

Local Market Update for May 2021

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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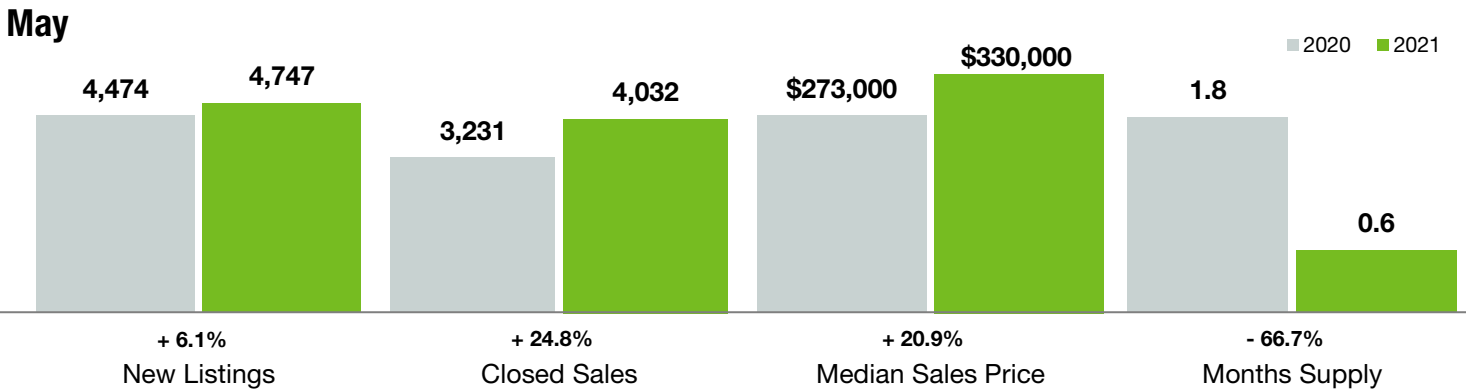


Charlotte MSA

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

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	4,474	4,747	+ 6.1%	21,211	21,825	+ 2.9%
Pending Sales	4,708	4,722	+ 0.3%	18,831	21,325	+ 13.2%
Closed Sales	3,231	4,032	+ 24.8%	15,660	18,438	+ 17.7%
Median Sales Price*	\$273,000	\$330,000	+ 20.9%	\$273,500	\$315,000	+ 15.2%
Average Sales Price*	\$315,999	\$406,194	+ 28.5%	\$319,204	\$377,915	+ 18.4%
Percent of Original List Price Received*	97.9%	101.9%	+ 4.1%	97.4%	100.5%	+ 3.2%
List to Close	90	68	- 24.4%	94	78	- 17.0%
Days on Market Until Sale	34	16	- 52.9%	41	23	- 43.9%
Cumulative Days on Market Until Sale	38	17	- 55.3%	49	24	- 51.0%
Average List Price	\$381,952	\$409,502	+ 7.2%	\$356,919	\$402,852	+ 12.9%
Inventory of Homes for Sale	6,583	2,427	- 63.1%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

