

Local Market Update for April 2020

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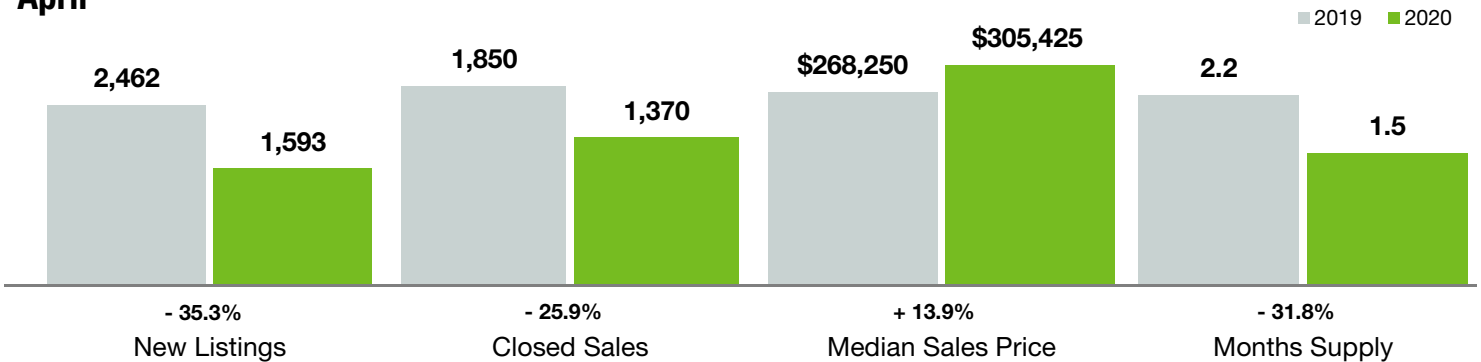
Mecklenburg County

North Carolina

Key Metrics	April			Year to Date		
	2019	2020	Percent Change	Thru 4-2019	Thru 4-2020	Percent Change
New Listings	2,462	1,593	- 35.3%	8,575	7,616	- 11.2%
Pending Sales	2,041	1,399	- 31.5%	7,165	6,625	- 7.5%
Closed Sales	1,850	1,370	- 25.9%	5,793	5,837	+ 0.8%
Median Sales Price*	\$268,250	\$305,425	+ 13.9%	\$257,500	\$284,500	+ 10.5%
Average Sales Price*	\$340,645	\$379,451	+ 11.4%	\$325,323	\$353,847	+ 8.8%
Percent of Original List Price Received*	97.3%	98.5%	+ 1.2%	96.9%	97.6%	+ 0.7%
List to Close	86	86	0.0%	94	91	- 3.2%
Days on Market Until Sale	38	32	- 15.8%	44	39	- 11.4%
Cumulative Days on Market Until Sale	45	39	- 13.3%	52	47	- 9.6%
Average List Price	\$393,303	\$370,442	- 5.8%	\$397,615	\$393,412	- 1.1%
Inventory of Homes for Sale	3,599	2,640	- 26.6%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

April



Median Sales Price

Rolling 12-Month Calculation

