

Local Market Update for August 2020

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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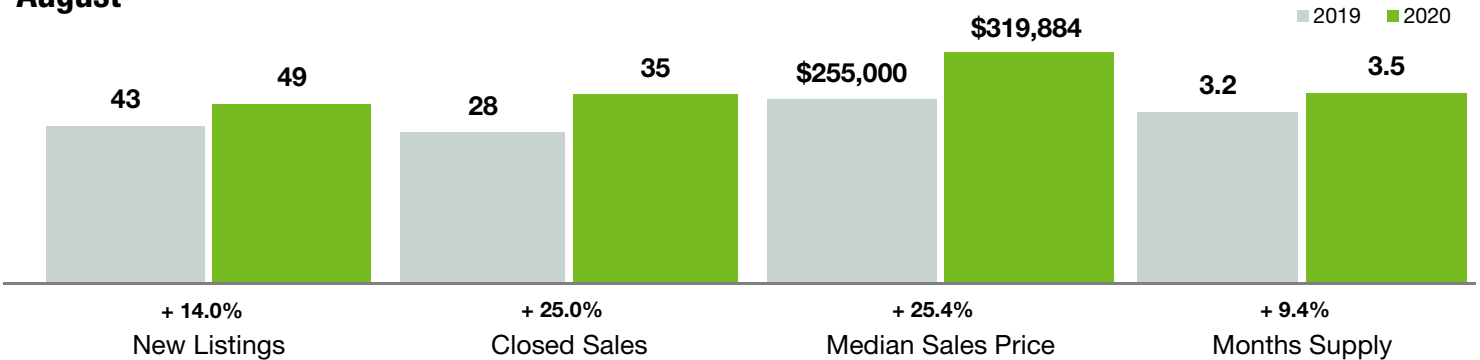
Uptown Charlotte

North Carolina

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	43	49	+ 14.0%	326	333	+ 2.1%
Pending Sales	29	28	- 3.4%	257	233	- 9.3%
Closed Sales	28	35	+ 25.0%	241	226	- 6.2%
Median Sales Price*	\$255,000	\$319,884	+ 25.4%	\$297,000	\$281,500	- 5.2%
Average Sales Price*	\$275,536	\$358,011	+ 29.9%	\$362,094	\$317,890	- 12.2%
Percent of Original List Price Received*	96.3%	97.5%	+ 1.2%	97.2%	96.7%	- 0.5%
List to Close	76	94	+ 23.7%	93	91	- 2.2%
Days on Market Until Sale	40	32	- 20.0%	46	43	- 6.5%
Cumulative Days on Market Until Sale	43	32	- 25.6%	58	51	- 12.1%
Average List Price	\$422,521	\$459,495	+ 8.8%	\$389,787	\$375,445	- 3.7%
Inventory of Homes for Sale	89	100	+ 12.4%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--

* 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

