

Charlotte Region Monthly Indicators

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April 2021

April was another strong month for home sales. The busy spring market continues to see many multiple offer situations driving sales prices above asking price. With such strong activity, by the time a property sale closes, the market may have already moved higher than that sold price suggests. Such markets can create stress and frustration for prospective homebuyers, who are frequently having to submit offers on multiple properties before they are able to secure a purchase.

New Listings were up in the Charlotte region by 32.5 percent to 5,711. Pending Sales increased 46.3 percent to 5,453. Inventory shrank 66.8 percent to 3,018.

Prices moved higher as Median Sales Price was up 14.5 percent to \$315,000. Months Supply of Homes for Sale was down 71.4 percent to 0.6., indicating that demand increased relative to supply.

In the spirit of the great Wayne Gretzky, buyers, sellers, and their agents are all trying their best to skate to where the puck, or rather, the housing market, is going, not where it has been. While housing affordability remains an area to watch as prices continue to rise, strong buyer demand and limited housing supply show no signs of easing soon, pointing to a continuation of this market trend through spring and into summer.

Quick Facts

+ 24.8%

Year-Over-Year
Change in
Closed Sales

+ 14.5%

Year-Over-Year
Change in
Median Sales Price

- 66.8%

Year-Over-Year
Change in
Homes for Sale

The Charlotte Region report includes the counties of Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union in North Carolina, and Chester, Chesterfield, Lancaster and York counties in South Carolina composed of single-family properties, townhomes and condominiums combined. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

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Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



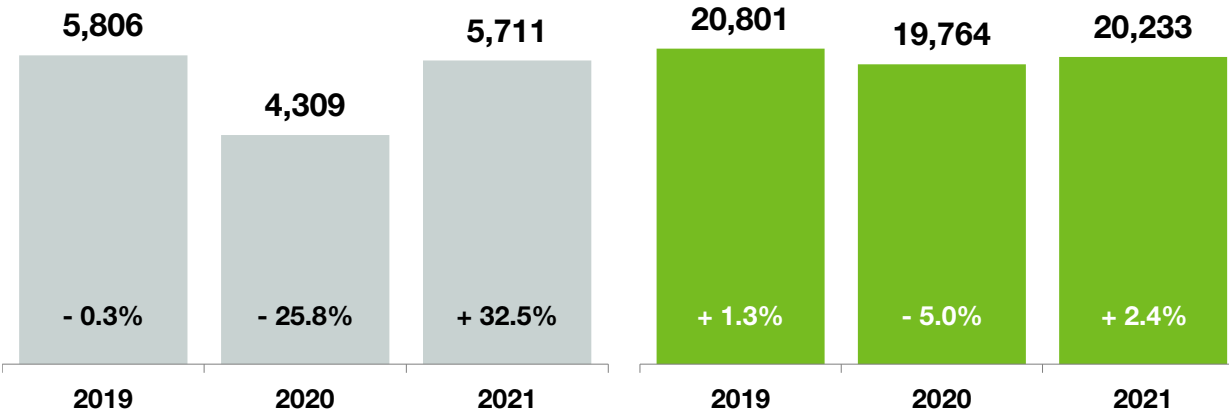
Key Metrics	Historical Sparkbars	4-2020	4-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
New Listings		4,309	5,711	+ 32.5%	19,764	20,233	+ 2.4%
Pending Sales		3,727	5,453	+ 46.3%	16,576	20,074	+ 21.1%
Closed Sales		3,749	4,678	+ 24.8%	14,628	16,850	+ 15.2%
List to Close		90	74	- 17.8%	97	81	- 16.5%
Days on Market Until Sale		39	20	- 48.7%	45	25	- 44.4%
Cumulative Days on Market		46	21	- 54.3%	54	27	- 50.0%
Average List Price		\$334,507	\$416,042	+ 24.4%	\$343,086	\$391,984	+ 14.3%
Average Sales Price		\$324,372	\$377,643	+ 16.4%	\$311,855	\$359,947	+ 15.4%
Median Sales Price		\$275,000	\$315,000	+ 14.5%	\$265,000	\$300,897	+ 13.5%
Pct. of Original List Price Received		97.7%	101.0%	+ 3.4%	97.1%	99.9%	+ 2.9%
Housing Affordability Index		86	75	- 12.8%	89	78	- 12.4%
Inventory of Homes for Sale		9,099	3,018	- 66.8%	--	--	--
Months Supply of Homes for Sale		2.1	0.6	- 71.4%	--	--	--

New Listings

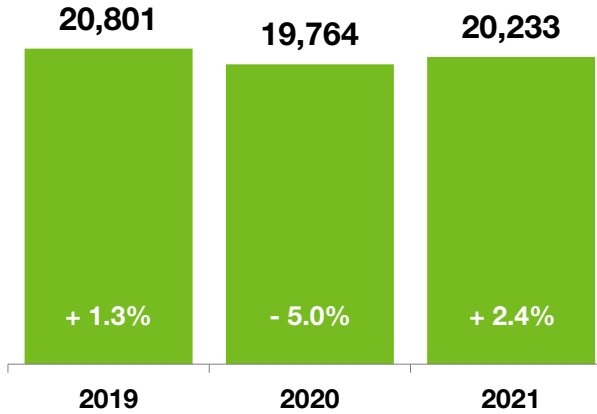
A count of the properties that have been newly listed on the market in a given month.



April

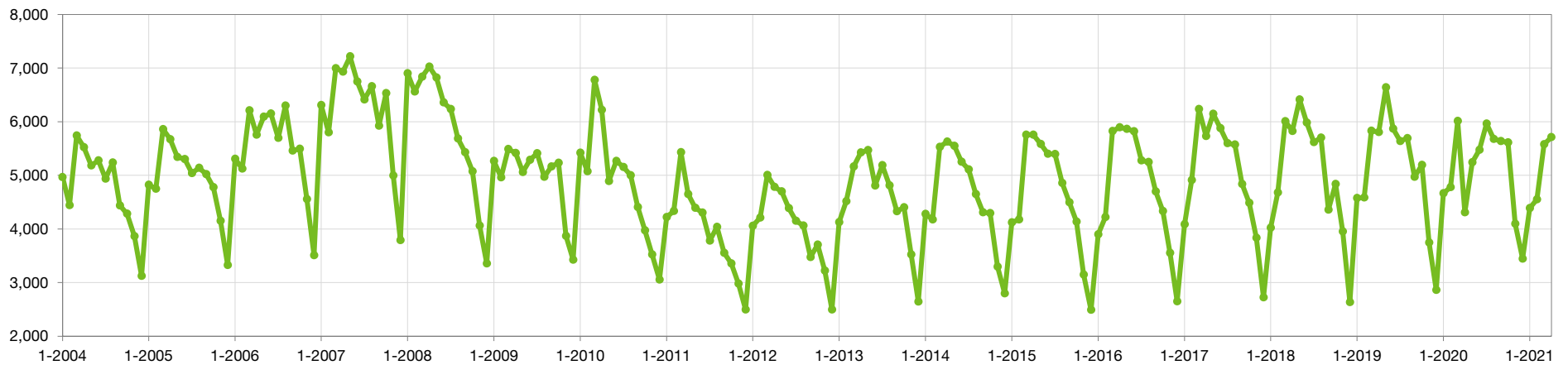


Year to Date



	New Listings	Prior Year	Percent Change
May 2020	5,243	6,641	-21.1%
June 2020	5,475	5,870	-6.7%
July 2020	5,962	5,640	+5.7%
August 2020	5,680	5,691	-0.2%
September 2020	5,638	4,969	+13.5%
October 2020	5,614	5,195	+8.1%
November 2020	4,099	3,744	+9.5%
December 2020	3,443	2,864	+20.2%
January 2021	4,389	4,664	-5.9%
February 2021	4,553	4,779	-4.7%
March 2021	5,580	6,012	-7.2%
April 2021	5,711	4,309	+32.5%
12-Month Avg	5,116	5,032	+1.7%

Historical New Listings by Month

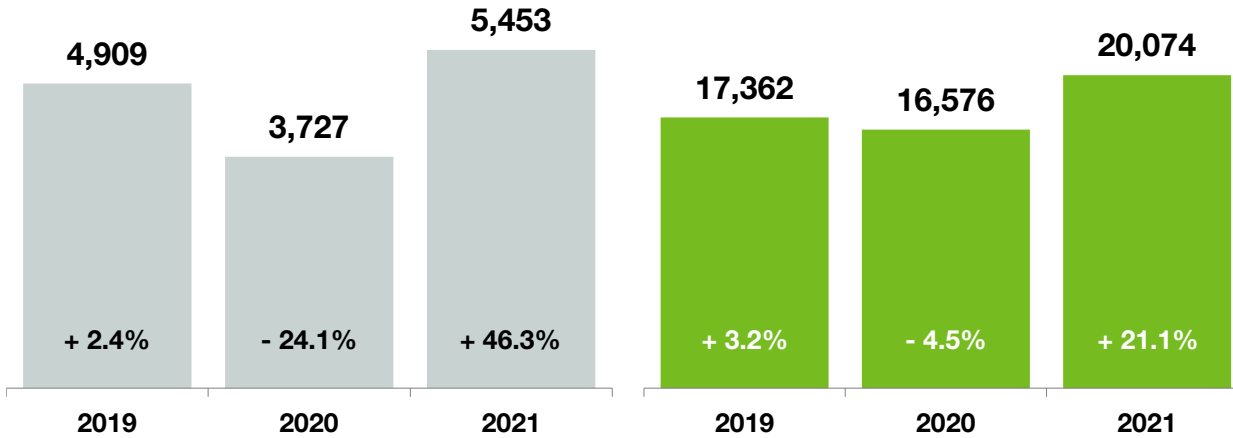


Pending Sales

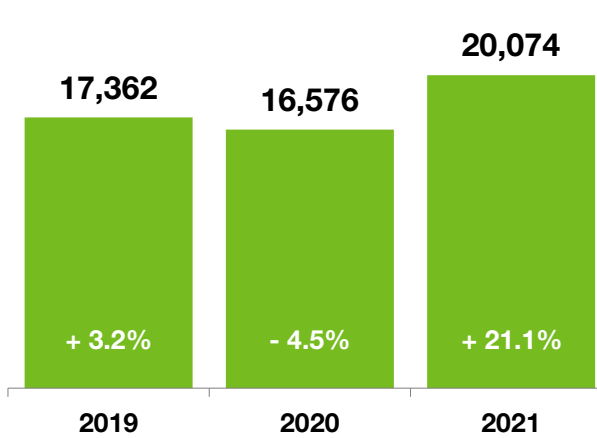
A count of the properties on which contracts have been accepted in a given month. Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.



April

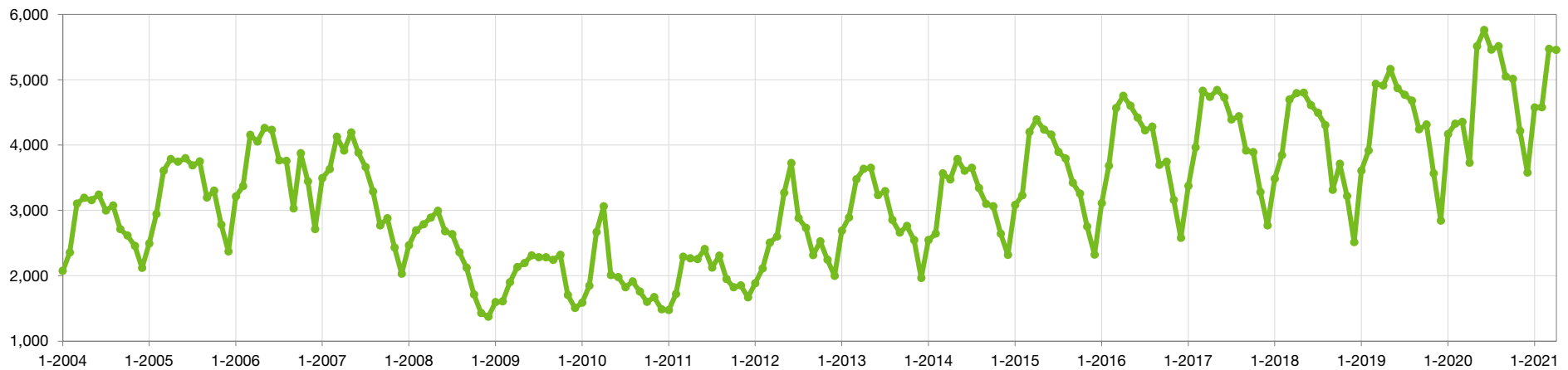


Year to Date



	Pending Sales	Prior Year	Percent Change
May 2020	5,512	5,164	+6.7%
June 2020	5,760	4,870	+18.3%
July 2020	5,459	4,768	+14.5%
August 2020	5,510	4,678	+17.8%
September 2020	5,050	4,240	+19.1%
October 2020	5,012	4,314	+16.2%
November 2020	4,214	3,565	+18.2%
December 2020	3,579	2,844	+25.8%
January 2021	4,572	4,167	+9.7%
February 2021	4,577	4,327	+5.8%
March 2021	5,472	4,355	+25.6%
April 2021	5,453	3,727	+46.3%
12-Month Avg	5,014	4,252	+17.9%

Historical Pending Sales by Month



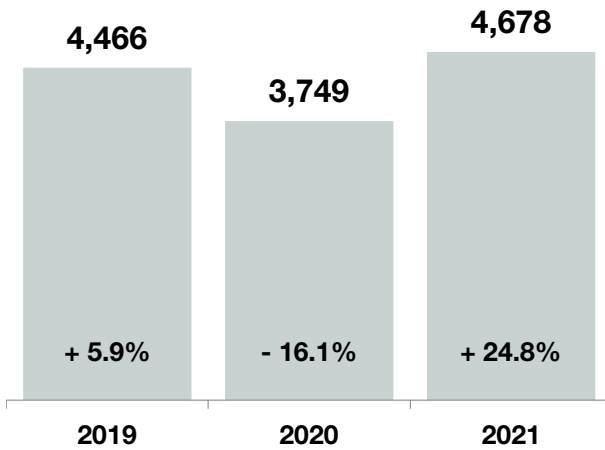
Note: Canopy MLS, Inc. did not include "Showable" Under Contract listings in the Pending Sales stats before July 2012. Listing agents report listings as "Under Contract-Show" earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012.

Closed Sales

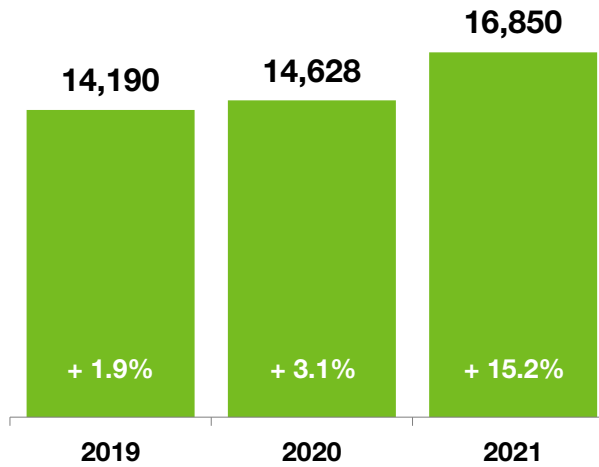
A count of the actual sales that closed in a given month.



April

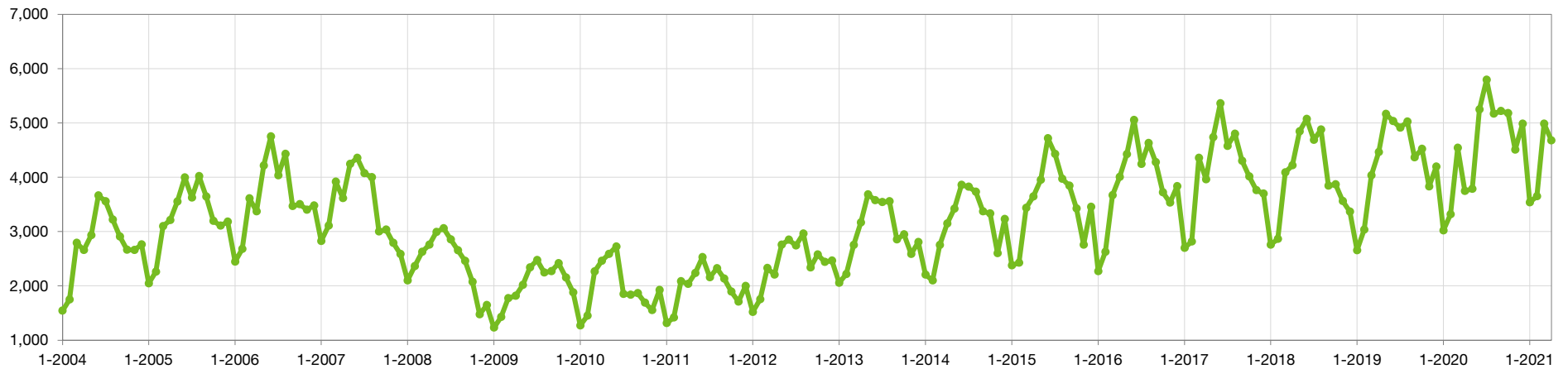


Year to Date



Closed Sales	Prior Year	Percent Change
May 2020	3,785	5,167 -26.7%
June 2020	5,248	5,033 +4.3%
July 2020	5,795	4,911 +18.0%
August 2020	5,171	5,024 +2.9%
September 2020	5,222	4,365 +19.6%
October 2020	5,181	4,524 +14.5%
November 2020	4,506	3,831 +17.6%
December 2020	4,987	4,198 +18.8%
January 2021	3,536	3,020 +17.1%
February 2021	3,652	3,316 +10.1%
March 2021	4,984	4,543 +9.7%
April 2021	4,678	3,749 +24.8%
12-Month Avg	4,729	4,307 +9.8%

Historical Closed Sales by Month

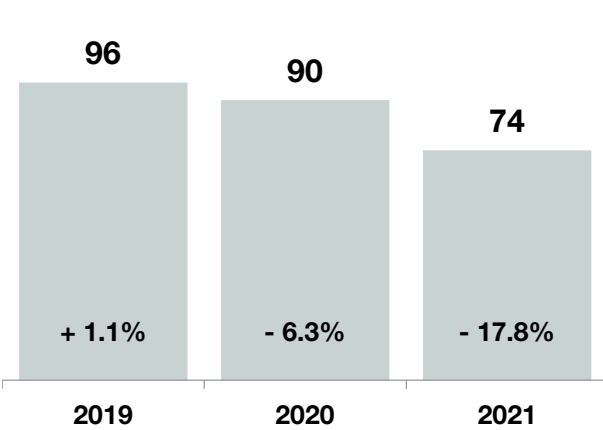


List to Close

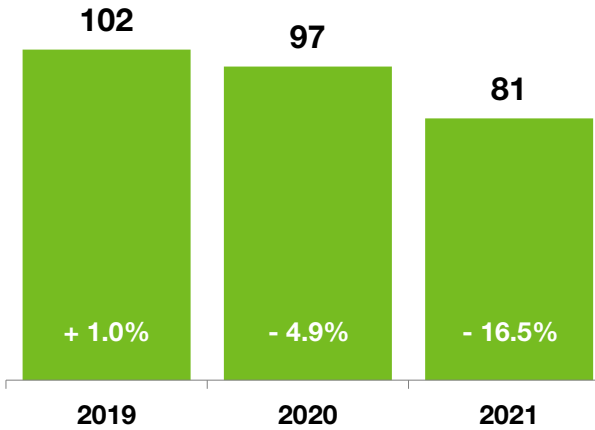
List to Close provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."



April



Year to Date



	List to Close	Prior Year	Percent Change
May 2020	91	89	+2.2%
June 2020	90	90	0.0%
July 2020	89	87	+2.3%
August 2020	86	88	-2.3%
September 2020	84	90	-6.7%
October 2020	80	92	-13.0%
November 2020	78	92	-15.2%
December 2020	84	97	-13.4%
January 2021	84	100	-16.0%
February 2021	88	100	-12.0%
March 2021	78	96	-18.8%
April 2021	74	90	-17.8%
12-Month Avg*	84	92	-8.7%

* List to Close for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

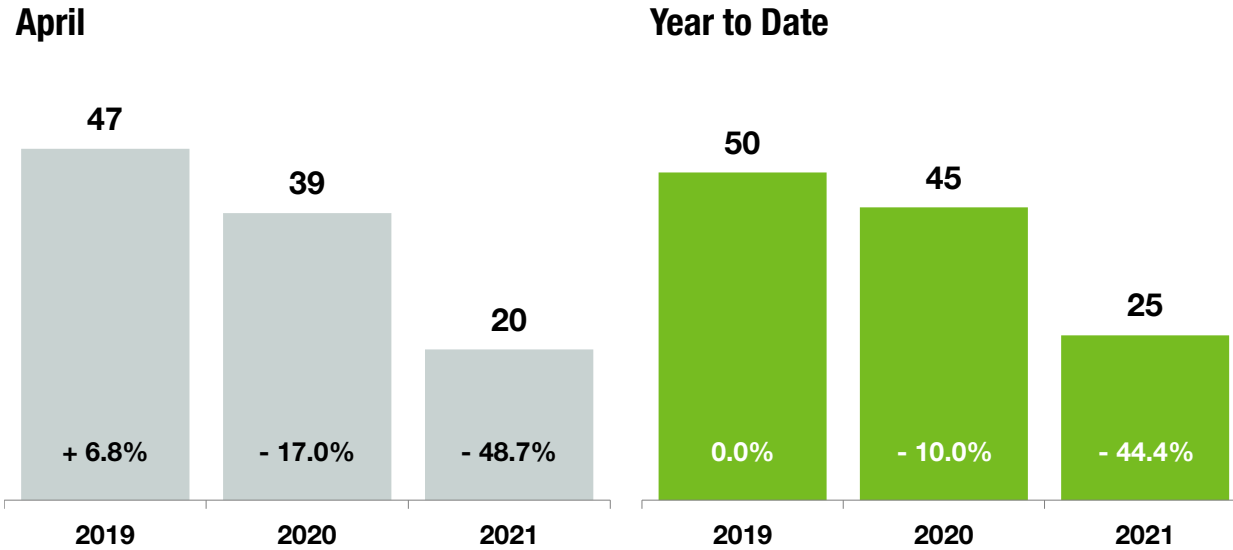
Historical List to Close by Month



Days on Market Until Sale



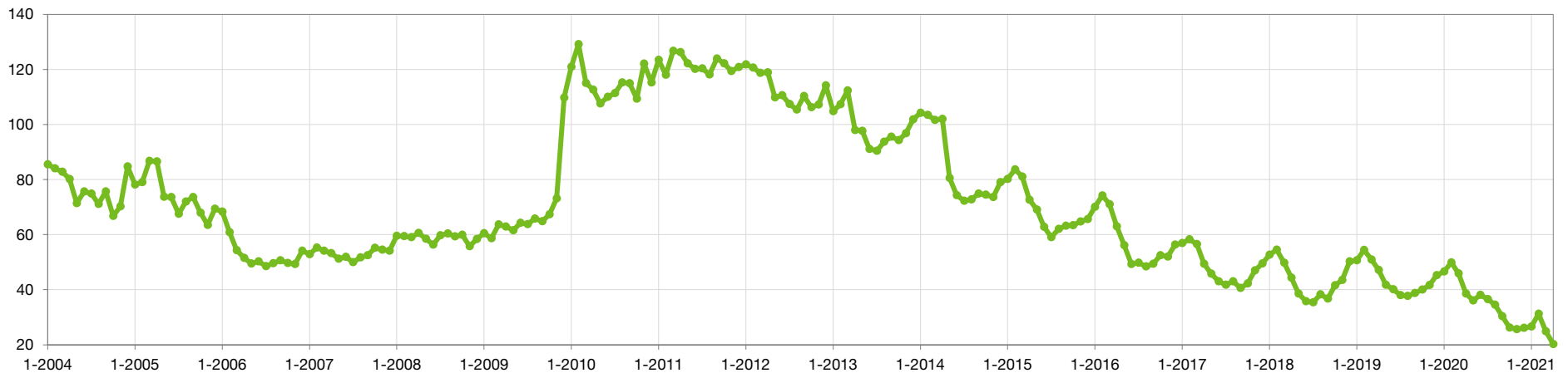
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.



	Days on Market	Prior Year	Percent Change
May 2020	36	42	-14.3%
June 2020	38	40	-5.0%
July 2020	37	38	-2.6%
August 2020	34	38	-10.5%
September 2020	30	39	-23.1%
October 2020	26	40	-35.0%
November 2020	26	42	-38.1%
December 2020	26	45	-42.2%
January 2021	27	47	-42.6%
February 2021	31	50	-38.0%
March 2021	25	46	-45.7%
April 2021	20	39	-48.7%
12-Month Avg*	30	42	-28.6%

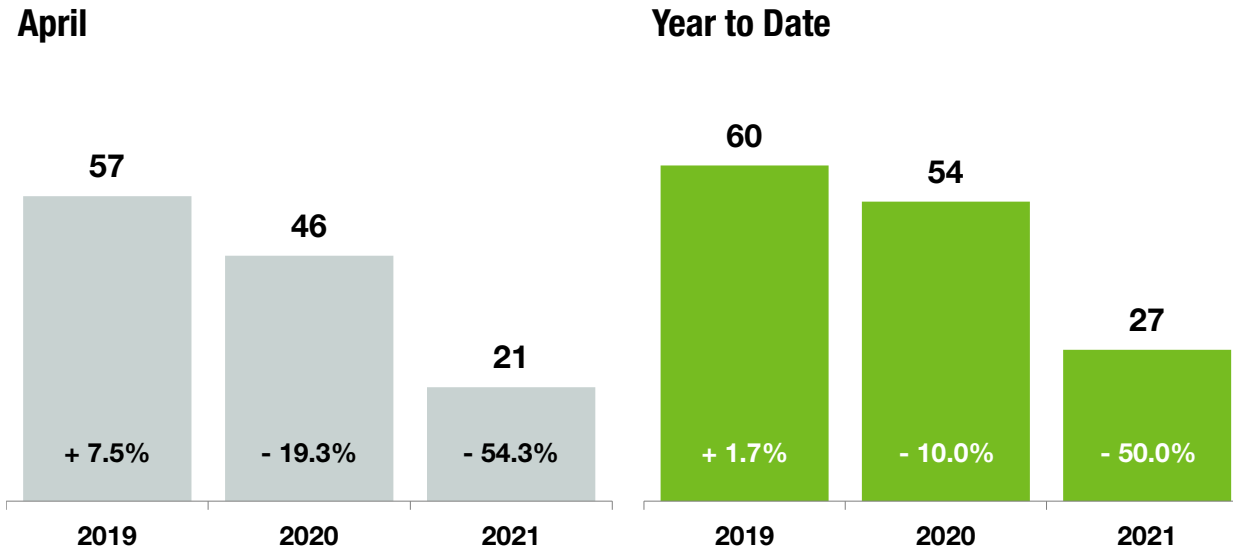
* Days on Market for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Cumulative Days on Market Until Sale

Cumulative Days on Market (CDOM) functions like DOM; however, CDOM tracks the days on market for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (as in sold) or if the previous listing has been off market (expired or withdrawn) for more than 90 days.



	Cumulative Days on Market	Prior Year	Percent Change
May 2020	39	51	-23.5%
June 2020	43	49	-12.2%
July 2020	41	45	-8.9%
August 2020	38	44	-13.6%
September 2020	34	46	-26.1%
October 2020	29	48	-39.6%
November 2020	29	50	-42.0%
December 2020	29	53	-45.3%
January 2021	28	55	-49.1%
February 2021	35	60	-41.7%
March 2021	26	55	-52.7%
April 2021	21	46	-54.3%
12-Month Avg*	33	50	-34.0%

* Cumulative Days on Market for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Cumulative Days on Market Until Sale by Month

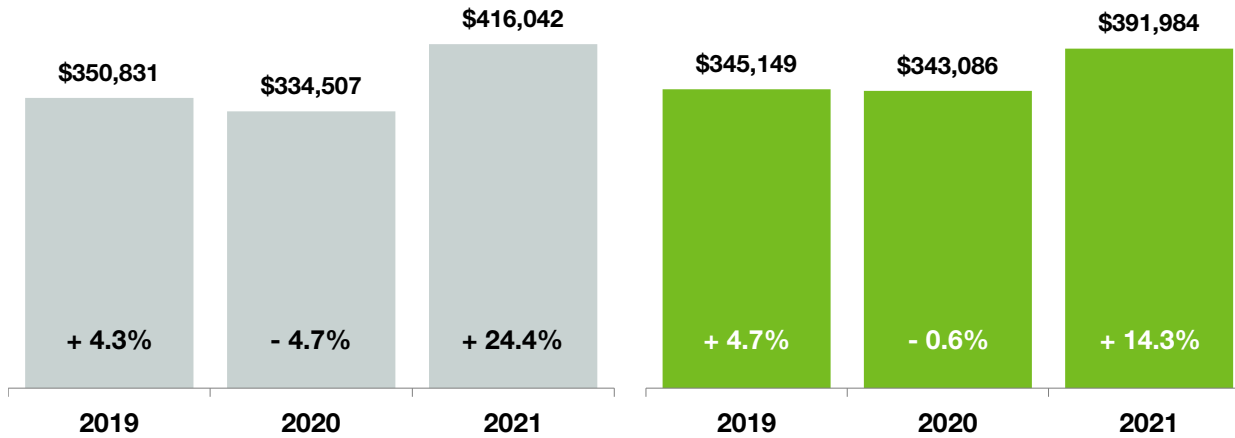


Average List Price

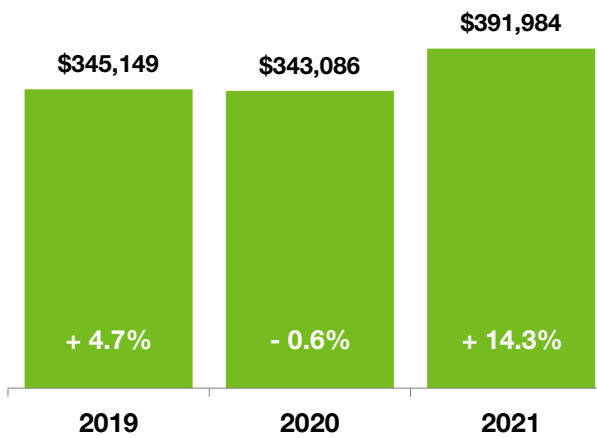
Average list price for all homes that have been newly listed on the market in a given month.



April



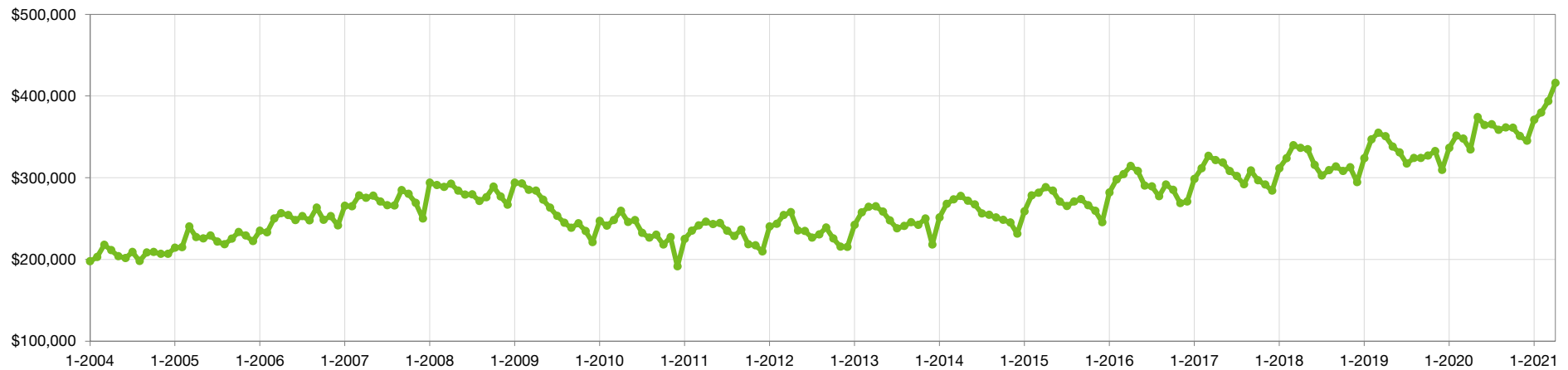
Year to Date



	Average List Price	Prior Year	Percent Change
May 2020	\$374,016	\$337,991	+10.7%
June 2020	\$364,252	\$330,782	+10.1%
July 2020	\$365,229	\$317,359	+15.1%
August 2020	\$358,698	\$324,251	+10.6%
September 2020	\$361,424	\$324,027	+11.5%
October 2020	\$361,037	\$326,900	+10.4%
November 2020	\$351,104	\$332,447	+5.6%
December 2020	\$345,284	\$309,557	+11.5%
January 2021	\$370,780	\$336,292	+10.3%
February 2021	\$379,642	\$351,513	+8.0%
March 2021	\$393,719	\$347,804	+13.2%
April 2021	\$416,042	\$334,507	+24.4%
12-Month Avg*	\$371,340	\$331,920	+11.9%

* Average List Price for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Average List Price by Month

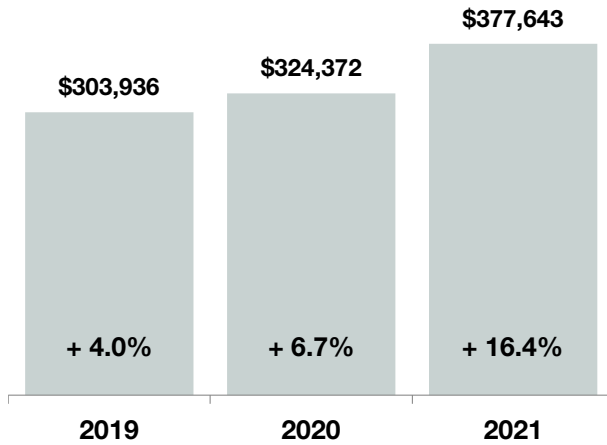


Average Sales Price

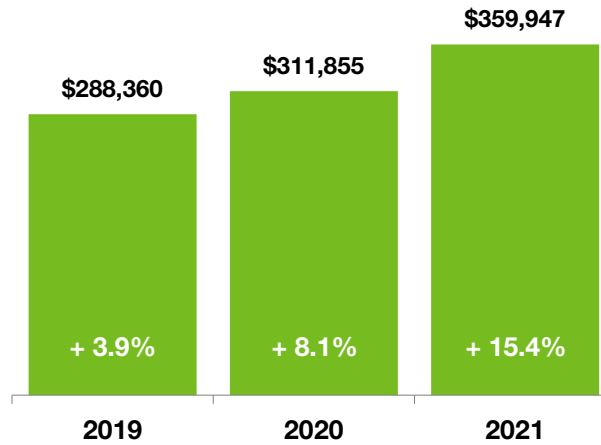
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



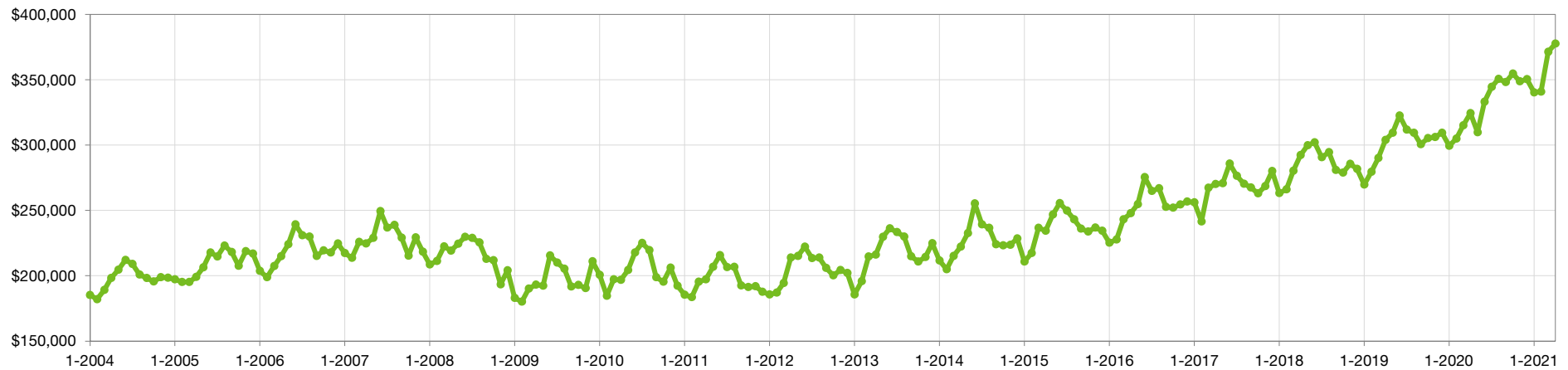
Year to Date



	Average Sales Price	Prior Year	Percent Change
May 2020	\$309,837	\$309,419	+0.1%
June 2020	\$333,197	\$322,654	+3.3%
July 2020	\$344,543	\$311,871	+10.5%
August 2020	\$350,534	\$309,439	+13.3%
September 2020	\$348,133	\$300,582	+15.8%
October 2020	\$354,636	\$305,389	+16.1%
November 2020	\$348,865	\$306,149	+14.0%
December 2020	\$350,391	\$309,430	+13.2%
January 2021	\$340,245	\$299,306	+13.7%
February 2021	\$340,824	\$304,849	+11.8%
March 2021	\$371,324	\$314,981	+17.9%
April 2021	\$377,643	\$324,372	+16.4%
12-Month Avg*	\$348,407	\$310,292	+12.3%

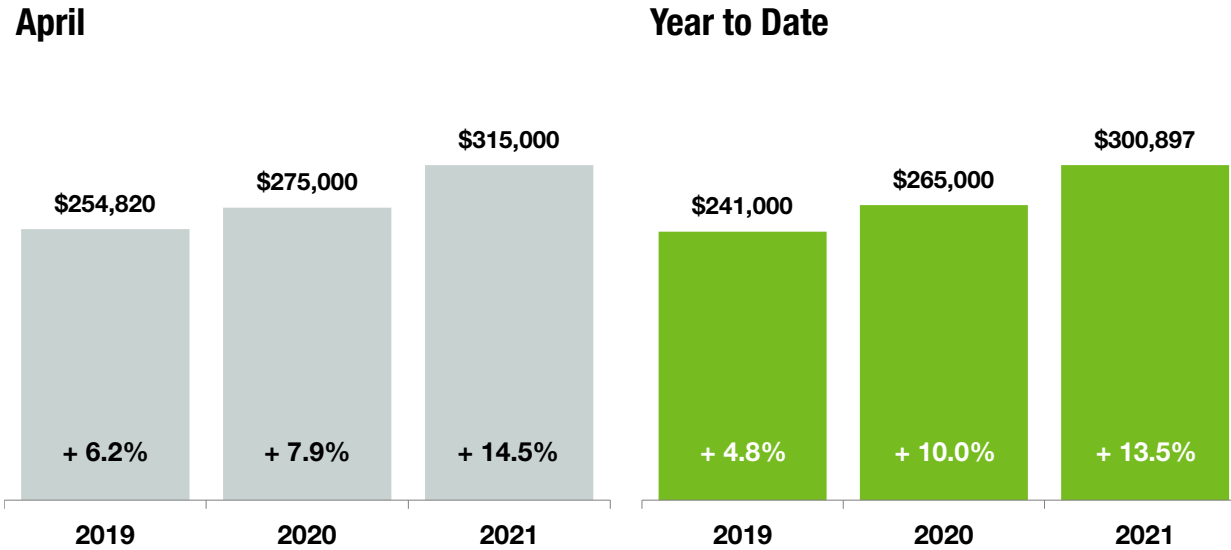
* Average Sales Price for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Average Sales Price by Month



Median Sales Price

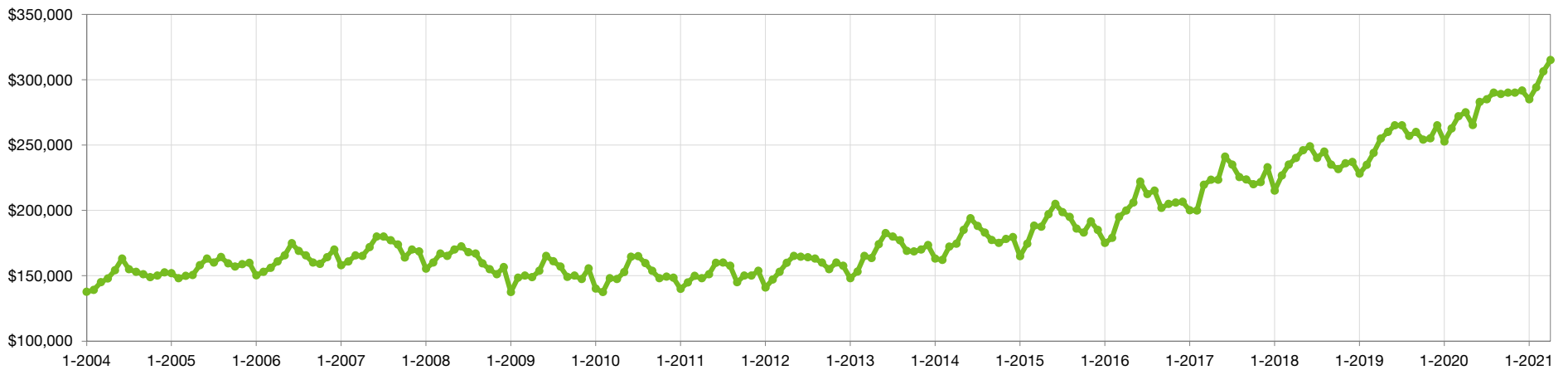
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



	Median Sales Price	Prior Year	Percent Change
May 2020	\$265,245	\$260,000	+2.0%
June 2020	\$283,000	\$265,000	+6.8%
July 2020	\$285,000	\$265,000	+7.5%
August 2020	\$290,000	\$257,000	+12.8%
September 2020	\$289,000	\$259,900	+11.2%
October 2020	\$290,000	\$254,000	+14.2%
November 2020	\$290,000	\$255,000	+13.7%
December 2020	\$291,700	\$265,000	+10.1%
January 2021	\$285,000	\$252,604	+12.8%
February 2021	\$294,000	\$262,570	+12.0%
March 2021	\$306,332	\$272,000	+12.6%
April 2021	\$315,000	\$275,000	+14.5%
12-Month Avg*	\$290,000	\$262,000	+10.7%

* Median Sales Price for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Median Sales Price by Month

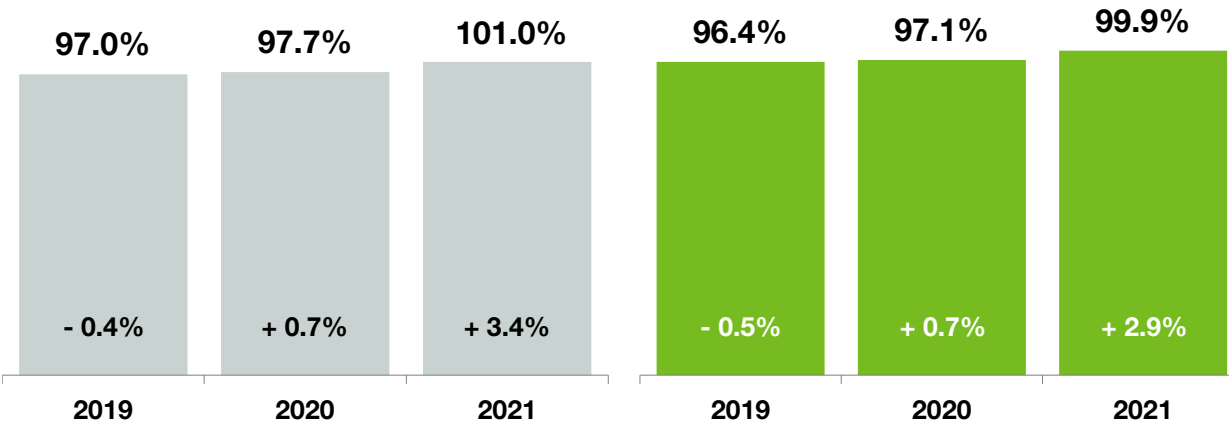


Percent of Original List Price Received

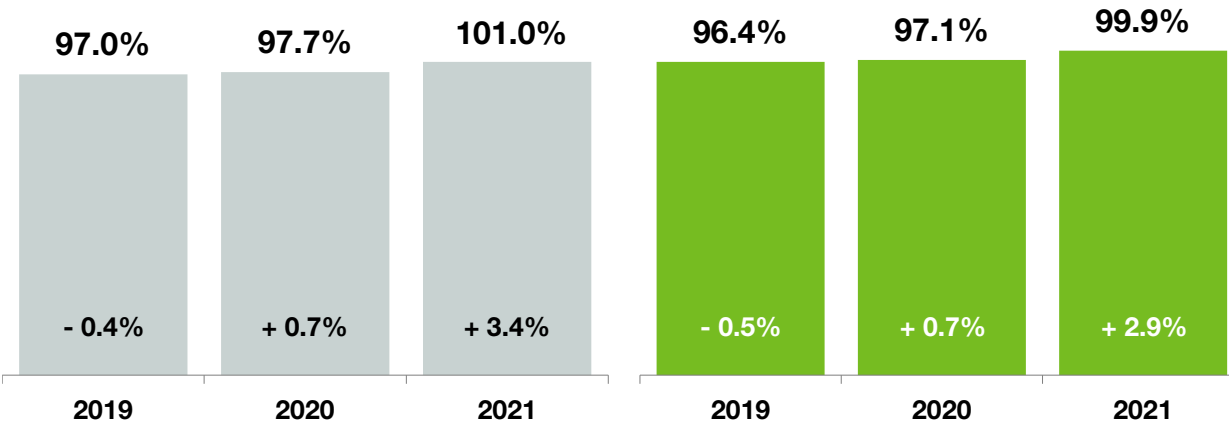
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



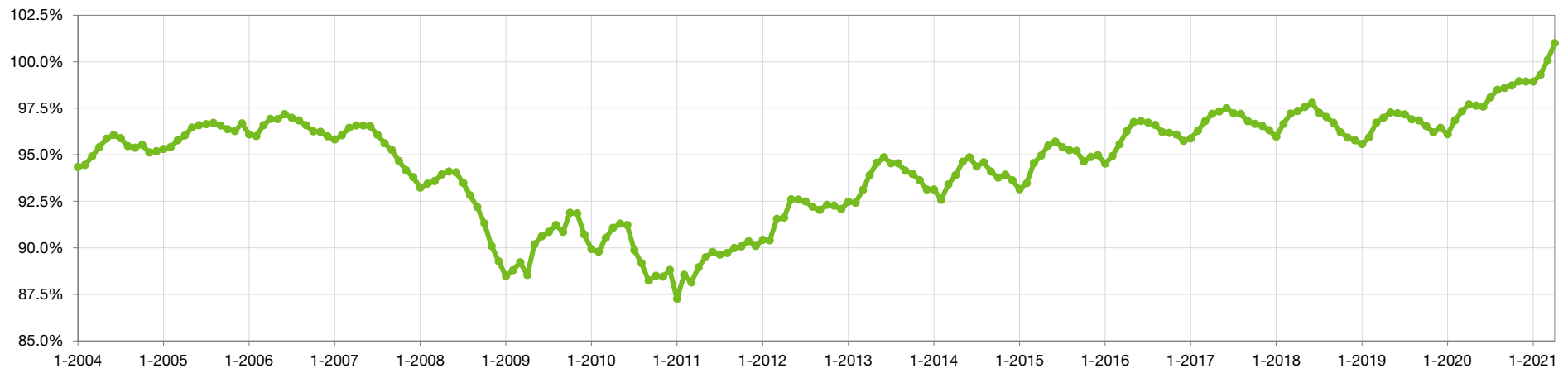
Year to Date



	Pct. of Orig. Price Received	Prior Year	Percent Change
May 2020	97.6%	97.3%	+0.3%
June 2020	97.6%	97.2%	+0.4%
July 2020	98.1%	97.2%	+0.9%
August 2020	98.5%	96.9%	+1.7%
September 2020	98.6%	96.8%	+1.9%
October 2020	98.7%	96.5%	+2.3%
November 2020	98.9%	96.2%	+2.8%
December 2020	98.9%	96.4%	+2.6%
January 2021	98.9%	96.1%	+2.9%
February 2021	99.3%	96.8%	+2.6%
March 2021	100.1%	97.3%	+2.9%
April 2021	101.0%	97.7%	+3.4%
12-Month Avg*	98.8%	96.9%	+2.0%

* Pct. of Orig. Price Received for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

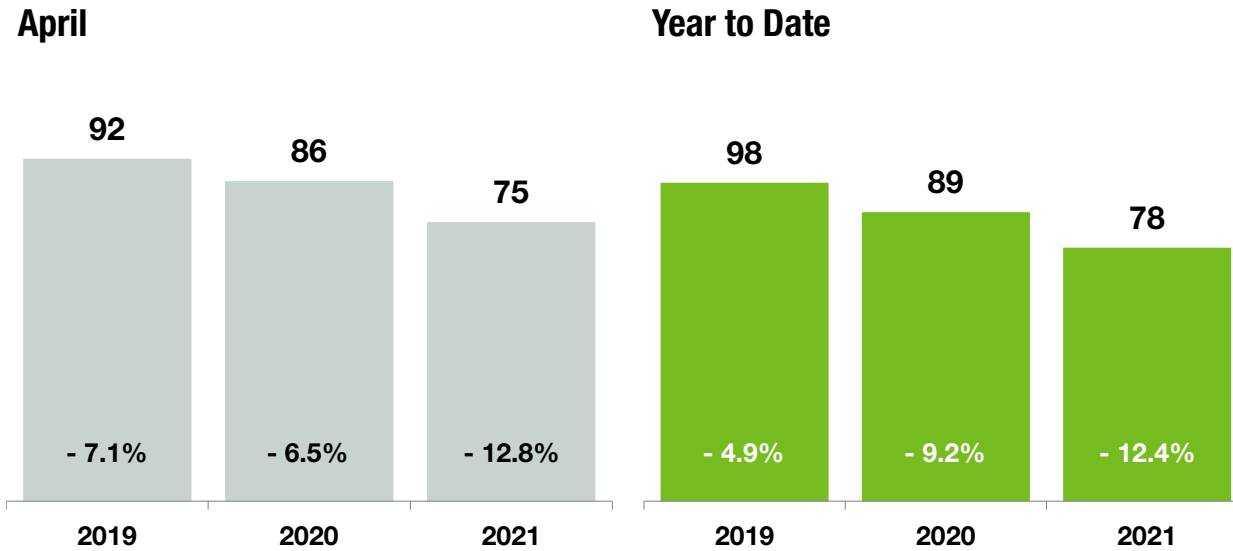
Historical Percent of Original List Price Received by Month



Housing Affordability Index



This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



	Affordability Index	Prior Year	Percent Change
May 2020	89	91	-2.2%
June 2020	84	89	-5.6%
July 2020	83	89	-6.7%
August 2020	82	92	-10.9%
September 2020	82	91	-9.9%
October 2020	82	93	-11.8%
November 2020	82	92	-10.9%
December 2020	81	89	-9.0%
January 2021	83	93	-10.8%
February 2021	80	90	-11.1%
March 2021	77	87	-11.5%
April 2021	75	86	-12.8%
12-Month Avg	82	90	-8.9%

Historical Housing Affordability Index by Month

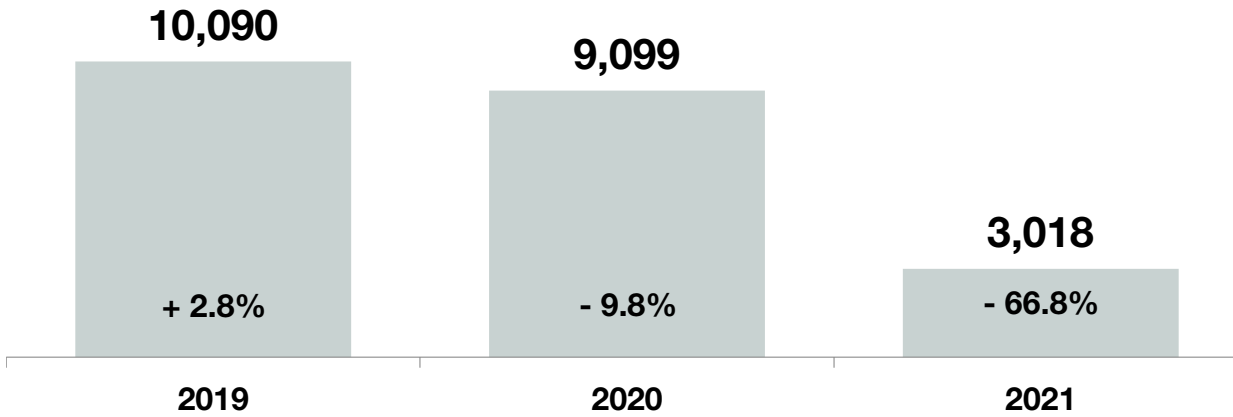


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

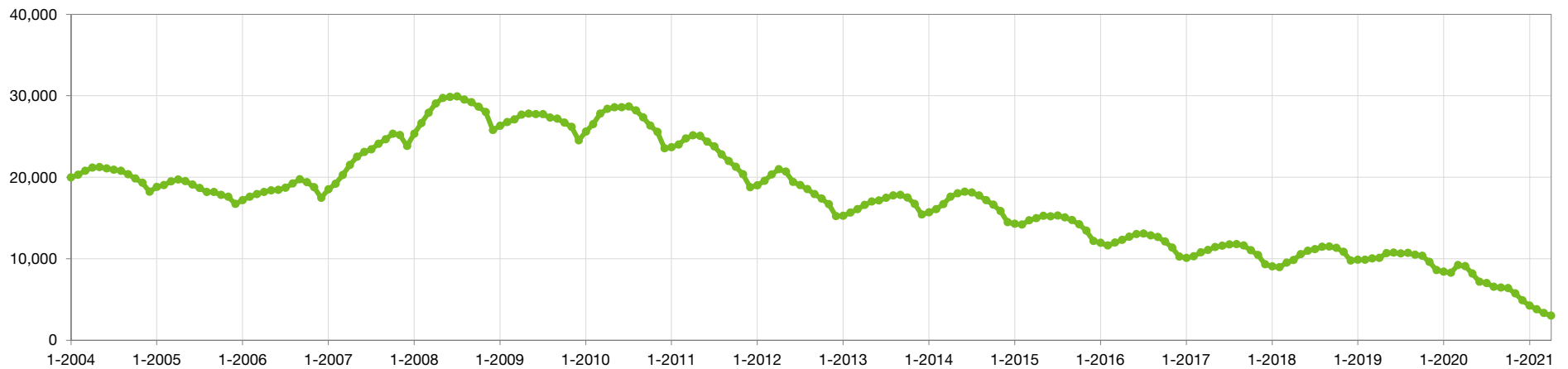


April



	Homes for Sale	Prior Year	Percent Change
May 2020	8,162	10,679	-23.6%
June 2020	7,153	10,725	-33.3%
July 2020	7,008	10,652	-34.2%
August 2020	6,535	10,704	-38.9%
September 2020	6,447	10,489	-38.5%
October 2020	6,383	10,337	-38.3%
November 2020	5,723	9,594	-40.3%
December 2020	4,892	8,611	-43.2%
January 2021	4,234	8,401	-49.6%
February 2021	3,778	8,282	-54.4%
March 2021	3,327	9,197	-63.8%
April 2021	3,018	9,099	-66.8%
12-Month Avg	5,555	9,731	-42.9%

Historical Inventory of Homes for Sale by Month

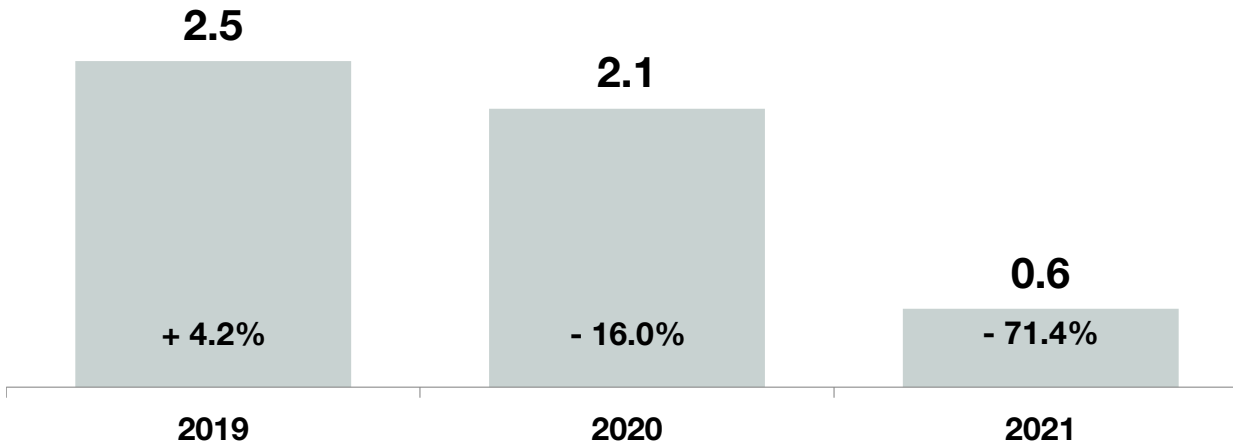


Months Supply of Homes for Sale

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



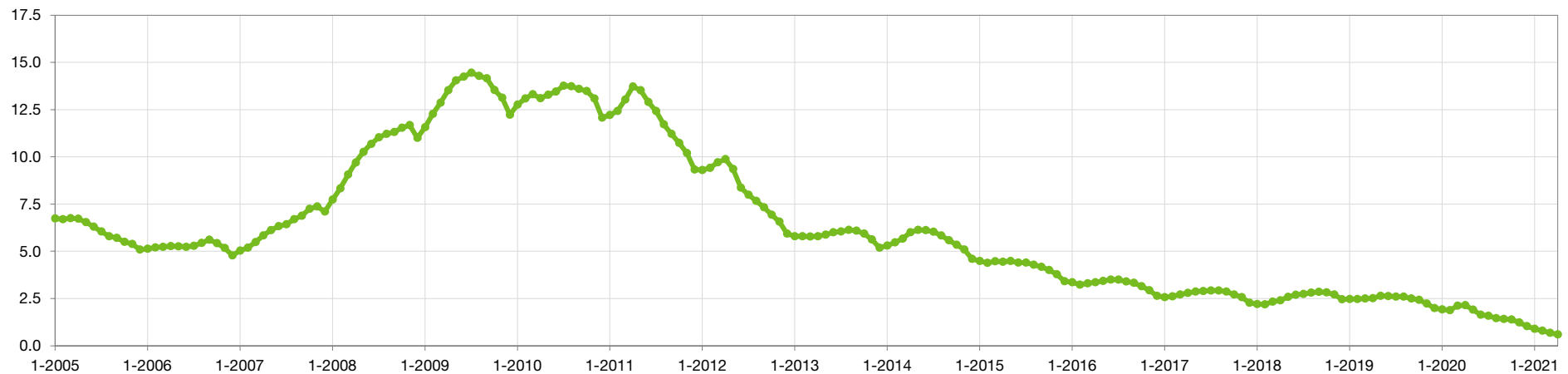
April



Months Supply		Prior Year	Percent Change
May 2020	1.9	2.6	-26.9%
June 2020	1.6	2.6	-38.5%
July 2020	1.6	2.6	-38.5%
August 2020	1.5	2.6	-42.3%
September 2020	1.4	2.5	-44.0%
October 2020	1.4	2.4	-41.7%
November 2020	1.2	2.2	-45.5%
December 2020	1.0	2.0	-50.0%
January 2021	0.9	1.9	-52.6%
February 2021	0.8	1.9	-57.9%
March 2021	0.7	2.1	-66.7%
April 2021	0.6	2.1	-71.4%
12-Month Avg*	1.2	2.3	-47.8%

* Months Supply for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Months Supply of Homes for Sale by Month



Note: Canopy MLS, Inc. did not include "Showable" Under Contract listings in the Pending Sales stats before July 2012. Listing agents report listings as "Under Contract-Show" earlier in the transaction. As a result, Months Supply of Homes for Sale stats trend lower since July 2012.