099	\$491,993	- 3.0%
Average Sales Price*	\$537,453	\$519,898	- 3.3%	\$543,767	\$543,101	- 0.1%
Percent of Original List Price Received*	100.8%	95.7%	- 5.1%	101.0%	95.9%	- 5.0%
List to Close	122	97	- 20.5%	127	103	- 18.9%
Days on Market Until Sale	22	42	+ 90.9%	24	42	+ 75.0%
Cumulative Days on Market Until Sale	24	47	+ 95.8%	24	44	+ 83.3%
Average List Price	\$626,886	\$677,355	+ 8.1%	\$591,753	\$601,481	+ 1.6%
Inventory of Homes for Sale	62	117	+ 88.7%	--	--	--
Months Supply of Inventory	0.4	1.2	+ 200.0%	--	--	--

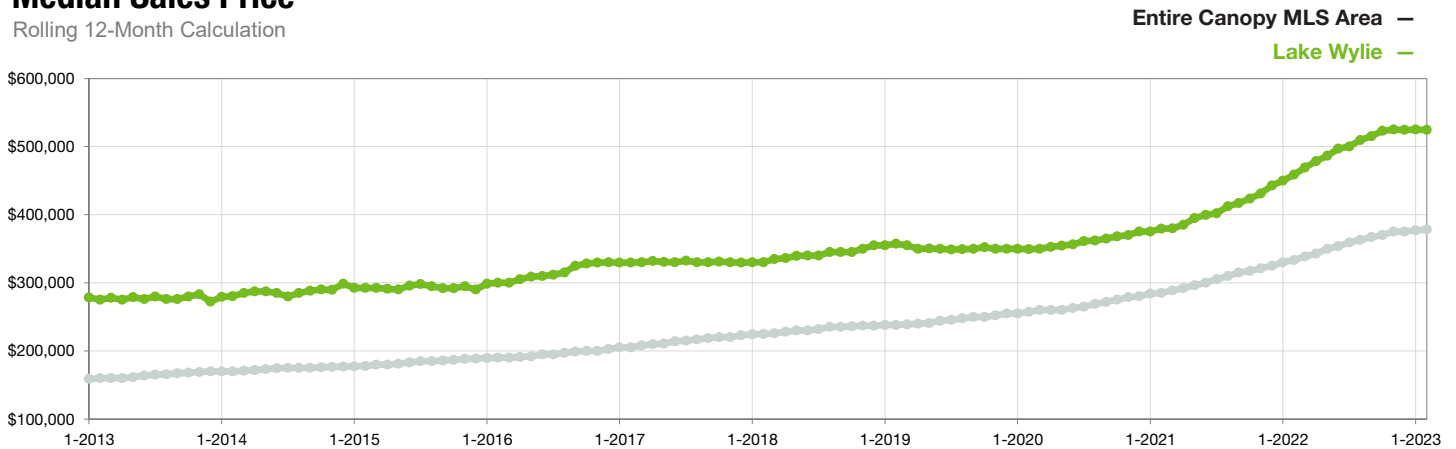
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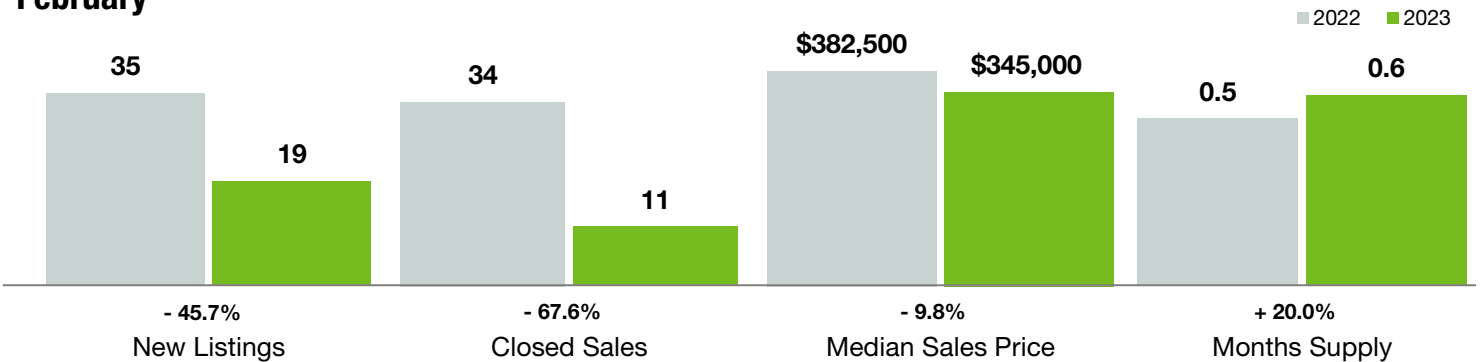
## Uptown Charlotte

North Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	35	19	- 45.7%	66	33	- 50.0%
Pending Sales	35	15	- 57.1%	73	32	- 56.2%
Closed Sales	34	11	- 67.6%	58	21	- 63.8%
Median Sales Price*	\$382,500	\$345,000	- 9.8%	\$393,000	\$384,000	- 2.3%
Average Sales Price*	\$416,375	\$379,909	- 8.8%	\$435,756	\$410,262	- 5.9%
Percent of Original List Price Received*	99.9%	99.3%	- 0.6%	99.5%	97.5%	- 2.0%
List to Close	76	58	- 23.7%	82	73	- 11.0%
Days on Market Until Sale	38	23	- 39.5%	41	41	0.0%
Cumulative Days on Market Until Sale	45	31	- 31.1%	44	45	+ 2.3%
Average List Price	\$411,470	\$552,150	+ 34.2%	\$418,075	\$594,341	+ 42.2%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

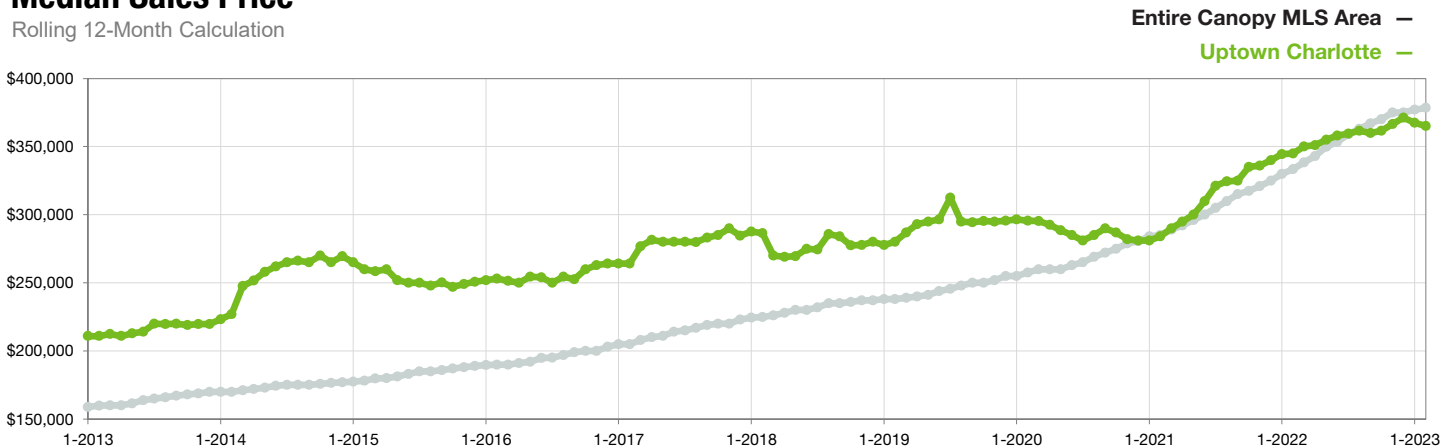
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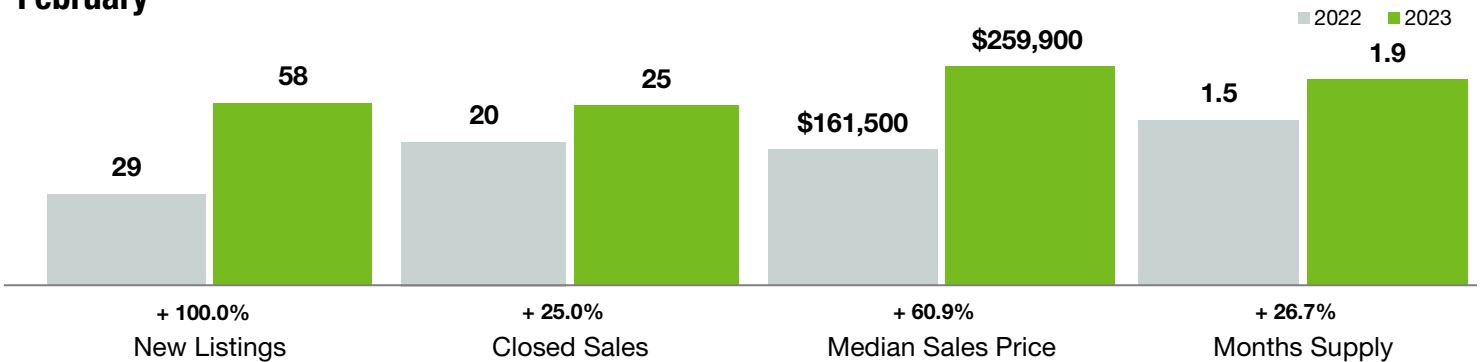
## Chester County

South Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	29	58	+ 100.0%	43	88	+ 104.7%
Pending Sales	27	48	+ 77.8%	48	86	+ 79.2%
Closed Sales	20	25	+ 25.0%	44	49	+ 11.4%
Median Sales Price*	\$161,500	\$259,900	+ 60.9%	\$184,950	\$259,900	+ 40.5%
Average Sales Price*	\$198,175	\$224,164	+ 13.1%	\$225,634	\$224,302	- 0.6%
Percent of Original List Price Received*	98.2%	93.3%	- 5.0%	97.1%	93.5%	- 3.7%
List to Close	80	106	+ 32.5%	89	94	+ 5.6%
Days on Market Until Sale	30	55	+ 83.3%	38	47	+ 23.7%
Cumulative Days on Market Until Sale	36	56	+ 55.6%	32	49	+ 53.1%
Average List Price	\$247,783	\$245,079	- 1.1%	\$217,060	\$258,609	+ 19.1%
Inventory of Homes for Sale	36	53	+ 47.2%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

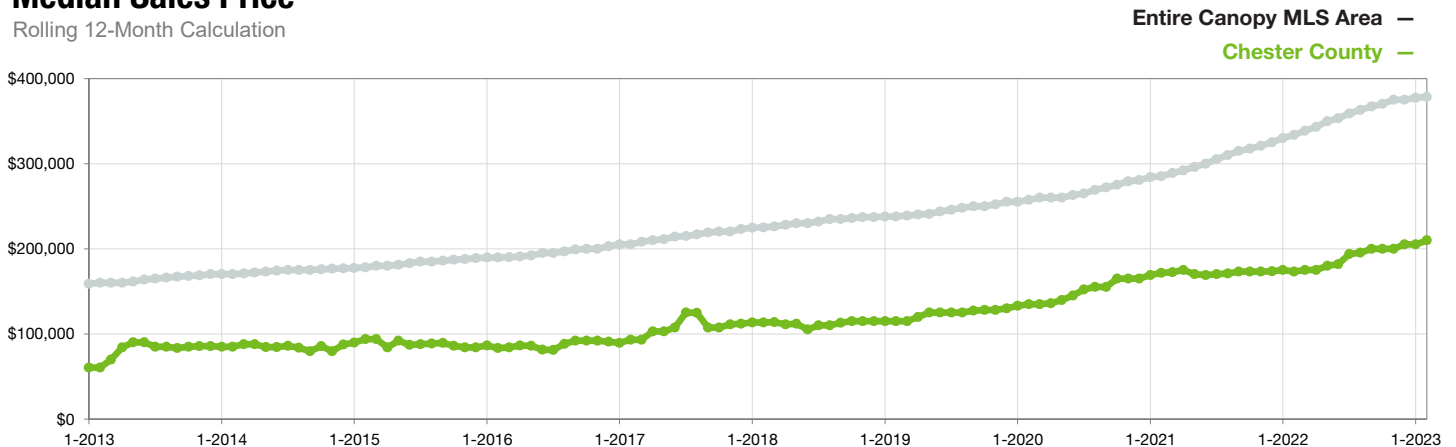
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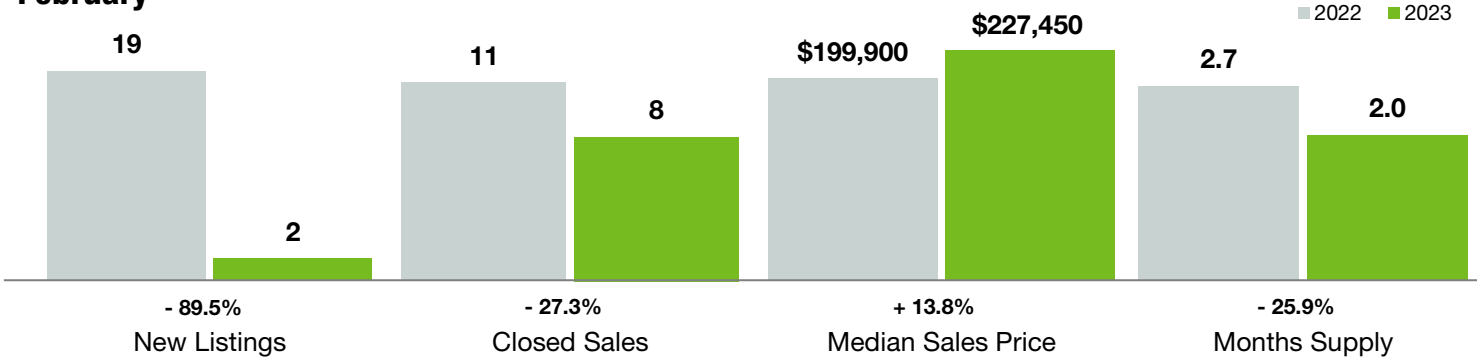
## Chesterfield County

South Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	19	2	- 89.5%	27	22	- 18.5%
Pending Sales	14	12	- 14.3%	30	22	- 26.7%
Closed Sales	11	8	- 27.3%	22	13	- 40.9%
Median Sales Price*	\$199,900	\$227,450	+ 13.8%	\$202,450	\$244,900	+ 21.0%
Average Sales Price*	\$199,655	\$221,738	+ 11.1%	\$206,541	\$224,738	+ 8.8%
Percent of Original List Price Received*	97.2%	92.0%	- 5.3%	96.2%	92.3%	- 4.1%
List to Close	106	73	- 31.1%	131	85	- 35.1%
Days on Market Until Sale	59	29	- 50.8%	62	35	- 43.5%
Cumulative Days on Market Until Sale	59	30	- 49.2%	62	36	- 41.9%
Average List Price	\$207,089	\$129,900	- 37.3%	\$199,259	\$244,341	+ 22.6%
Inventory of Homes for Sale	30	22	- 26.7%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--

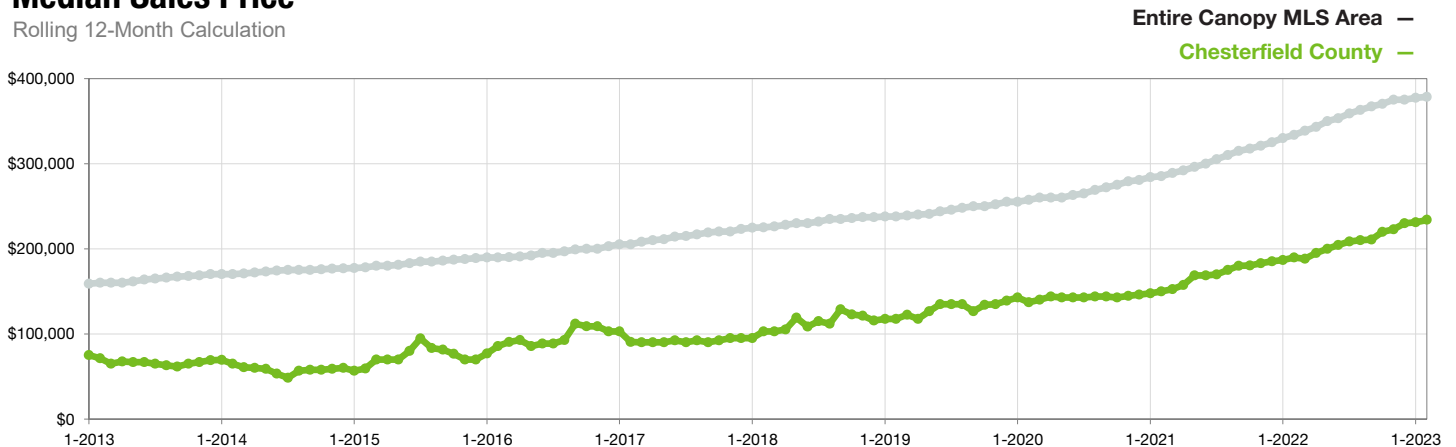
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# Local Market Update for February 2023

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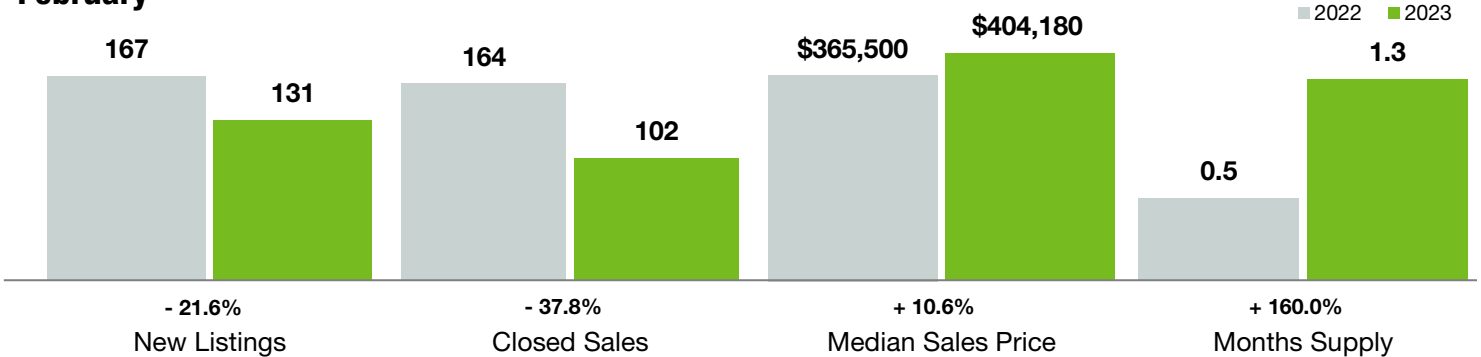
## Lancaster County

South Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	167	131	- 21.6%	362	272	- 24.9%
Pending Sales	182	147	- 19.2%	355	284	- 20.0%
Closed Sales	164	102	- 37.8%	290	206	- 29.0%
Median Sales Price*	\$365,500	\$404,180	+ 10.6%	\$363,850	\$411,012	+ 13.0%
Average Sales Price*	\$383,644	\$416,346	+ 8.5%	\$384,370	\$440,972	+ 14.7%
Percent of Original List Price Received*	100.7%	96.0%	- 4.7%	100.5%	96.1%	- 4.4%
List to Close	77	90	+ 16.9%	85	97	+ 14.1%
Days on Market Until Sale	24	42	+ 75.0%	26	45	+ 73.1%
Cumulative Days on Market Until Sale	21	50	+ 138.1%	24	47	+ 95.8%
Average List Price	\$442,425	\$420,469	- 5.0%	\$435,019	\$428,076	- 1.6%
Inventory of Homes for Sale	93	207	+ 122.6%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--

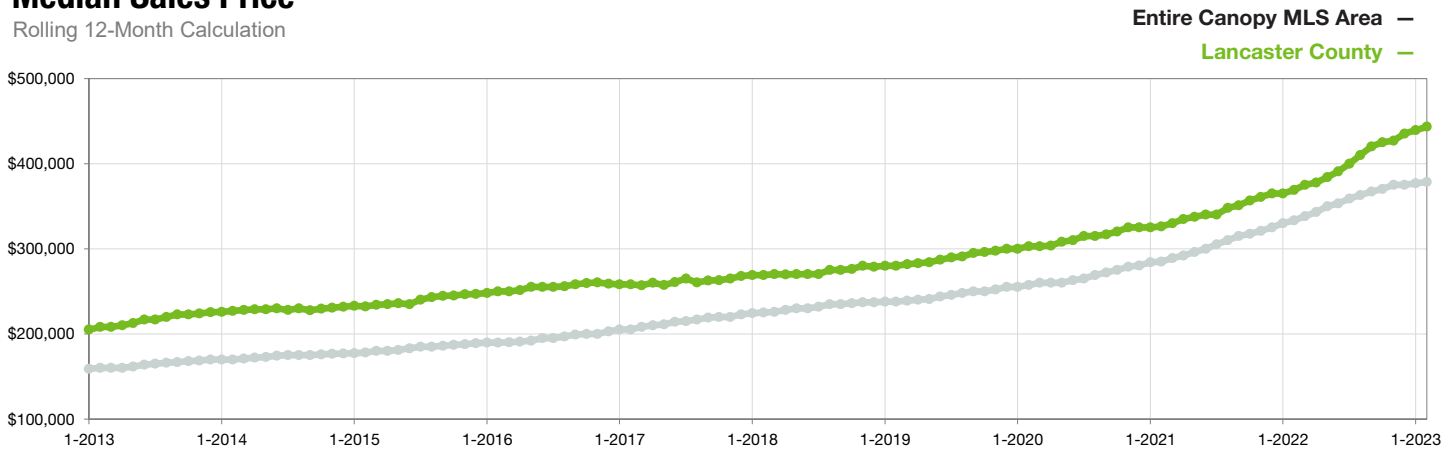
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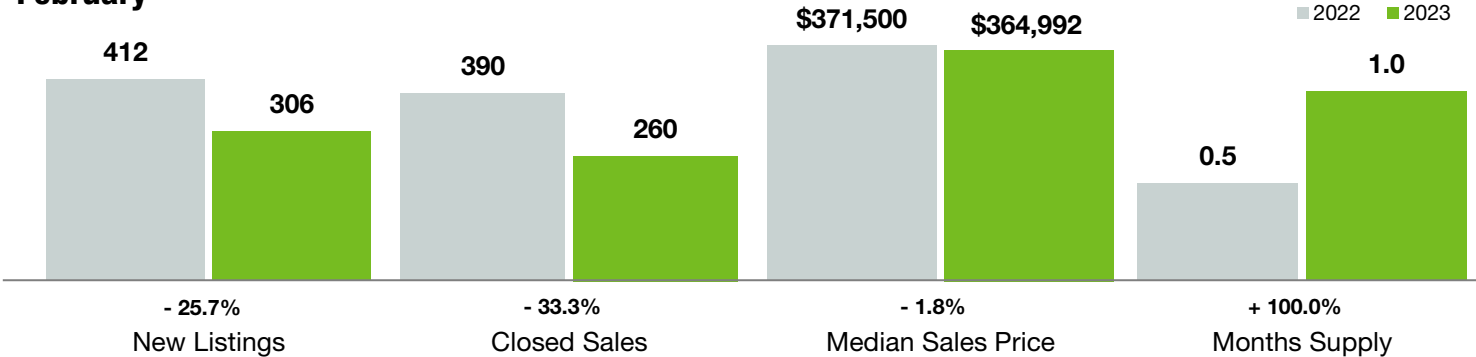
## York County

South Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	412	306	- 25.7%	797	618	- 22.5%
Pending Sales	438	349	- 20.3%	849	707	- 16.7%
Closed Sales	390	260	- 33.3%	726	478	- 34.2%
Median Sales Price*	\$371,500	\$364,992	- 1.8%	\$360,000	\$370,000	+ 2.8%
Average Sales Price*	\$405,997	\$387,343	- 4.6%	\$389,636	\$406,599	+ 4.4%
Percent of Original List Price Received*	100.6%	95.9%	- 4.7%	100.5%	95.5%	- 5.0%
List to Close	80	88	+ 10.0%	77	96	+ 24.7%
Days on Market Until Sale	23	43	+ 87.0%	21	47	+ 123.8%
Cumulative Days on Market Until Sale	19	47	+ 147.4%	18	48	+ 166.7%
Average List Price	\$426,271	\$445,843	+ 4.6%	\$409,626	\$446,122	+ 8.9%
Inventory of Homes for Sale	266	398	+ 49.6%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

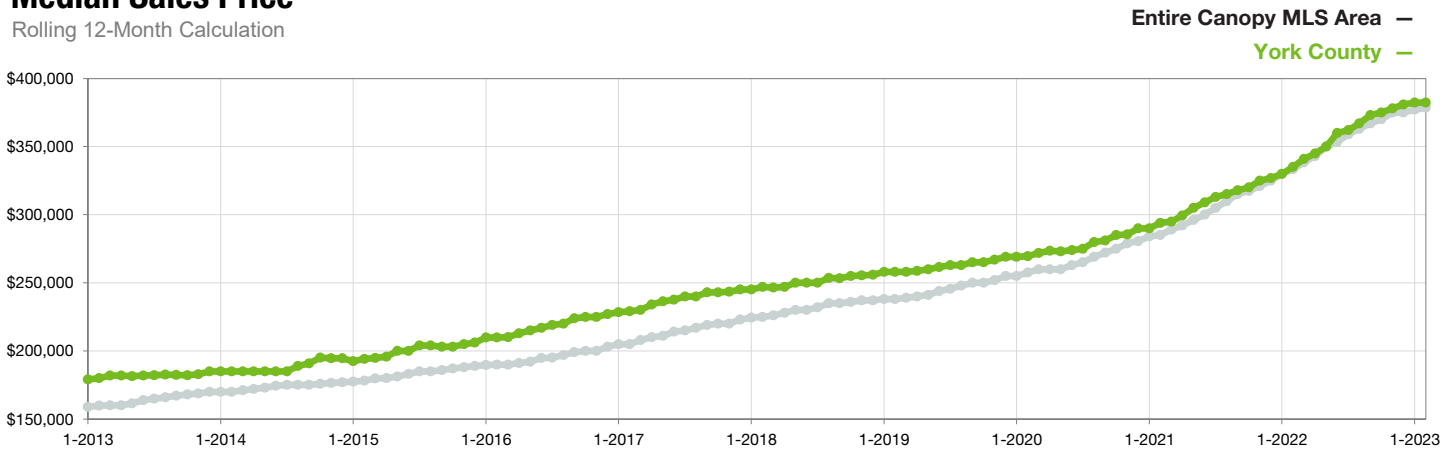
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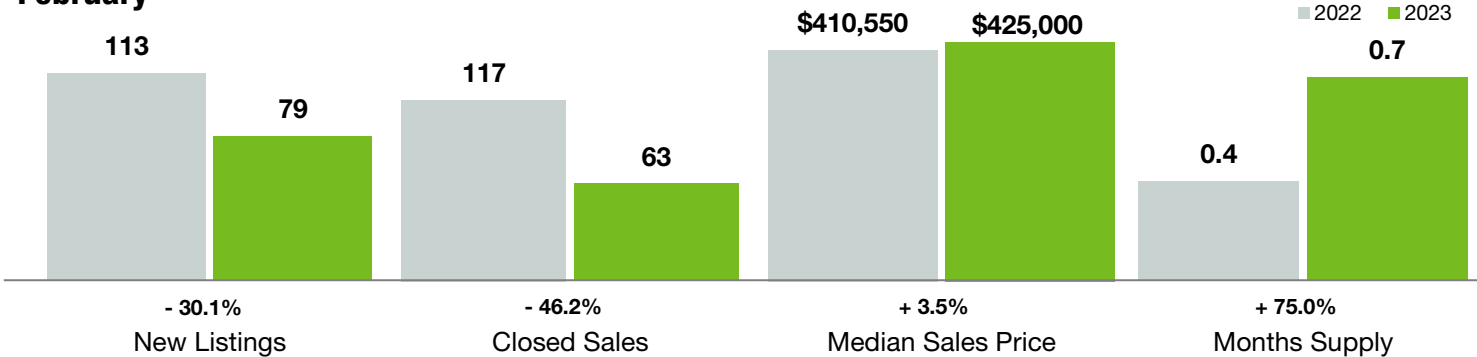
## Fort Mill

South Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	113	79	- 30.1%	218	178	- 18.3%
Pending Sales	113	101	- 10.6%	240	208	- 13.3%
Closed Sales	117	63	- 46.2%	202	123	- 39.1%
Median Sales Price*	\$410,550	<b>\$425,000</b>	+ 3.5%	\$424,000	<b>\$440,000</b>	+ 3.8%
Average Sales Price*	\$476,446	<b>\$442,532</b>	- 7.1%	\$471,534	<b>\$488,367</b>	+ 3.6%
Percent of Original List Price Received*	101.0%	<b>95.7%</b>	- 5.2%	101.1%	<b>95.8%</b>	- 5.2%
List to Close	66	92	+ 39.4%	71	105	+ 47.9%
Days on Market Until Sale	21	44	+ 109.5%	17	48	+ 182.4%
Cumulative Days on Market Until Sale	15	51	+ 240.0%	14	46	+ 228.6%
Average List Price	\$539,762	<b>\$545,828</b>	+ 1.1%	\$508,122	<b>\$541,133</b>	+ 6.5%
Inventory of Homes for Sale	51	80	+ 56.9%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--

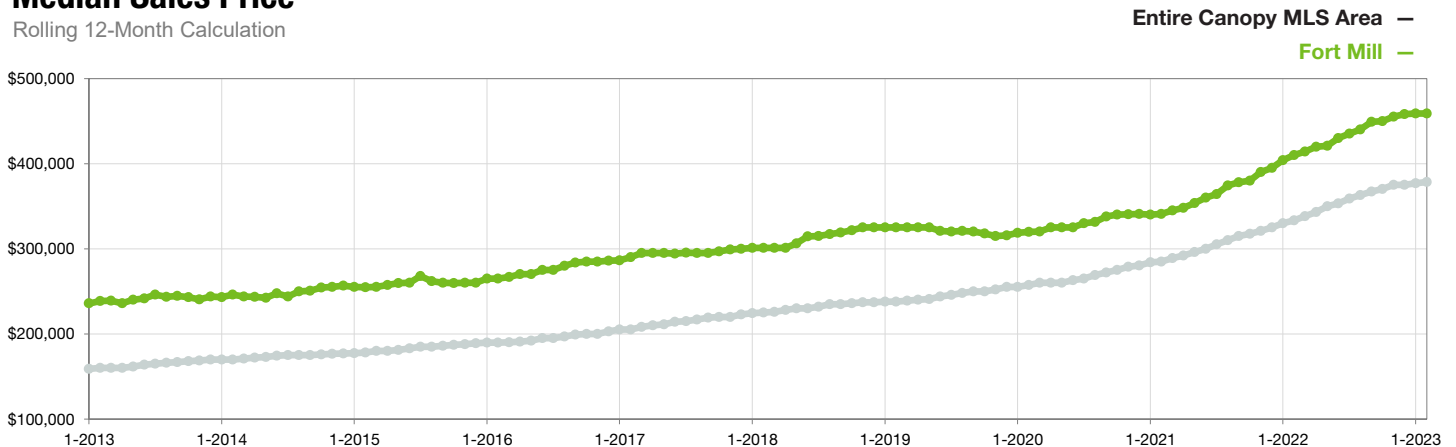
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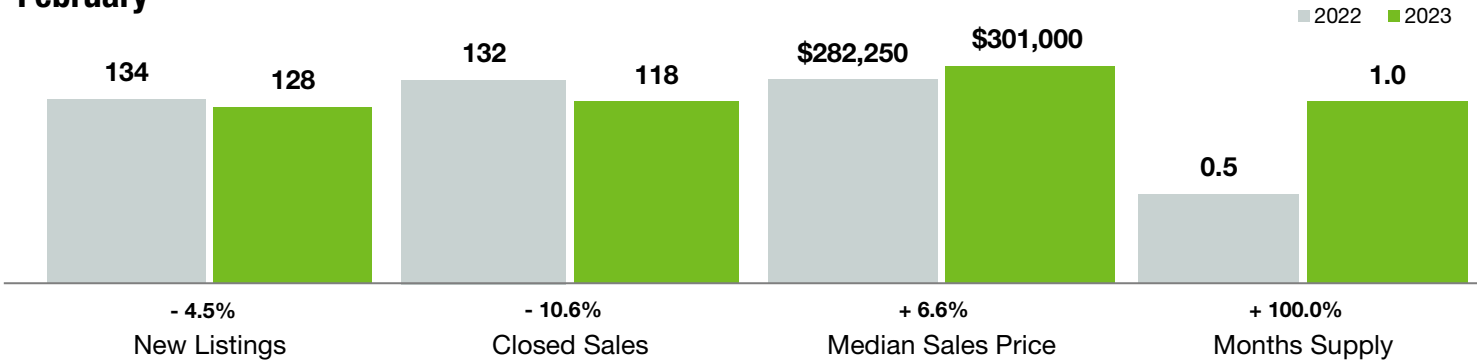
## Rock Hill

South Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	134	128	- 4.5%	277	238	- 14.1%
Pending Sales	146	135	- 7.5%	278	274	- 1.4%
Closed Sales	132	118	- 10.6%	271	187	- 31.0%
Median Sales Price*	\$282,250	\$301,000	+ 6.6%	\$285,000	\$310,000	+ 8.8%
Average Sales Price*	\$312,219	\$334,863	+ 7.3%	\$304,630	\$341,901	+ 12.2%
Percent of Original List Price Received*	101.0%	95.6%	- 5.3%	100.6%	95.3%	- 5.3%
List to Close	71	82	+ 15.5%	69	85	+ 23.2%
Days on Market Until Sale	25	40	+ 60.0%	23	41	+ 78.3%
Cumulative Days on Market Until Sale	19	43	+ 126.3%	18	43	+ 138.9%
Average List Price	\$316,065	\$351,695	+ 11.3%	\$316,023	\$361,724	+ 14.5%
Inventory of Homes for Sale	85	141	+ 65.9%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

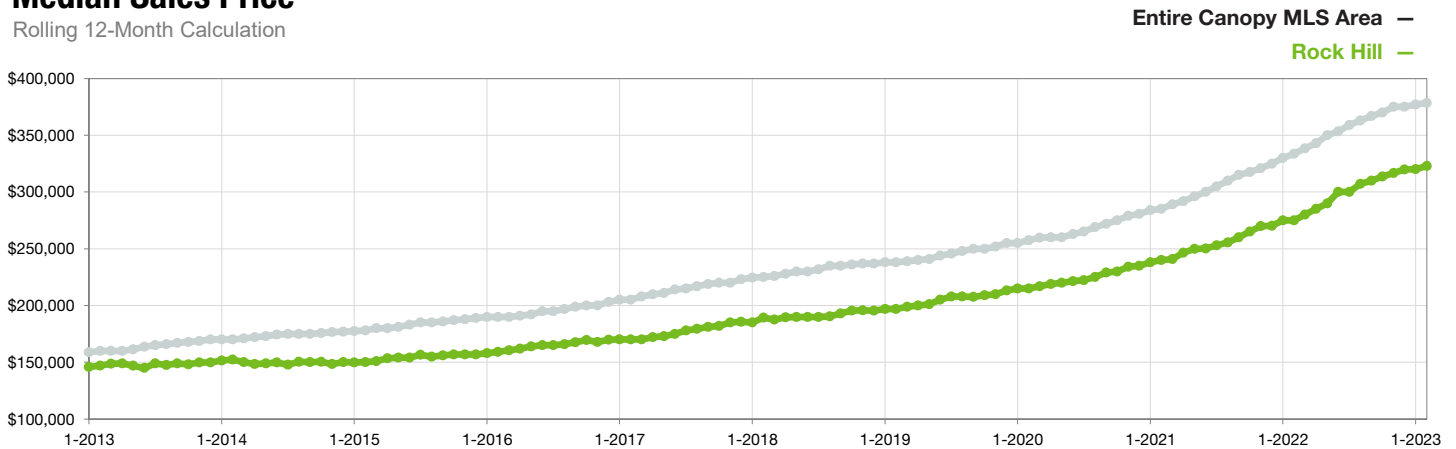
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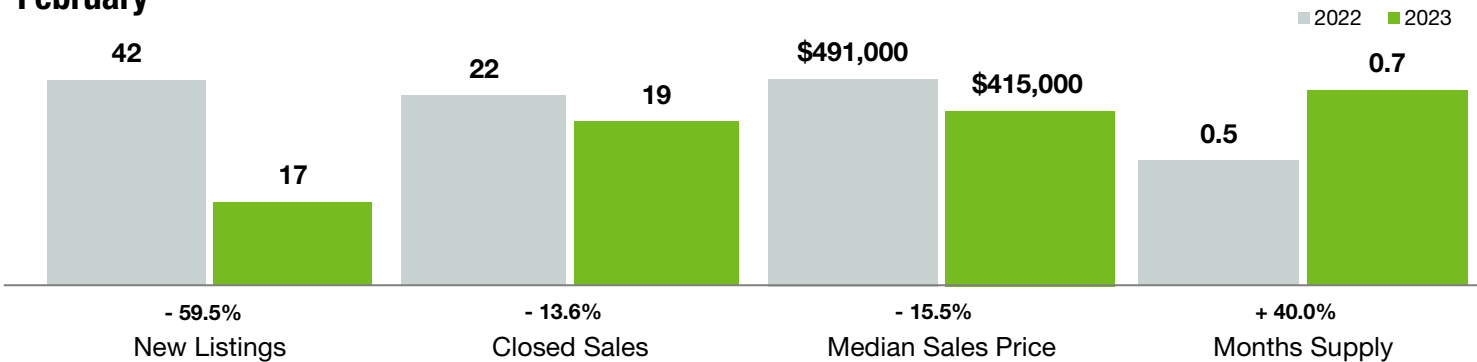
## Tega Cay

South Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	42	17	- 59.5%	71	40	- 43.7%
Pending Sales	49	20	- 59.2%	76	42	- 44.7%
Closed Sales	22	19	- 13.6%	44	35	- 20.5%
Median Sales Price*	\$491,000	\$415,000	- 15.5%	\$444,500	\$436,500	- 1.8%
Average Sales Price*	\$494,868	\$486,418	- 1.7%	\$460,506	\$482,482	+ 4.8%
Percent of Original List Price Received*	102.1%	95.7%	- 6.3%	102.2%	95.5%	- 6.6%
List to Close	128	79	- 38.3%	112	94	- 16.1%
Days on Market Until Sale	8	31	+ 287.5%	10	31	+ 210.0%
Cumulative Days on Market Until Sale	17	35	+ 105.9%	12	33	+ 175.0%
Average List Price	\$519,729	\$539,556	+ 3.8%	\$502,158	\$543,427	+ 8.2%
Inventory of Homes for Sale	17	19	+ 11.8%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

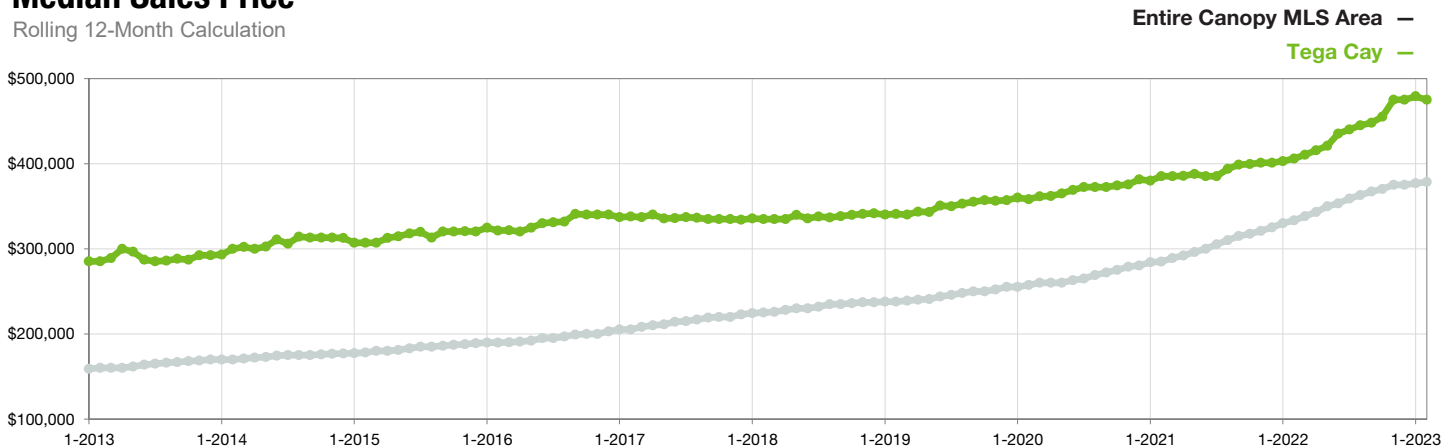
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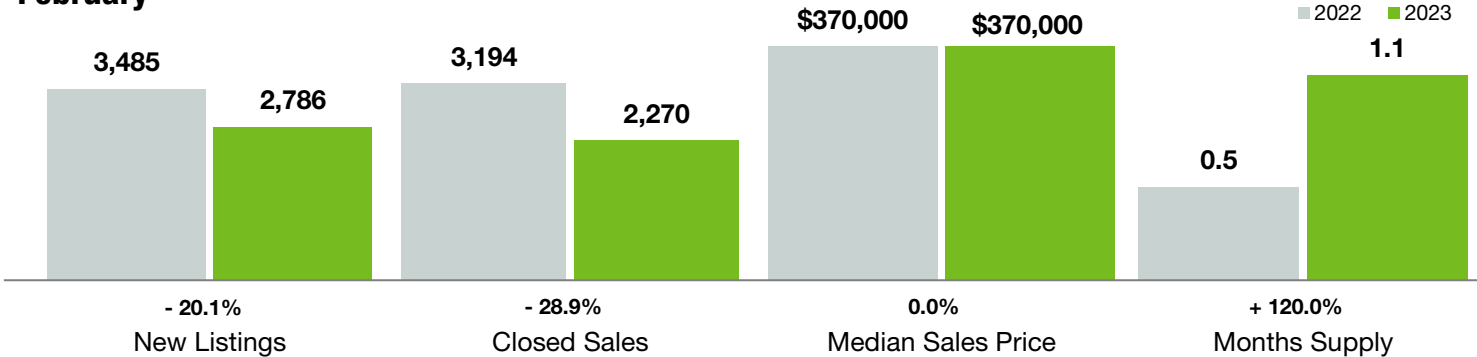
## Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	3,485	2,786	- 20.1%	6,840	5,368	- 21.5%
Pending Sales	3,508	3,168	- 9.7%	6,965	6,070	- 12.8%
Closed Sales	3,194	2,270	- 28.9%	6,187	4,162	- 32.7%
Median Sales Price*	\$370,000	\$370,000	0.0%	\$365,000	\$377,500	+ 3.4%
Average Sales Price*	\$415,833	\$440,297	+ 5.9%	\$410,445	\$436,771	+ 6.4%
Percent of Original List Price Received*	101.1%	95.5%	- 5.5%	100.8%	95.2%	- 5.6%
List to Close	80	103	+ 28.8%	82	104	+ 26.8%
Days on Market Until Sale	22	49	+ 122.7%	22	47	+ 113.6%
Cumulative Days on Market Until Sale	23	51	+ 121.7%	23	49	+ 113.0%
Average List Price	\$449,503	\$483,350	+ 7.5%	\$442,497	\$477,666	+ 7.9%
Inventory of Homes for Sale	2,119	3,608	+ 70.3%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--

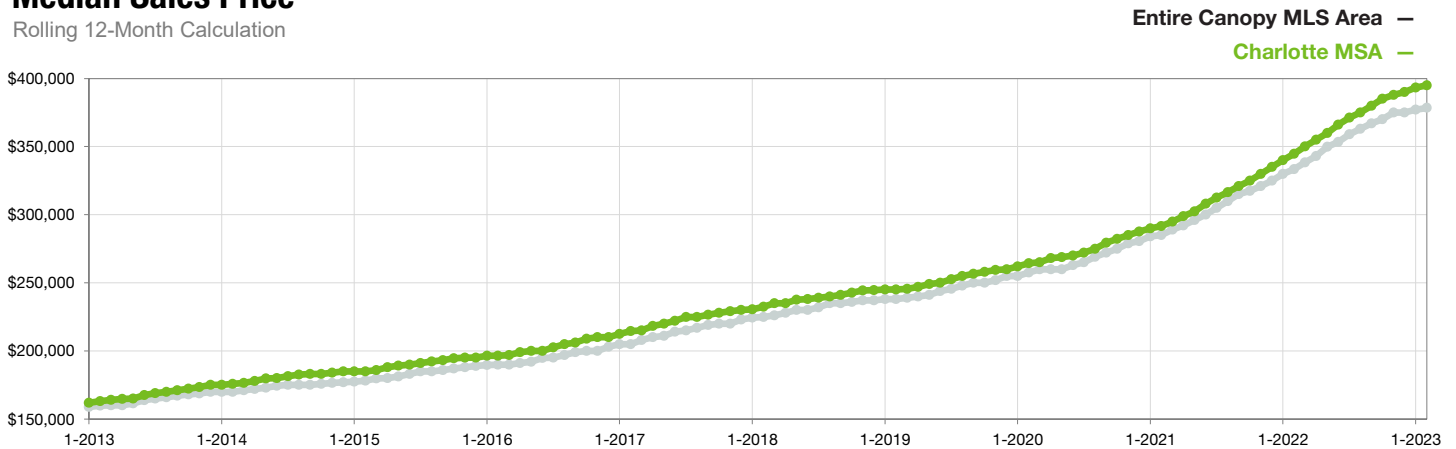
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