

Local Market Update for May 2021

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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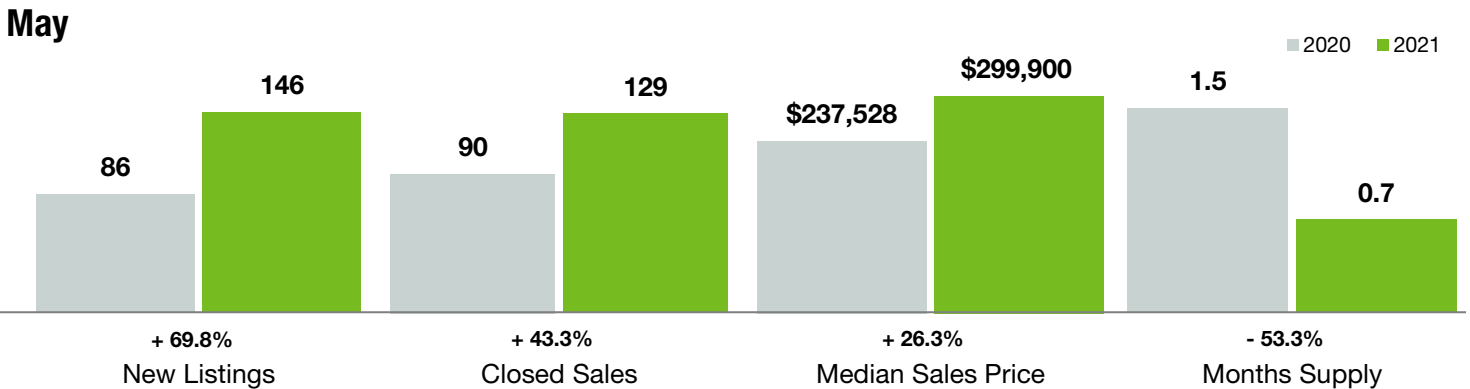


Monroe

North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	86	146	+ 69.8%	540	748	+ 38.5%
Pending Sales	110	150	+ 36.4%	485	710	+ 46.4%
Closed Sales	90	129	+ 43.3%	409	514	+ 25.7%
Median Sales Price*	\$237,528	\$299,900	+ 26.3%	\$240,000	\$282,750	+ 17.8%
Average Sales Price*	\$256,567	\$332,862	+ 29.7%	\$253,526	\$298,154	+ 17.6%
Percent of Original List Price Received*	97.0%	100.8%	+ 3.9%	97.8%	100.4%	+ 2.7%
List to Close	73	78	+ 6.8%	83	75	- 9.6%
Days on Market Until Sale	29	21	- 27.6%	37	20	- 45.9%
Cumulative Days on Market Until Sale	31	27	- 12.9%	44	23	- 47.7%
Average List Price	\$273,655	\$310,173	+ 13.3%	\$269,058	\$317,477	+ 18.0%
Inventory of Homes for Sale	148	86	- 41.9%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--

* 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

