

Charlotte Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending July 30, 2022

Data current as of August 8, 2022

As housing supply continues to increase across the country, prospective buyers' housing expectations are on the rise as well, with the National Association of Home Builders (NAHB) reporting the share of prospective buyers expecting their home search to be easier in the coming months climbed to 22% in the second quarter, up from 17% in the first quarter. The NAHB attributes the improved outlook among buyers to increases in inventory and a decline in buyer competition.

In the Charlotte region, for the week ending July 30:

- New Listings decreased 10.9% to 1,275
- Pending Sales decreased 10.9% to 1,109
- Inventory increased 33.9% to 6,773

For the month of July:

- Median Sales Price increased 16.7% to \$385,000
- List to Close increased 9.1% to 72
- Percent of Original List Price Received decreased 1.5% to 100.3%
- Months Supply of Homes for Sale increased 27.3% to 1.4

Quick Facts

- 10.9%	- 10.9%	+ 33.9%
Change in New Listings	Change in Pending Sales	Change in Inventory

The Charlotte Region report includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union counties in North Carolina, and Chester, Chesterfield, Lancaster and York counties in South Carolina. Comprised of single-family properties, townhomes and condominiums combined. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

Metrics by Week

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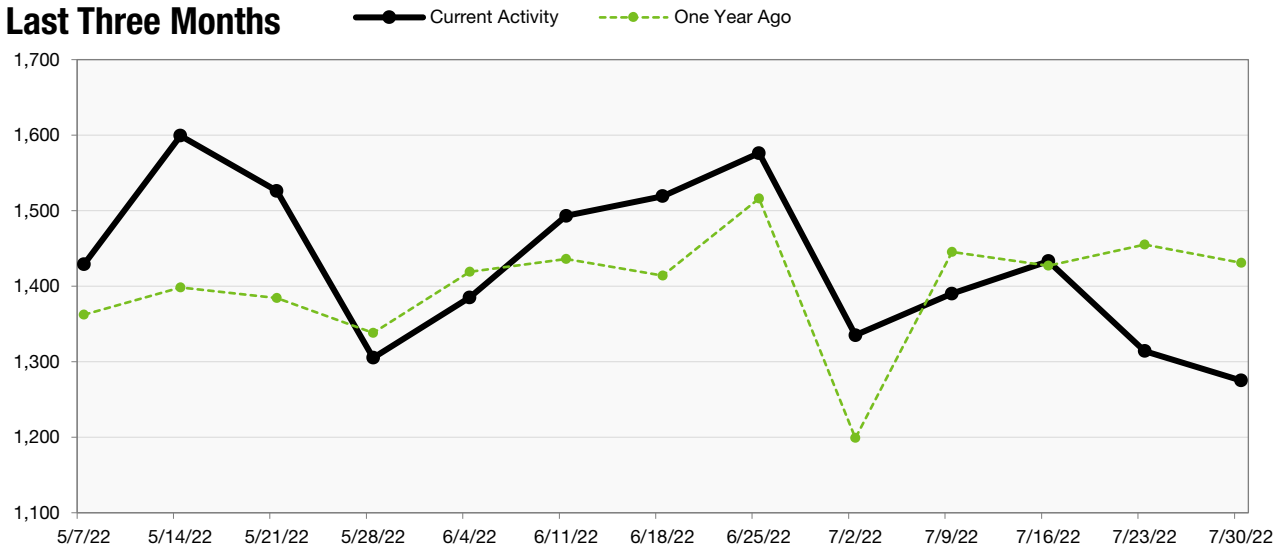


New Listings

A count of the properties that have been newly listed on the market in a given week.

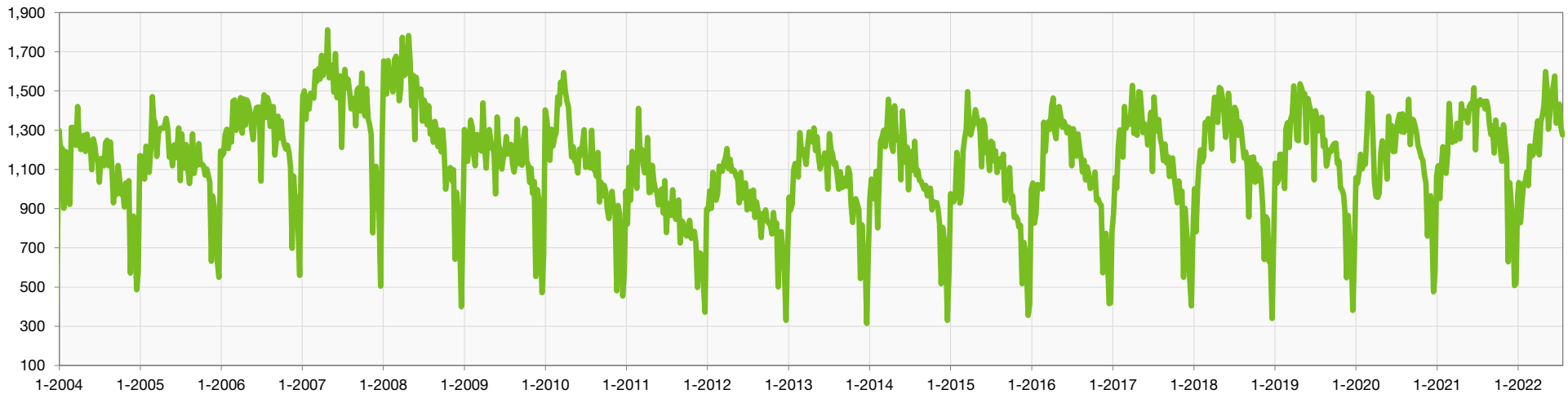


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/7/2022	1,429	1,362	+ 4.9%
5/14/2022	1,599	1,398	+ 14.4%
5/21/2022	1,526	1,384	+ 10.3%
5/28/2022	1,305	1,338	- 2.5%
6/4/2022	1,385	1,419	- 2.4%
6/11/2022	1,493	1,436	+ 4.0%
6/18/2022	1,519	1,414	+ 7.4%
6/25/2022	1,576	1,516	+ 4.0%
7/2/2022	1,335	1,199	+ 11.3%
7/9/2022	1,390	1,445	- 3.8%
7/16/2022	1,433	1,427	+ 0.4%
7/23/2022	1,314	1,455	- 9.7%
7/30/2022	1,275	1,431	- 10.9%
3-Month Total	18,579	18,224	+ 1.9%

Historical New Listing Activity



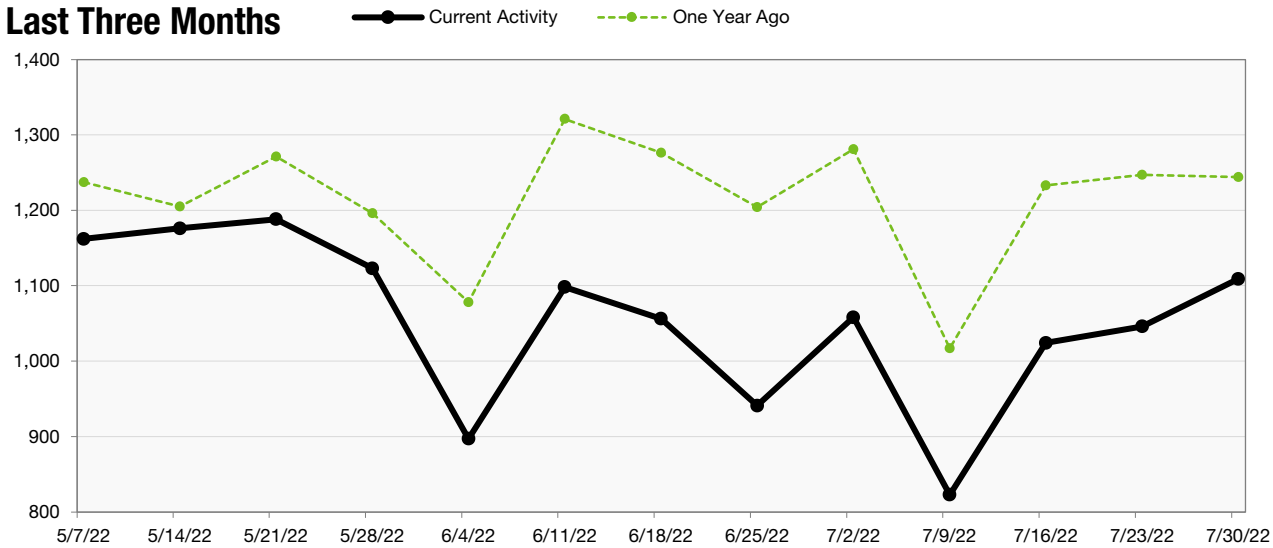
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Pending Sales

A count of the properties on which contracts have been accepted in a given week. Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

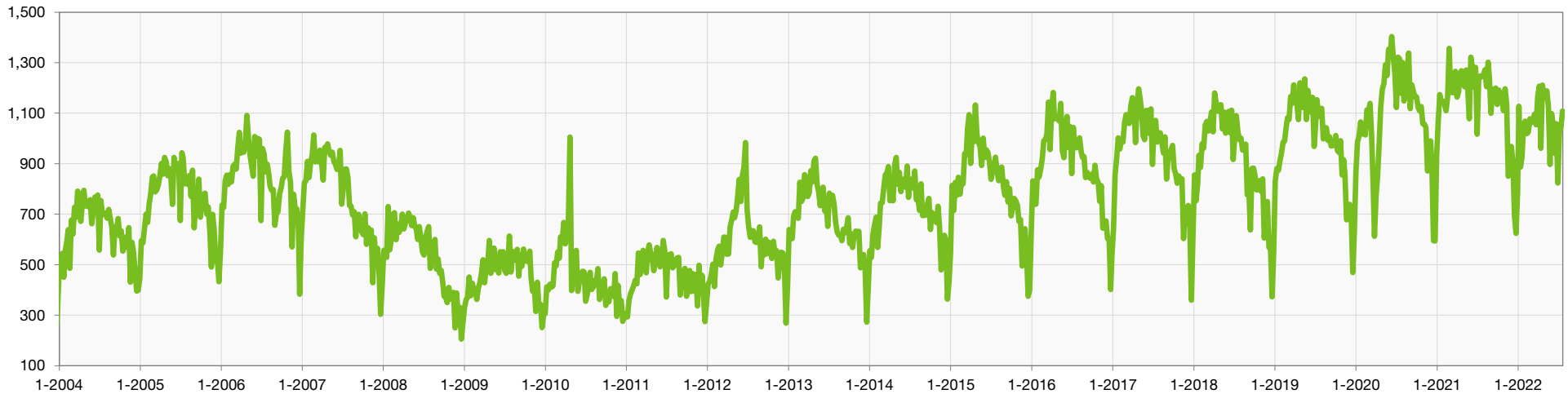


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/7/2022	1,162	1,237	- 6.1%
5/14/2022	1,176	1,205	- 2.4%
5/21/2022	1,188	1,271	- 6.5%
5/28/2022	1,123	1,196	- 6.1%
6/4/2022	897	1,078	- 16.8%
6/11/2022	1,098	1,321	- 16.9%
6/18/2022	1,056	1,276	- 17.2%
6/25/2022	941	1,204	- 21.8%
7/2/2022	1,058	1,281	- 17.4%
7/9/2022	823	1,017	- 19.1%
7/16/2022	1,024	1,233	- 17.0%
7/23/2022	1,046	1,247	- 16.1%
7/30/2022	1,109	1,244	- 10.9%
3-Month Total	13,701	15,810	- 13.3%

Historical Pending Sales Activity



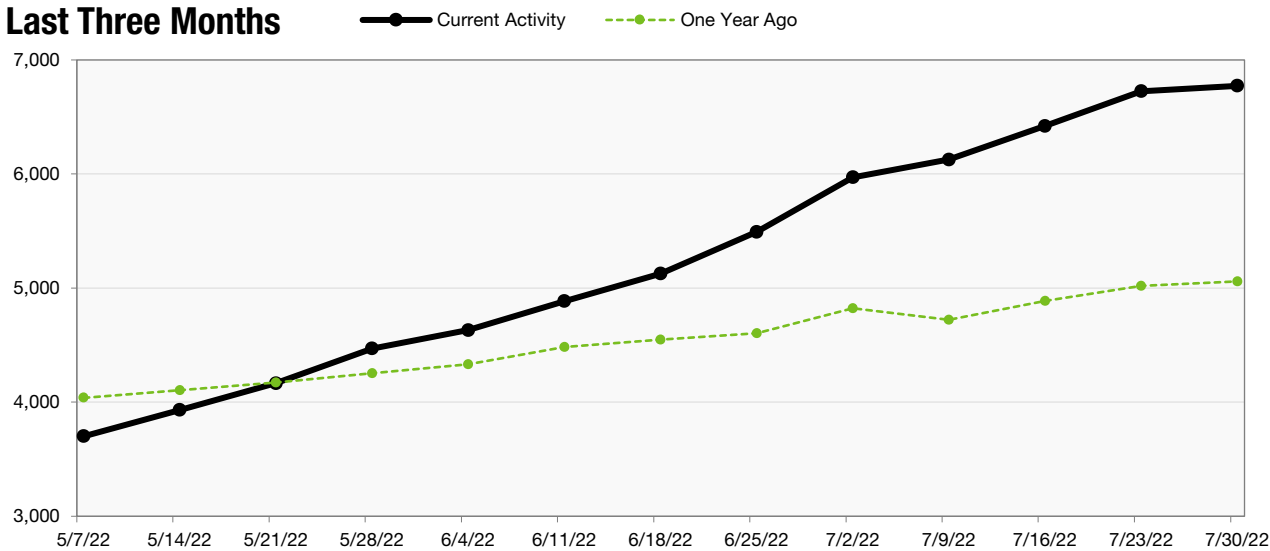
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.

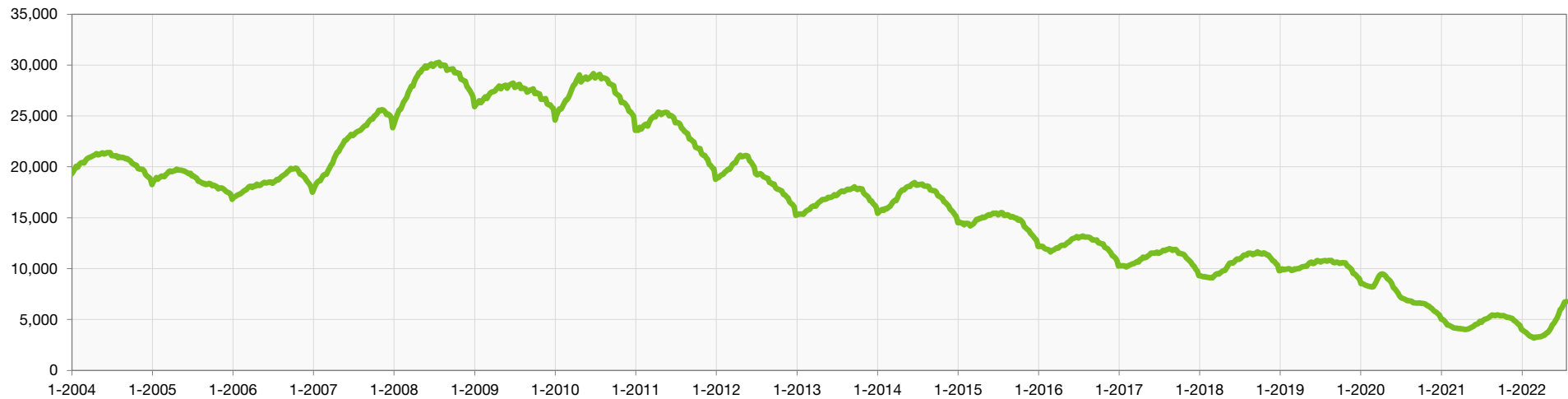


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/7/2022	3,701	4,039	- 8.4%
5/14/2022	3,931	4,105	- 4.2%
5/21/2022	4,165	4,172	- 0.2%
5/28/2022	4,470	4,252	+ 5.1%
6/4/2022	4,631	4,333	+ 6.9%
6/11/2022	4,885	4,483	+ 9.0%
6/18/2022	5,126	4,547	+ 12.7%
6/25/2022	5,493	4,604	+ 19.3%
7/2/2022	5,971	4,822	+ 23.8%
7/9/2022	6,127	4,723	+ 29.7%
7/16/2022	6,421	4,887	+ 31.4%
7/23/2022	6,725	5,019	+ 34.0%
7/30/2022	6,773	5,059	+ 33.9%
3-Month Avg	5,263	4,542	+ 15.9%

Historical Inventory Activity



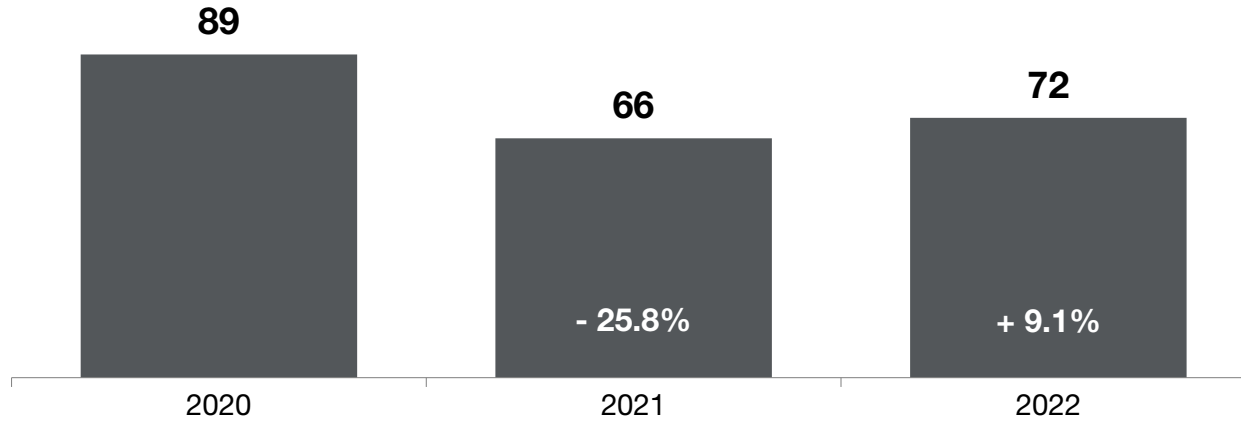
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List to Close

"List to Close" provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."



July



Month	Current Activity	One Year Previous	+ / -
August 2021	68	86	- 20.9%
September 2021	70	84	- 16.7%
October 2021	72	80	- 10.0%
November 2021	75	78	- 3.8%
December 2021	75	84	- 10.7%
January 2022	83	84	- 1.2%
February 2022	80	89	- 10.1%
March 2022	78	79	- 1.3%
April 2022	69	75	- 8.0%
May 2022	66	70	- 5.7%
June 2022	70	68	+ 2.9%
July 2022	72	66	+ 9.1%
12-Month Avg	73	78	- 6.4%

Historical List to Close



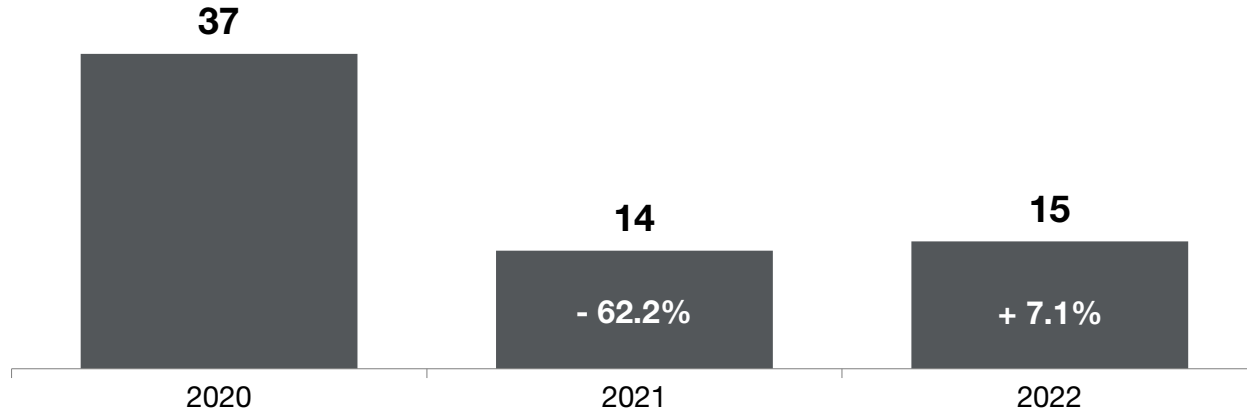
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Days on Market



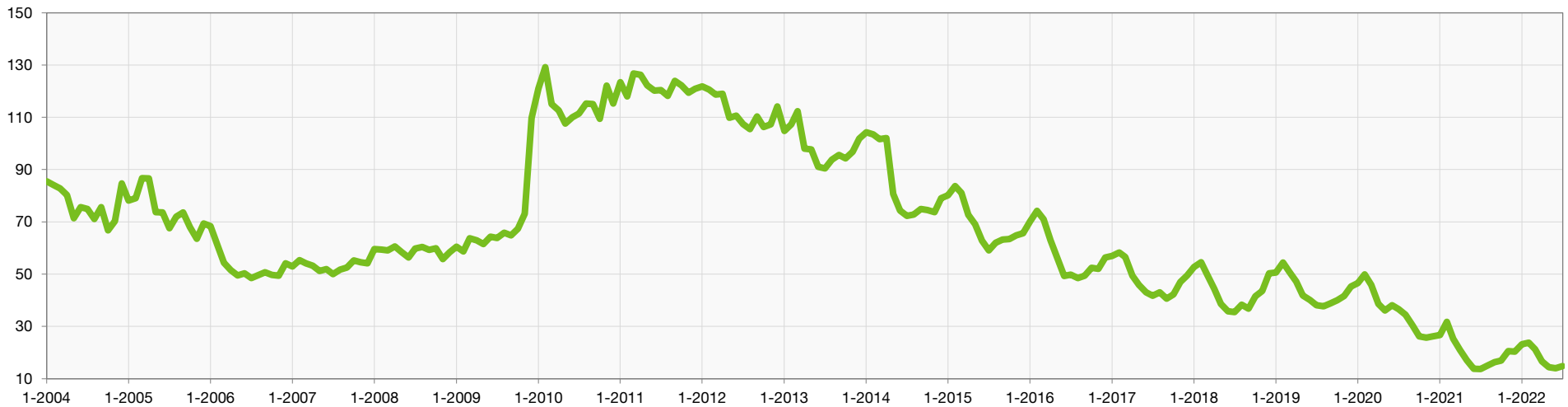
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

July



Month	Current Activity	One Year Previous	+/-
August 2021	15	34	- 55.9%
September 2021	16	30	- 46.7%
October 2021	17	26	- 34.6%
November 2021	21	26	- 19.2%
December 2021	20	26	- 23.1%
January 2022	23	27	- 14.8%
February 2022	24	32	- 25.0%
March 2022	21	25	- 16.0%
April 2022	17	21	- 19.0%
May 2022	14	17	- 17.6%
June 2022	14	14	0.0%
July 2022	15	14	+ 7.1%
12-Month Avg	18	24	- 25.0%

Historical Days on Market



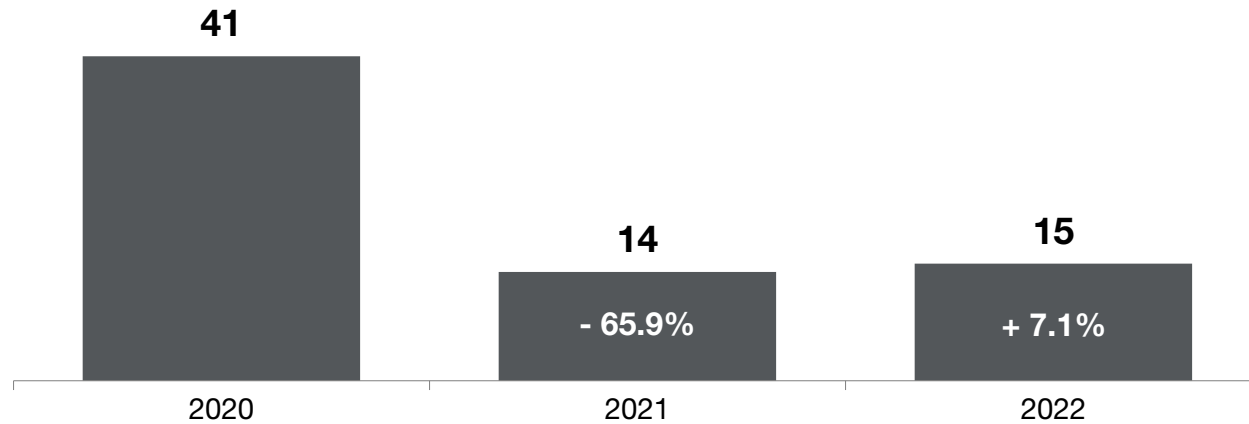
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Cumulative Days on Market

Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market (expired or withdrawn) for more than 90 days.

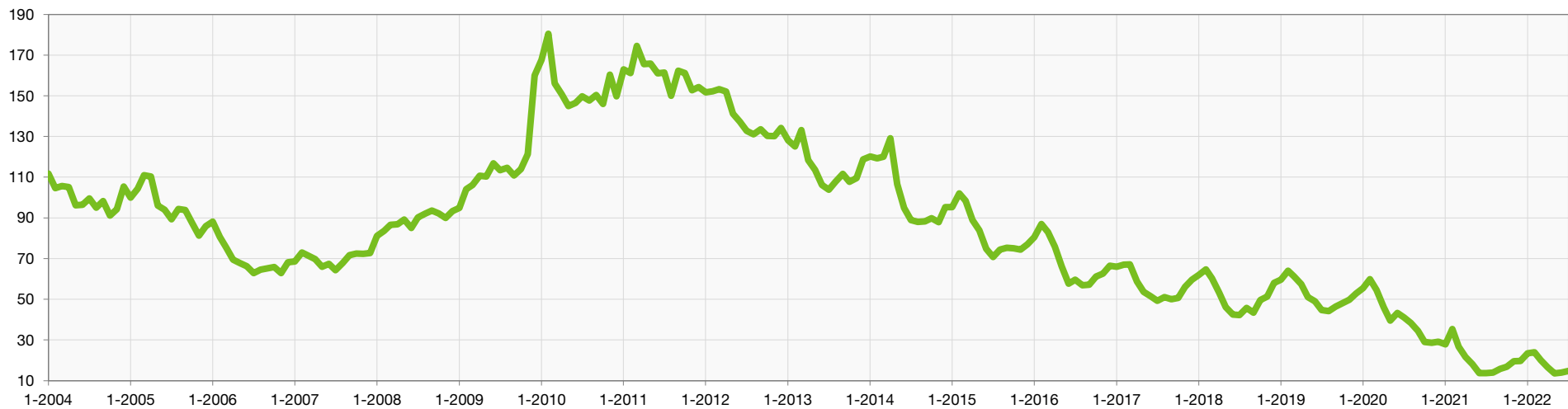


July



Month	Current Activity	One Year Previous	+/-
August 2021	14	38	- 63.2%
September 2021	16	34	- 52.9%
October 2021	17	29	- 41.4%
November 2021	19	29	- 34.5%
December 2021	20	29	- 31.0%
January 2022	23	28	- 17.9%
February 2022	24	35	- 31.4%
March 2022	20	27	- 25.9%
April 2022	17	22	- 22.7%
May 2022	14	18	- 22.2%
June 2022	14	14	0.0%
July 2022	15	14	+ 7.1%
12-Month Avg	17	26	- 34.6%

Historical Cumulative Days on Market



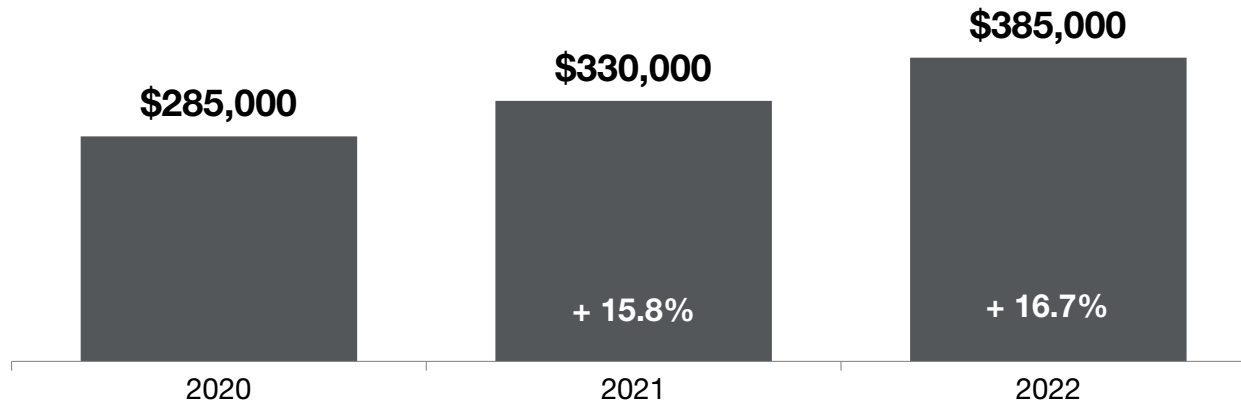
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Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.

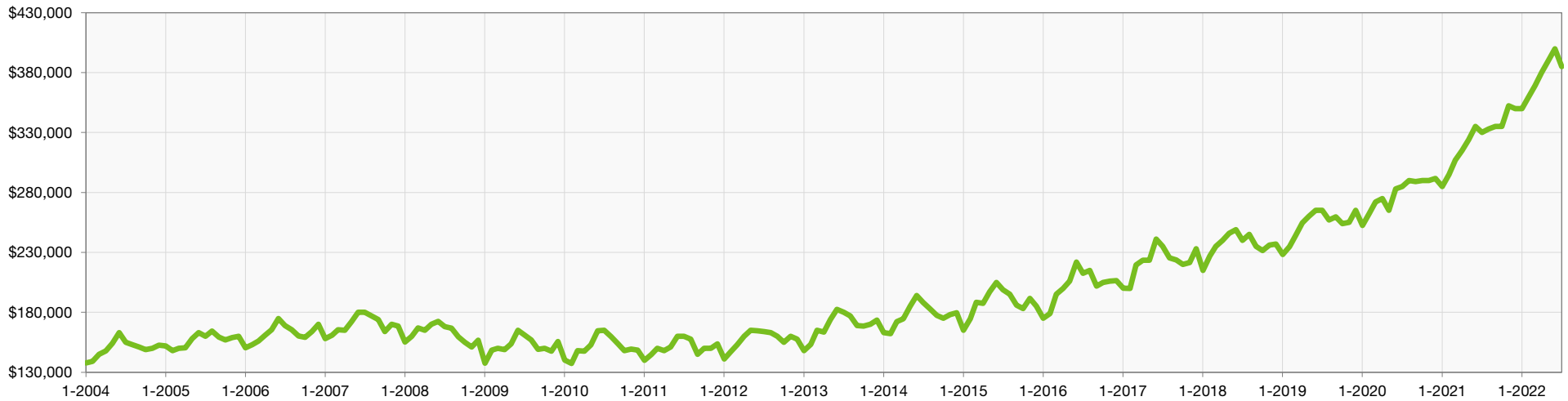


July



Month	Current Activity	One Year Previous	+ / -
August 2021	\$332,820	\$290,000	+ 14.8%
September 2021	\$335,000	\$289,000	+ 15.9%
October 2021	\$335,000	\$290,000	+ 15.5%
November 2021	\$352,350	\$290,000	+ 21.5%
December 2021	\$349,945	\$291,700	+ 20.0%
January 2022	\$349,900	\$285,000	+ 22.8%
February 2022	\$360,000	\$294,990	+ 22.0%
March 2022	\$369,070	\$307,000	+ 20.2%
April 2022	\$380,000	\$315,000	+ 20.6%
May 2022	\$390,000	\$324,000	+ 20.4%
June 2022	\$399,900	\$335,000	+ 19.4%
July 2022	\$385,000	\$330,000	+ 16.7%
12-Month Avg	\$360,000	\$305,000	+ 18.0%

Historical Median Sales Price



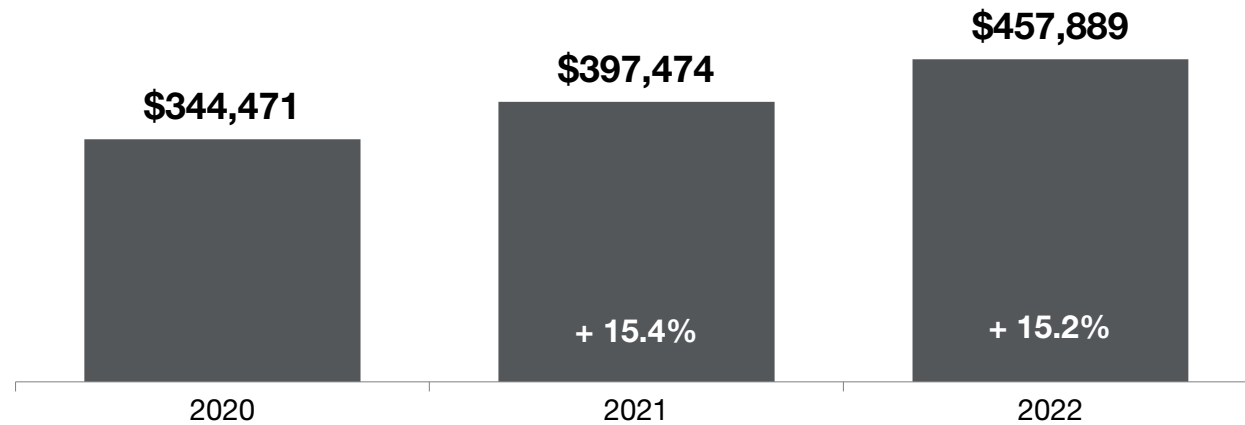
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Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

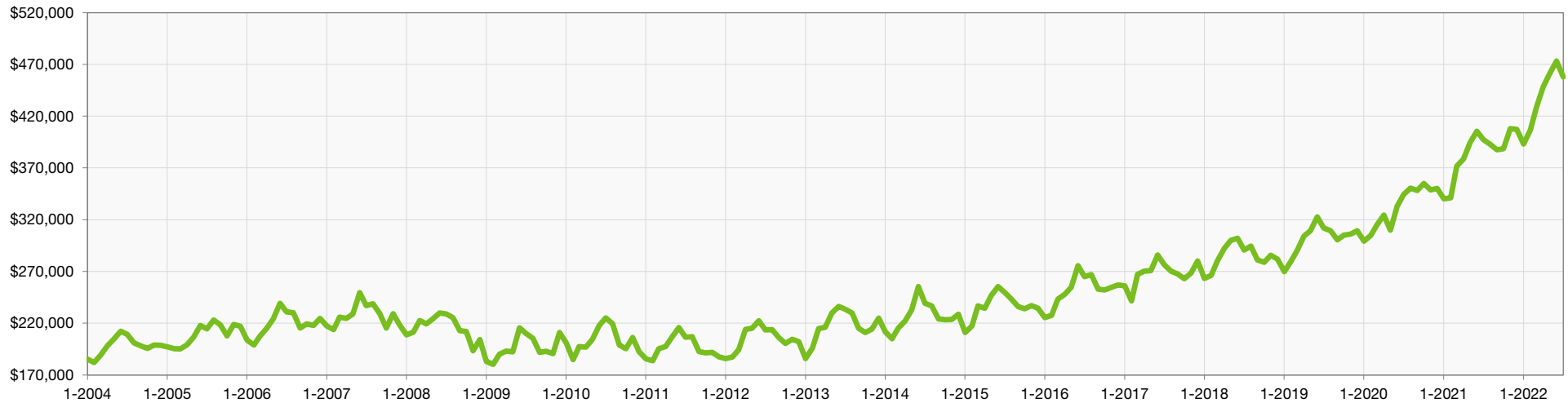


July



Month	Current Activity	One Year Previous	+ / -
August 2021	\$392,784	\$350,479	+ 12.1%
September 2021	\$387,433	\$348,085	+ 11.3%
October 2021	\$388,407	\$354,886	+ 9.4%
November 2021	\$408,024	\$348,739	+ 17.0%
December 2021	\$407,230	\$350,299	+ 16.3%
January 2022	\$393,000	\$339,989	+ 15.6%
February 2022	\$406,739	\$341,057	+ 19.3%
March 2022	\$428,407	\$371,572	+ 15.3%
April 2022	\$448,215	\$378,717	+ 18.4%
May 2022	\$461,122	\$394,219	+ 17.0%
June 2022	\$473,428	\$405,324	+ 16.8%
July 2022	\$457,889	\$397,474	+ 15.2%
12-Month Avg	\$420,979	\$367,028	+ 14.7%

Historical Average Sales Price



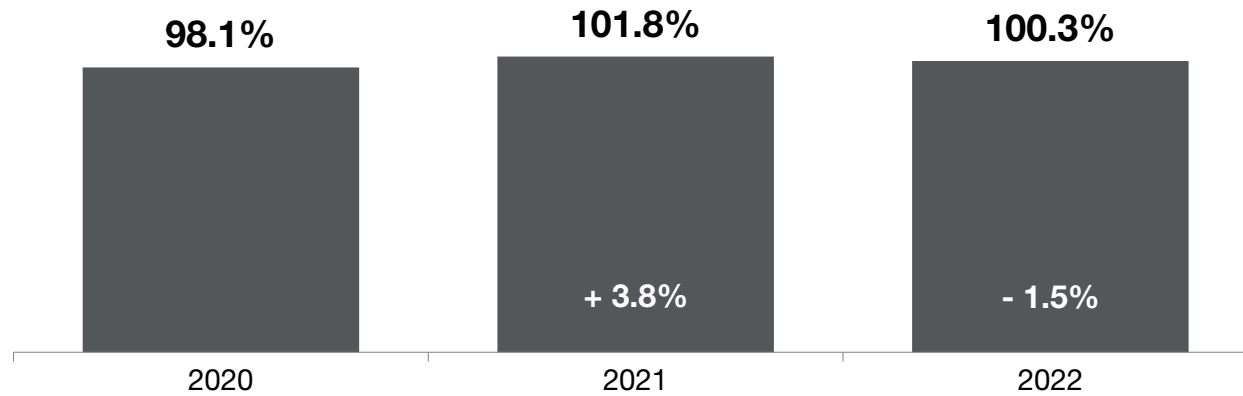
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Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July



Month	Current Activity	One Year Previous	+ / -
August 2021	101.5%	98.5%	+ 3.0%
September 2021	101.0%	98.6%	+ 2.4%
October 2021	100.5%	98.7%	+ 1.8%
November 2021	100.2%	98.9%	+ 1.3%
December 2021	100.2%	98.9%	+ 1.3%
January 2022	100.1%	98.9%	+ 1.2%
February 2022	100.7%	99.3%	+ 1.4%
March 2022	101.9%	100.1%	+ 1.8%
April 2022	102.8%	101.0%	+ 1.8%
May 2022	102.8%	101.6%	+ 1.2%
June 2022	101.8%	102.0%	- 0.2%
July 2022	100.3%	101.8%	- 1.5%
12-Month Avg	101.2%	99.9%	+ 1.3%

Historical Percent of Original List Price Received



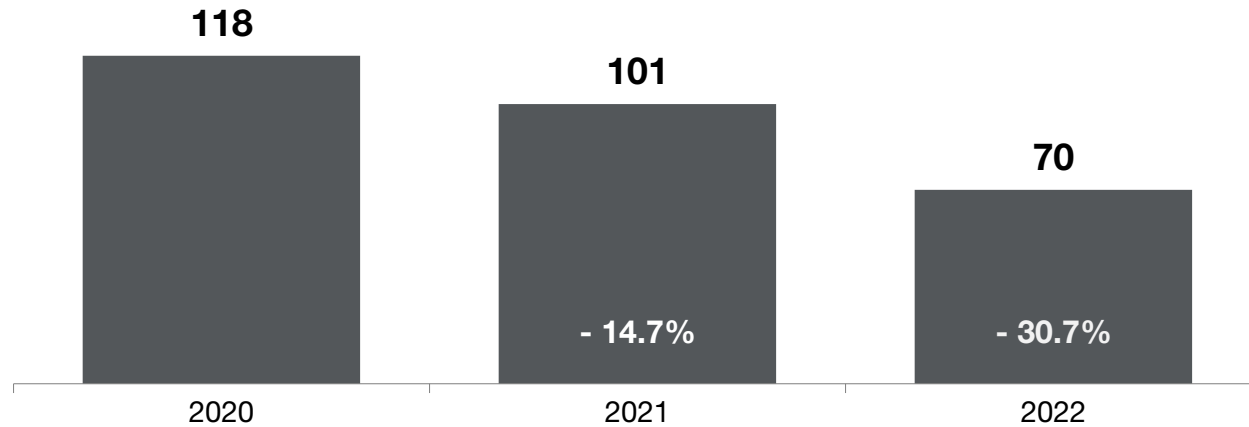
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Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



July



Month	Current Activity	One Year Previous	+ / -
August 2021	100	117	- 14.5%
September 2021	98	117	- 16.2%
October 2021	98	118	- 16.9%
November 2021	96	119	- 19.3%
December 2021	92	118	- 22.0%
January 2022	89	119	- 25.2%
February 2022	86	110	- 21.8%
March 2022	76	105	- 27.6%
April 2022	69	105	- 34.3%
May 2022	68	102	- 33.3%
June 2022	64	98	- 34.7%
July 2022	70	101	- 30.7%
12-Month Avg	84	111	- 24.3%

Historical Housing Affordability Index



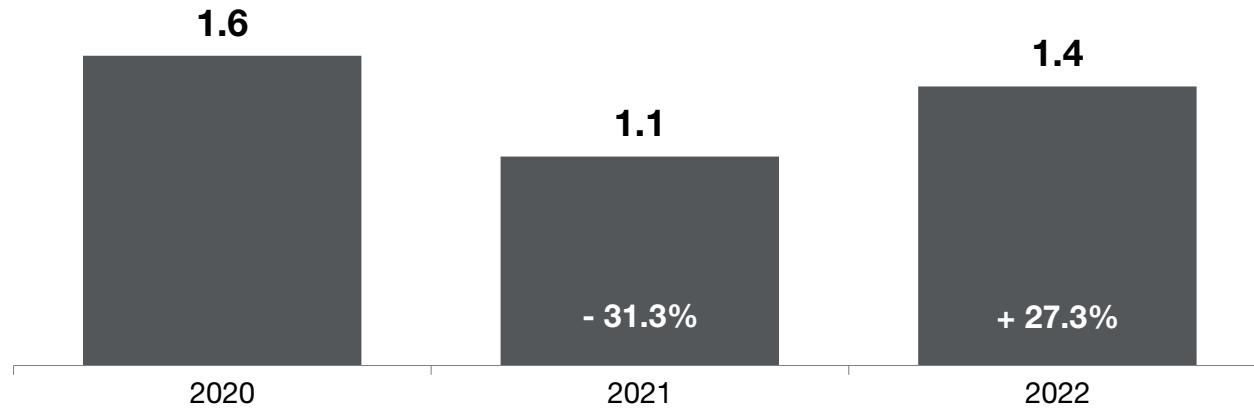
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Months Supply of Homes for Sale

The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

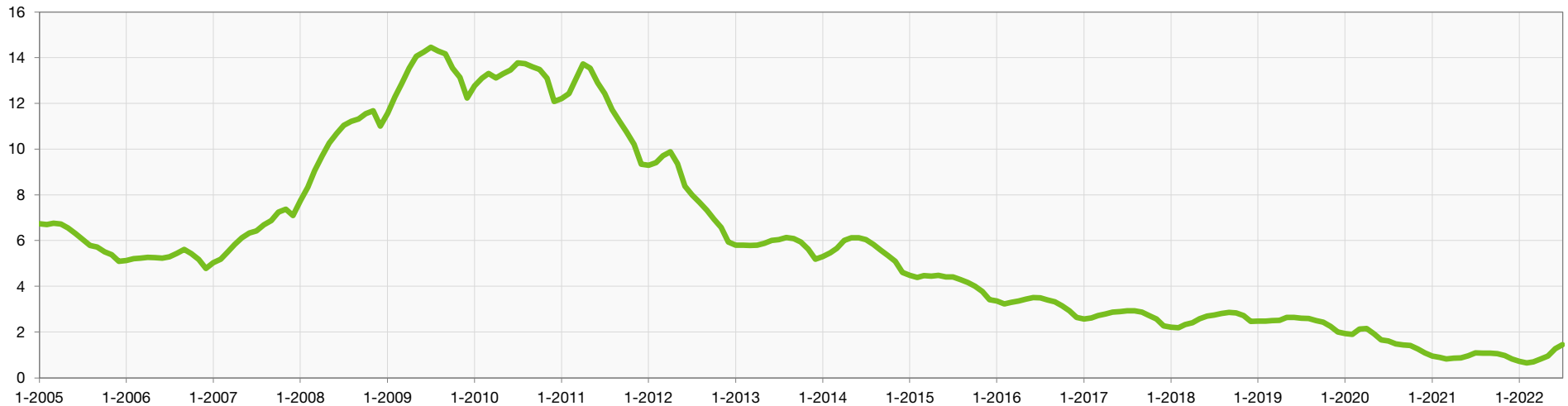


July



Month	Current Activity	One Year Previous	+ / -
August 2021	1.1	1.5	- 26.7%
September 2021	1.1	1.4	- 21.4%
October 2021	1.1	1.4	- 21.4%
November 2021	1.0	1.3	- 23.1%
December 2021	0.8	1.1	- 27.3%
January 2022	0.7	1.0	- 30.0%
February 2022	0.6	0.9	- 33.3%
March 2022	0.7	0.8	- 12.5%
April 2022	0.8	0.9	- 11.1%
May 2022	0.9	0.9	0.0%
June 2022	1.3	1.0	+ 30.0%
July 2022	1.4	1.1	+ 27.3%
12-Month Avg	1.0	1.1	- 9.1%

Historical Months Supply of Inventory



CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Months Supply of Homes for Sale stats trend lower since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.