

Local Market Update for August 2020

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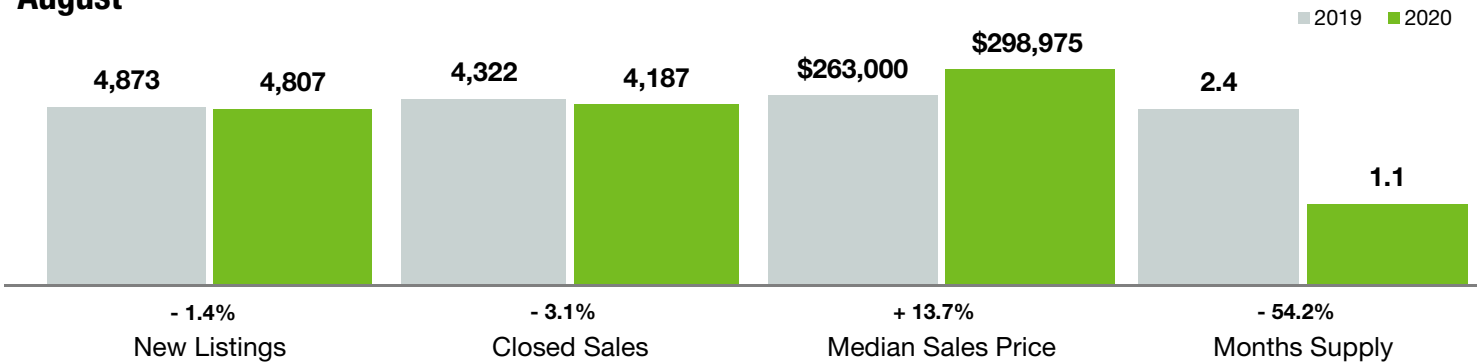
Charlotte MSA

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

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	4,873	4,807	- 1.4%	38,201	35,392	- 7.4%
Pending Sales	3,997	5,020	+ 25.6%	31,583	33,141	+ 4.9%
Closed Sales	4,322	4,187	- 3.1%	29,376	29,109	- 0.9%
Median Sales Price*	\$263,000	\$298,975	+ 13.7%	\$260,000	\$282,000	+ 8.5%
Average Sales Price*	\$314,586	\$355,507	+ 13.0%	\$309,576	\$332,606	+ 7.4%
Percent of Original List Price Received*	97.1%	98.7%	+ 1.6%	97.1%	97.8%	+ 0.7%
List to Close	86	84	- 2.3%	91	91	0.0%
Days on Market Until Sale	36	32	- 11.1%	41	38	- 7.3%
Cumulative Days on Market Until Sale	41	36	- 12.2%	50	44	- 12.0%
Average List Price	\$330,148	\$366,724	+ 11.1%	\$340,637	\$361,766	+ 6.2%
Inventory of Homes for Sale	8,602	4,283	- 50.2%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--

* 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.

August



Median Sales Price

Rolling 12-Month Calculation

