Local Market Update for December 2020

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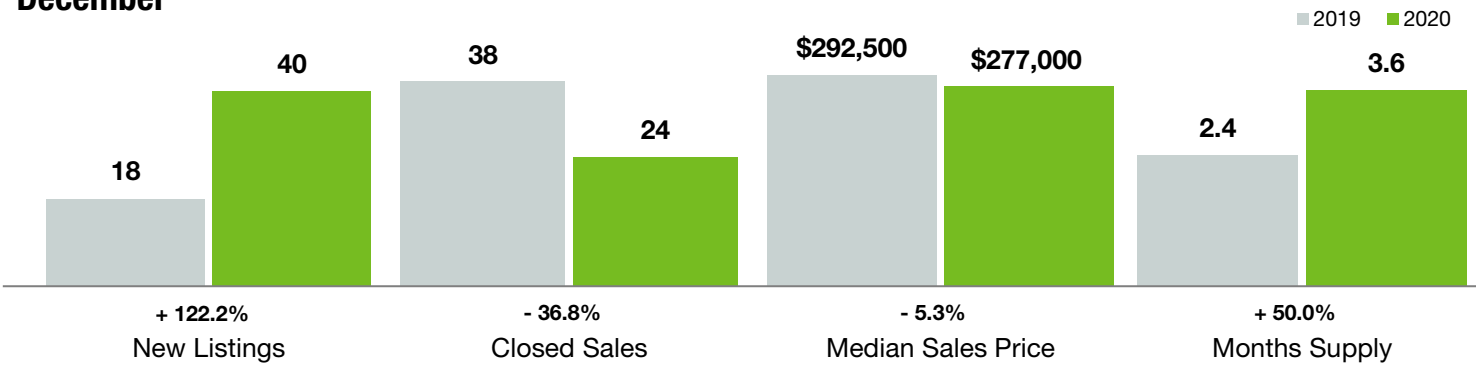
Uptown Charlotte

North Carolina

	December			Year to Date		
Key Metrics	**2019**	**2020**	Percent Change	**Thru 12-2019**	**Thru 12-2020**	Percent Change
New Listings	18	**40**	+ 122.2%	449	**499**	+ 11.1%
Pending Sales	21	**22**	+ 4.8%	367	**333**	- 9.3%
Closed Sales	38	**24**	- 36.8%	351	**330**	- 6.0%
Median Sales Price*	$292,500	**$277,000**	- 5.3%	$295,500	**$281,000**	- 4.9%
Average Sales Price*	$368,651	**$324,808**	- 11.9%	$366,431	**$322,337**	- 12.0%
Percent of Original List Price Received*	95.4%	**95.6%**	+ 0.2%	96.7%	**96.6%**	- 0.1%
List to Close	90	**127**	+ 41.1%	95	**89**	- 6.3%
Days on Market Until Sale	49	**79**	+ 61.2%	48	**44**	- 8.3%
Cumulative Days on Market Until Sale	60	**84**	+ 40.0%	59	**51**	- 13.6%
Average List Price	$354,033	**$483,235**	+ 36.5%	$384,585	**$400,575**	+ 4.2%
Inventory of Homes for Sale	74	**100**	+ 35.1%	--	**--**	--
Months Supply of Inventory	2.4	**3.6**	+ 50.0%	--	**--**	--

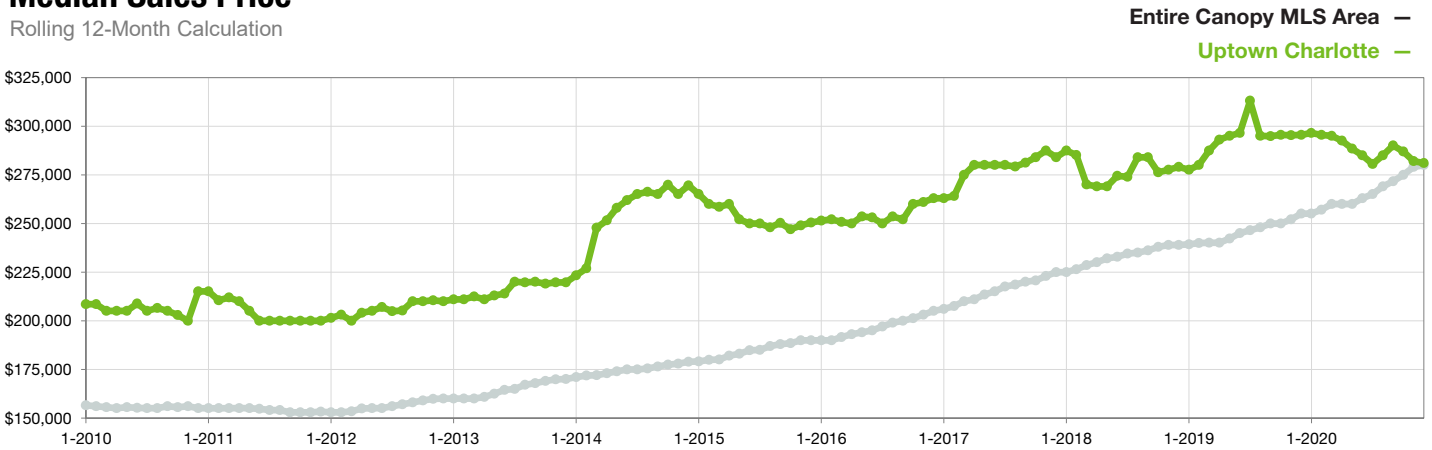
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

December



Median Sales Price

Rolling 12-Month Calculation



Current as of January 5, 2021. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2021 ShowingTime.