

Local Market Update for August 2020

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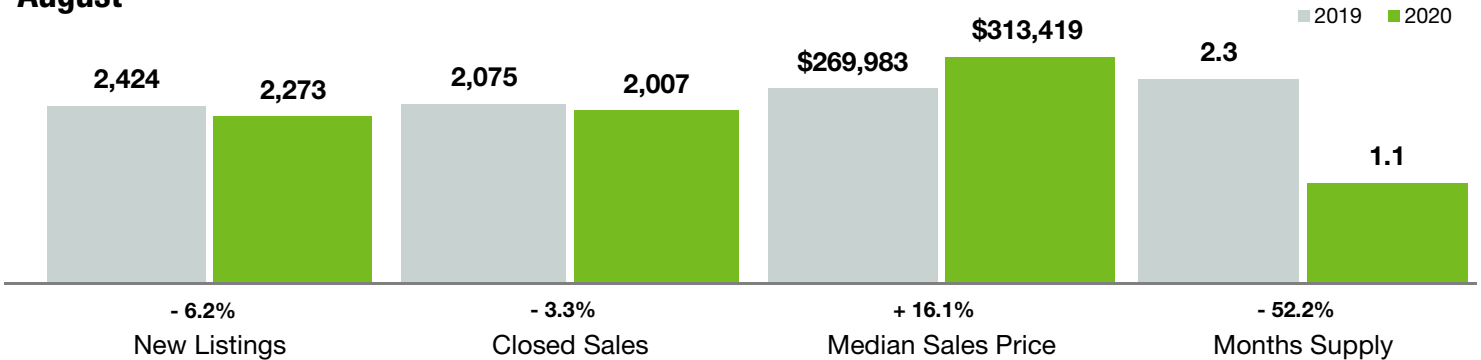
Mecklenburg County

North Carolina

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	2,424	2,273	- 6.2%	18,489	16,990	- 8.1%
Pending Sales	1,974	2,389	+ 21.0%	15,148	15,687	+ 3.6%
Closed Sales	2,075	2,007	- 3.3%	14,006	13,795	- 1.5%
Median Sales Price*	\$269,983	\$313,419	+ 16.1%	\$270,000	\$295,000	+ 9.3%
Average Sales Price*	\$339,511	\$392,814	+ 15.7%	\$341,868	\$366,424	+ 7.2%
Percent of Original List Price Received*	97.2%	99.1%	+ 2.0%	97.2%	98.1%	+ 0.9%
List to Close	84	80	- 4.8%	86	88	+ 2.3%
Days on Market Until Sale	34	27	- 20.6%	37	34	- 8.1%
Cumulative Days on Market Until Sale	39	30	- 23.1%	45	40	- 11.1%
Average List Price	\$358,365	\$409,021	+ 14.1%	\$379,602	\$406,258	+ 7.0%
Inventory of Homes for Sale	3,963	2,095	- 47.1%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--

* 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

