Local Market Update for April 2021

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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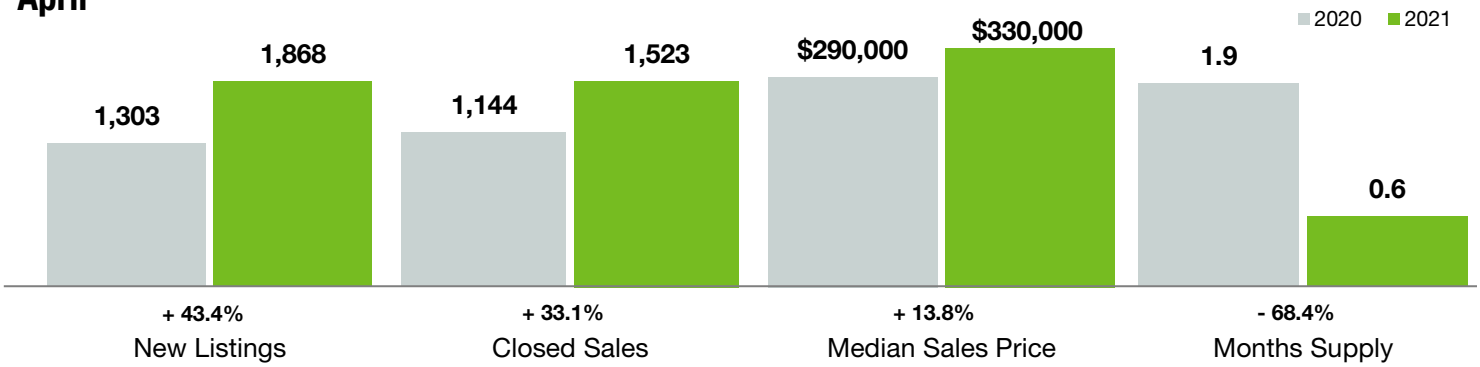
City of Charlotte

North Carolina

	April			Year to Date		
Key Metrics	**2020**	**2021**	Percent Change	**Thru 4-2020**	**Thru 4-2021**	Percent Change
New Listings	1,303	**1,868**	+ 43.4%	6,242	**6,642**	+ 6.4%
Pending Sales	1,040	**1,738**	+ 67.1%	5,209	**6,523**	+ 25.2%
Closed Sales	1,144	**1,523**	+ 33.1%	4,745	**5,380**	+ 13.4%
Median Sales Price*	$290,000	**$330,000**	+ 13.8%	$270,000	**$315,000**	+ 16.7%
Average Sales Price*	$373,078	**$428,797**	+ 14.9%	$343,856	**$406,911**	+ 18.3%
Percent of Original List Price Received*	98.5%	**101.2%**	+ 2.7%	97.8%	**100.2%**	+ 2.5%
List to Close	86	**74**	- 14.0%	89	**79**	- 11.2%
Days on Market Until Sale	29	**20**	- 31.0%	36	**24**	- 33.3%
Cumulative Days on Market Until Sale	35	**23**	- 34.3%	44	**28**	- 36.4%
Average List Price	$361,775	**$472,227**	+ 30.5%	$385,655	**$449,790**	+ 16.6%
Inventory of Homes for Sale	2,554	**1,030**	- 59.7%	--	**--**	--
Months Supply of Inventory	1.9	**0.6**	- 68.4%	--	**--**	--

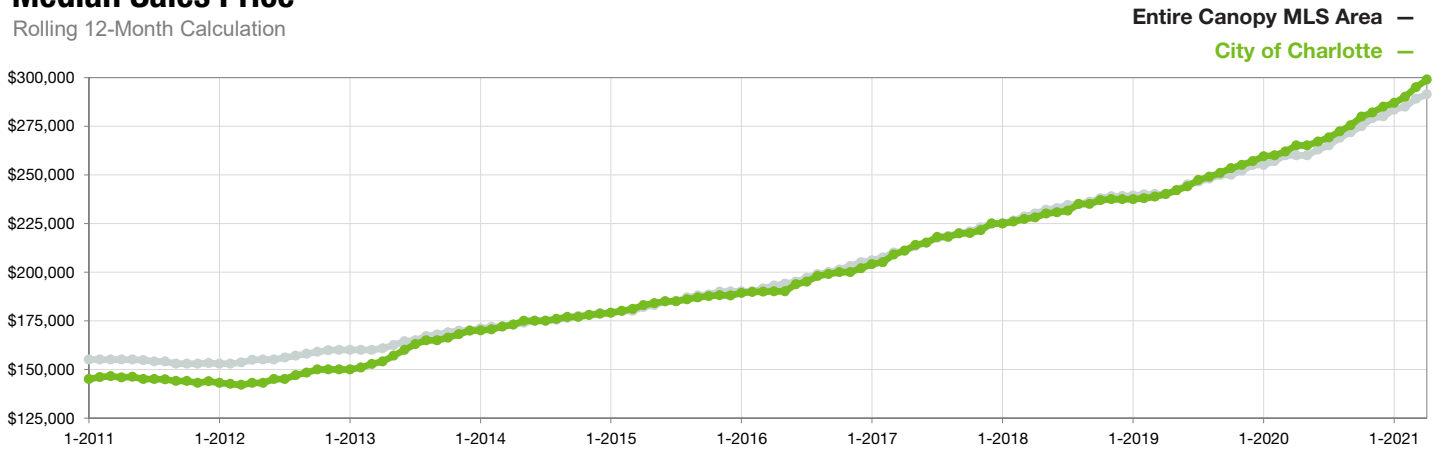
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

April



Median Sales Price

Rolling 12-Month Calculation



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