

Local Market Update for February 2021

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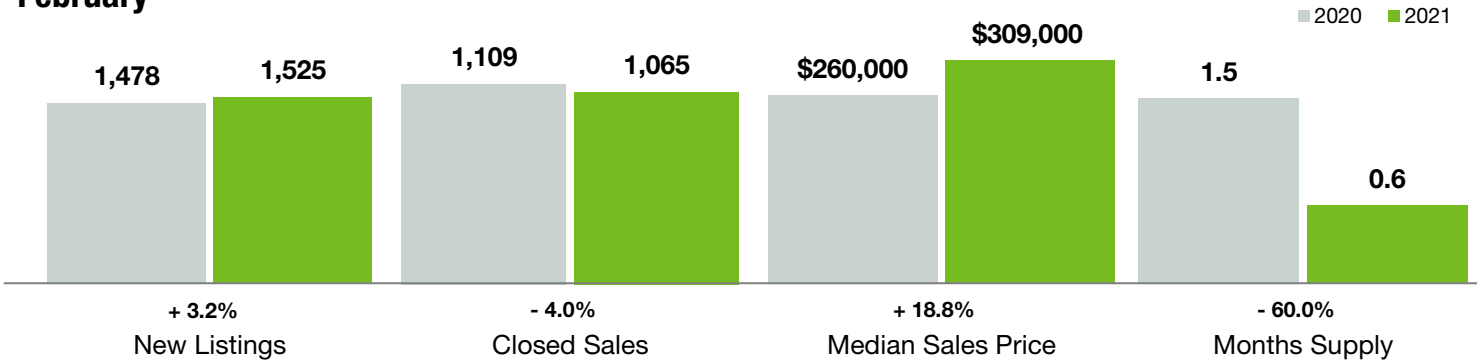
City of Charlotte

North Carolina

Key Metrics	February			Year to Date		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
New Listings	1,478	1,525	+ 3.2%	3,094	2,902	- 6.2%
Pending Sales	1,432	1,583	+ 10.5%	2,820	3,036	+ 7.7%
Closed Sales	1,109	1,065	- 4.0%	2,092	2,155	+ 3.0%
Median Sales Price*	\$260,000	\$309,000	+ 18.8%	\$258,000	\$300,000	+ 16.3%
Average Sales Price*	\$330,722	\$385,940	+ 16.7%	\$326,828	\$378,360	+ 15.8%
Percent of Original List Price Received*	97.4%	99.4%	+ 2.1%	97.1%	99.2%	+ 2.2%
List to Close	90	87	- 3.3%	91	83	- 8.8%
Days on Market Until Sale	40	30	- 25.0%	40	28	- 30.0%
Cumulative Days on Market Until Sale	49	36	- 26.5%	48	32	- 33.3%
Average List Price	\$411,713	\$437,159	+ 6.2%	\$389,071	\$426,279	+ 9.6%
Inventory of Homes for Sale	2,204	964	- 56.3%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

* 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.

February



Median Sales Price

Rolling 12-Month Calculation

