

Local Market Update for May 2021

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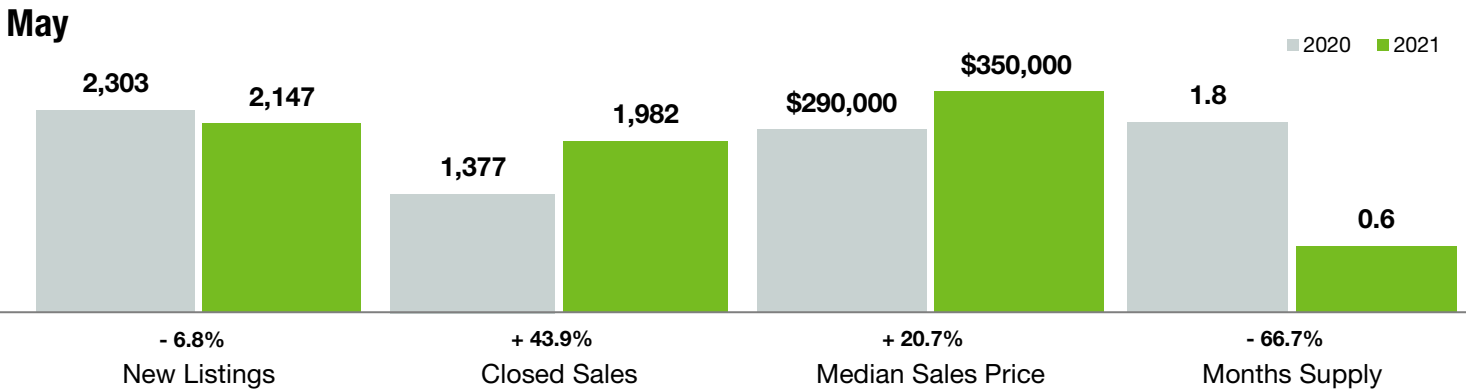


Mecklenburg County

North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	2,303	2,147	- 6.8%	10,031	10,356	+ 3.2%
Pending Sales	2,328	2,154	- 7.5%	8,814	10,103	+ 14.6%
Closed Sales	1,377	1,982	+ 43.9%	7,328	8,868	+ 21.0%
Median Sales Price*	\$290,000	\$350,000	+ 20.7%	\$285,000	\$335,000	+ 17.5%
Average Sales Price*	\$347,622	\$460,191	+ 32.4%	\$352,443	\$426,537	+ 21.0%
Percent of Original List Price Received*	98.3%	102.0%	+ 3.8%	97.7%	100.7%	+ 3.1%
List to Close	92	68	- 26.1%	91	78	- 14.3%
Days on Market Until Sale	31	16	- 48.4%	37	23	- 37.8%
Cumulative Days on Market Until Sale	35	18	- 48.6%	45	26	- 42.2%
Average List Price	\$432,723	\$461,752	+ 6.7%	\$400,540	\$456,756	+ 14.0%
Inventory of Homes for Sale	3,055	1,227	- 59.8%	--	--	--
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

