

Weekly Market Activity Report



A RESEARCH TOOL PROVIDED BY THE CHARLOTTE REGIONAL REALTOR® ASSOCIATION
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For Week Ending July 26, 2014

Data current as of August 4, 2014

Like a broken digital music player, analysts continue to skip to housing market stability. Although residential real estate activity may not have the same pep as last year's summer hits, sales are still fancy enough to attract fresh sellers. New listings are up in certain submarkets, which is a needed thing for continued optimism. The highs and lows present a few short years ago are about as visible as a forgotten app, but those days are still just an errant thumb press away.

In the Charlotte region, for the week ending July 26:

- New Listings decreased 7.3% to 1,038
- Pending Sales increased 20.8% to 887
- Inventory decreased 2.7% to 16,147

For the month of June:

- Median Sales Price increased 7.3% to \$197,480
- List to Close decreased 2.3% to 125
- Percent of Original List Price Received decreased 0.3% to 94.8%
- Months Supply of Inventory decreased 3.3% to 5.7

Quick Facts

- 7.3%

Change in
New Listings

+ 20.8%

Change in
Pending Sales

- 2.7%

Change in
Inventory

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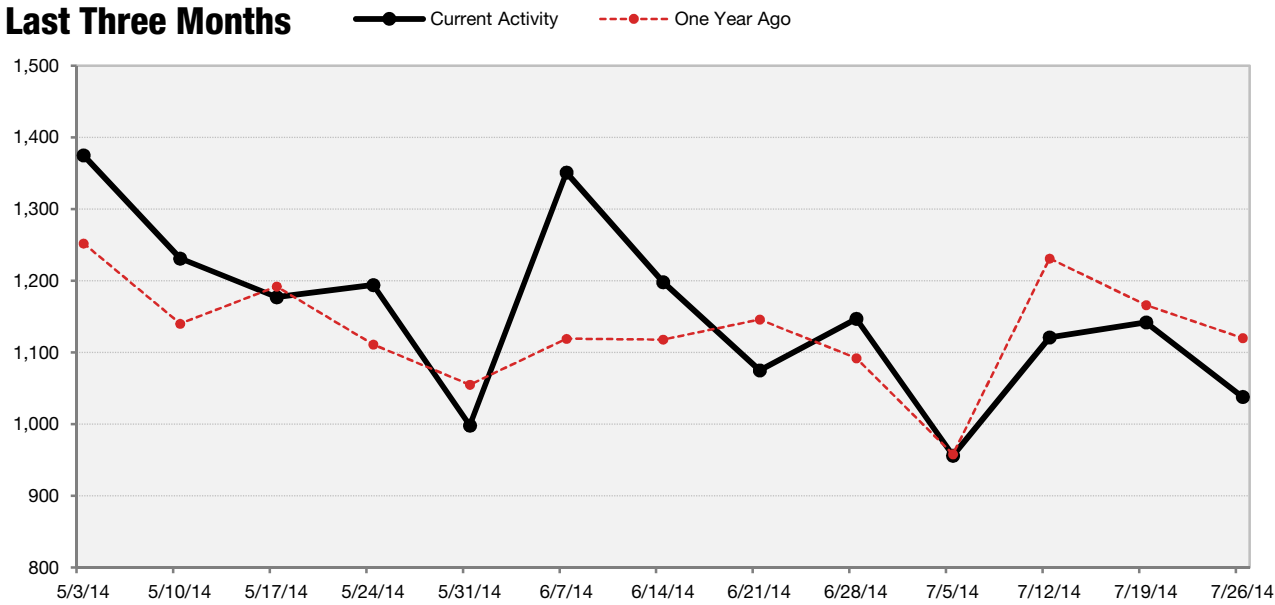
[Click on desired metric to jump to that page.](#)

New Listings

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

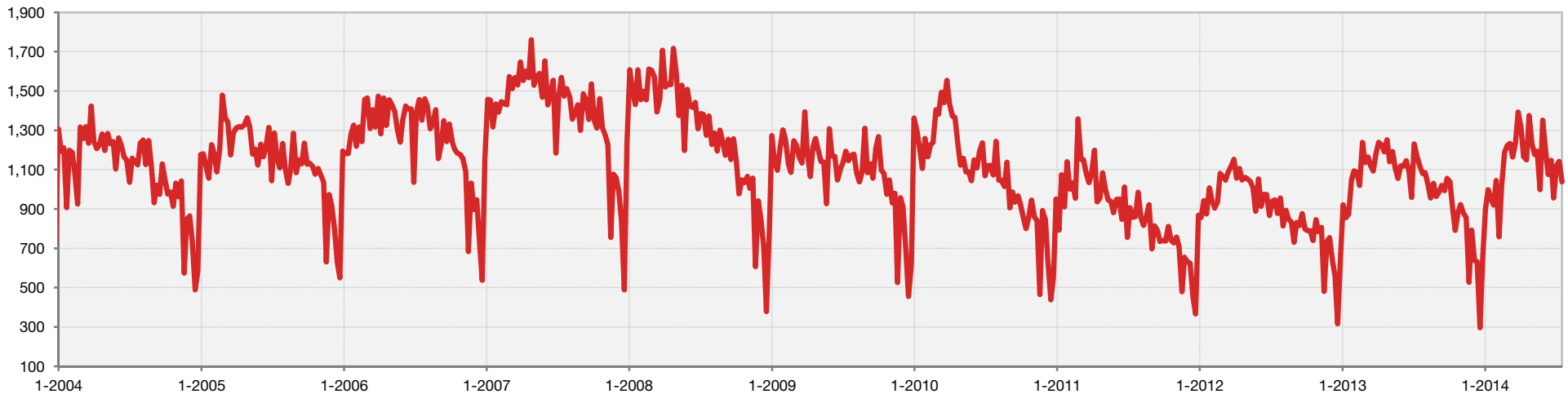


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/3/2014	1,375	1,252	+ 9.8%
5/10/2014	1,231	1,140	+ 8.0%
5/17/2014	1,177	1,192	- 1.3%
5/24/2014	1,194	1,111	+ 7.5%
5/31/2014	998	1,055	- 5.4%
6/7/2014	1,351	1,119	+ 20.7%
6/14/2014	1,198	1,118	+ 7.2%
6/21/2014	1,075	1,146	- 6.2%
6/28/2014	1,147	1,092	+ 5.0%
7/5/2014	956	958	- 0.2%
7/12/2014	1,121	1,231	- 8.9%
7/19/2014	1,142	1,166	- 2.1%
7/26/2014	1,038	1,120	- 7.3%
3-Month Total	15,003	14,700	+ 2.1%

Historical New Listing Activity

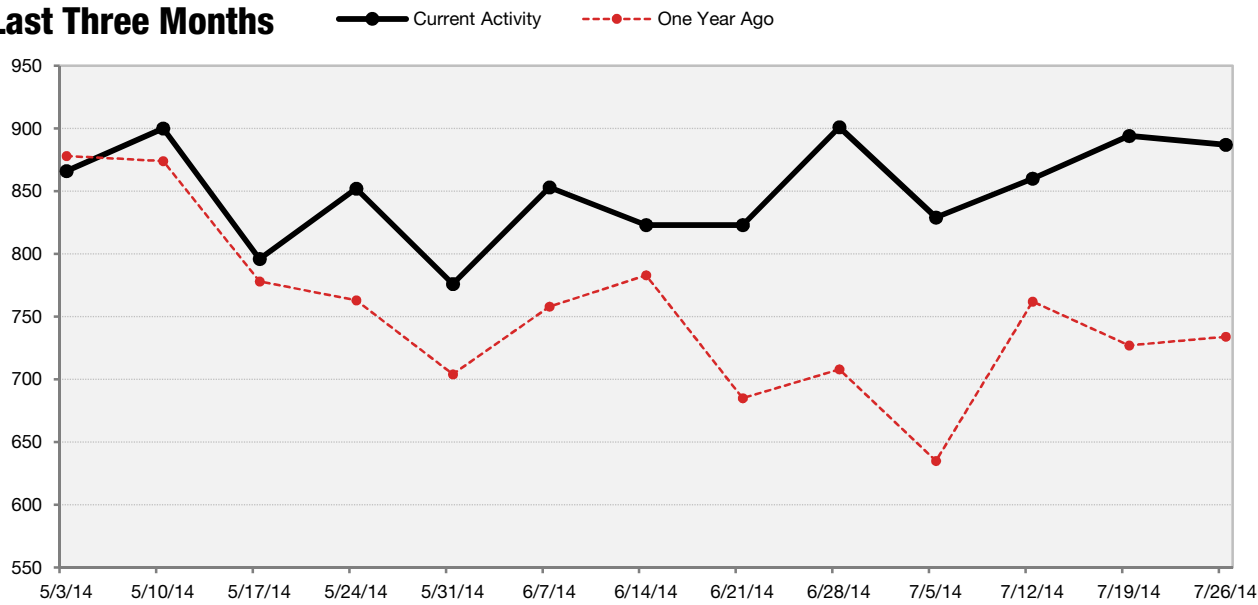


Pending Sales

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

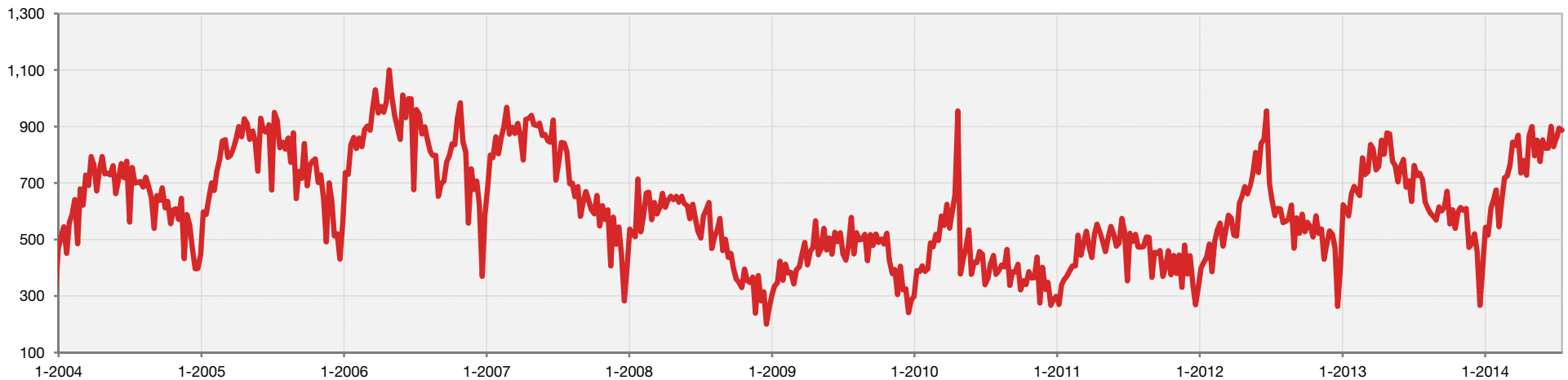


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/3/2014	866	878	- 1.4%
5/10/2014	900	874	+ 3.0%
5/17/2014	796	778	+ 2.3%
5/24/2014	852	763	+ 11.7%
5/31/2014	776	704	+ 10.2%
6/7/2014	853	758	+ 12.5%
6/14/2014	823	783	+ 5.1%
6/21/2014	823	685	+ 20.1%
6/28/2014	901	708	+ 27.3%
7/5/2014	829	635	+ 30.6%
7/12/2014	860	762	+ 12.9%
7/19/2014	894	727	+ 23.0%
7/26/2014	887	734	+ 20.8%
3-Month Total	11,060	9,789	+ 13.0%

Historical Pending Sales Activity



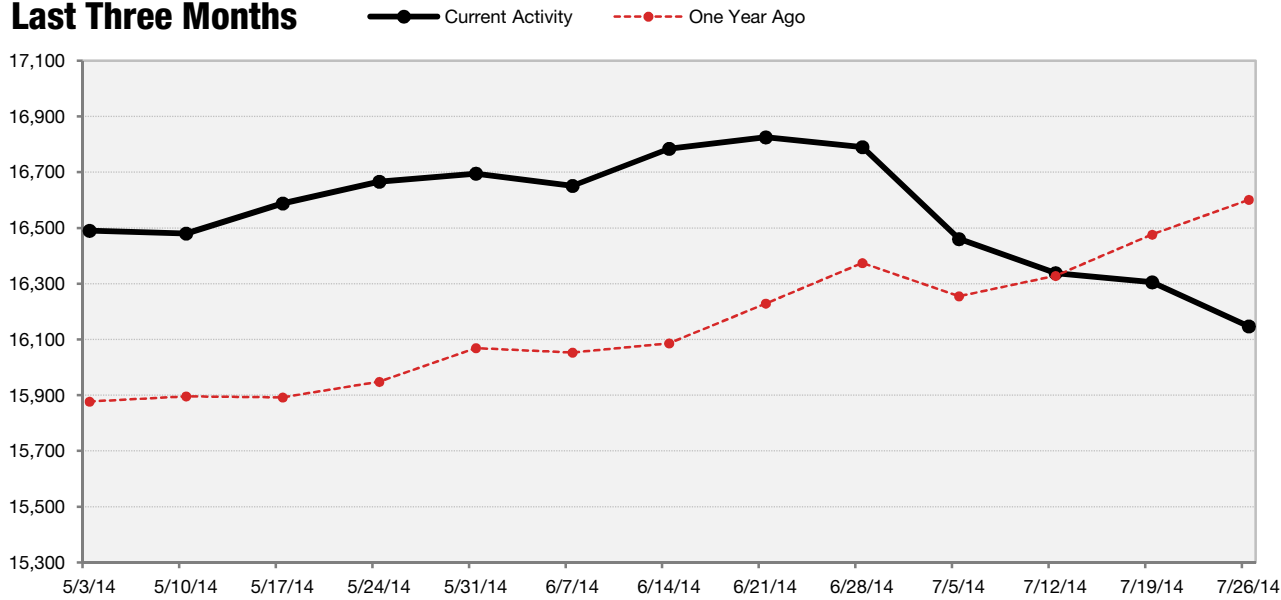
Note: CarolinaMLS did not include "showable" under contract listings in the "Pending Sales" stats before July 2012. Listing agents report listings as "Under Contract-Show" earlier in the transaction. As a result, the new "Pending Sales" stats trend higher "Months Supply of Inventory" stats trend lower since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported. Current as of August 4, 2014. All data from CarolinaMLS. Report provided by the Charlotte Regional REALTOR® Association. Powered by 10K Research and Marketing. | 3

Inventory of Homes for Sale

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

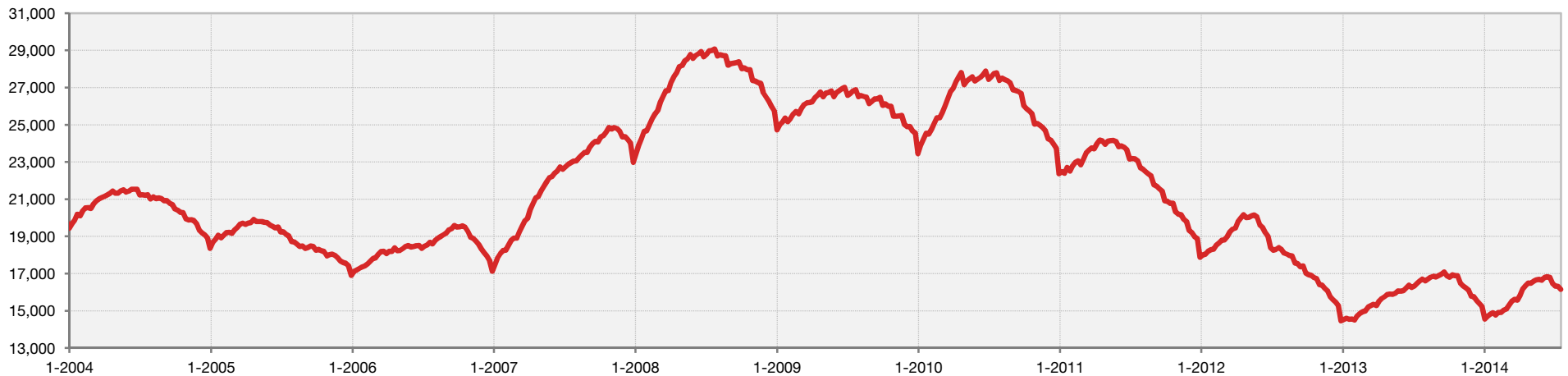


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/3/2014	16,490	15,877	+ 3.9%
5/10/2014	16,480	15,896	+ 3.7%
5/17/2014	16,588	15,892	+ 4.4%
5/24/2014	16,666	15,948	+ 4.5%
5/31/2014	16,695	16,069	+ 3.9%
6/7/2014	16,651	16,053	+ 3.7%
6/14/2014	16,784	16,086	+ 4.3%
6/21/2014	16,825	16,229	+ 3.7%
6/28/2014	16,790	16,374	+ 2.5%
7/5/2014	16,460	16,255	+ 1.3%
7/12/2014	16,338	16,328	+ 0.1%
7/19/2014	16,305	16,476	- 1.0%
7/26/2014	16,147	16,601	- 2.7%
3-Month Avg	16,555	16,160	+ 2.4%

Historical Inventory Activity



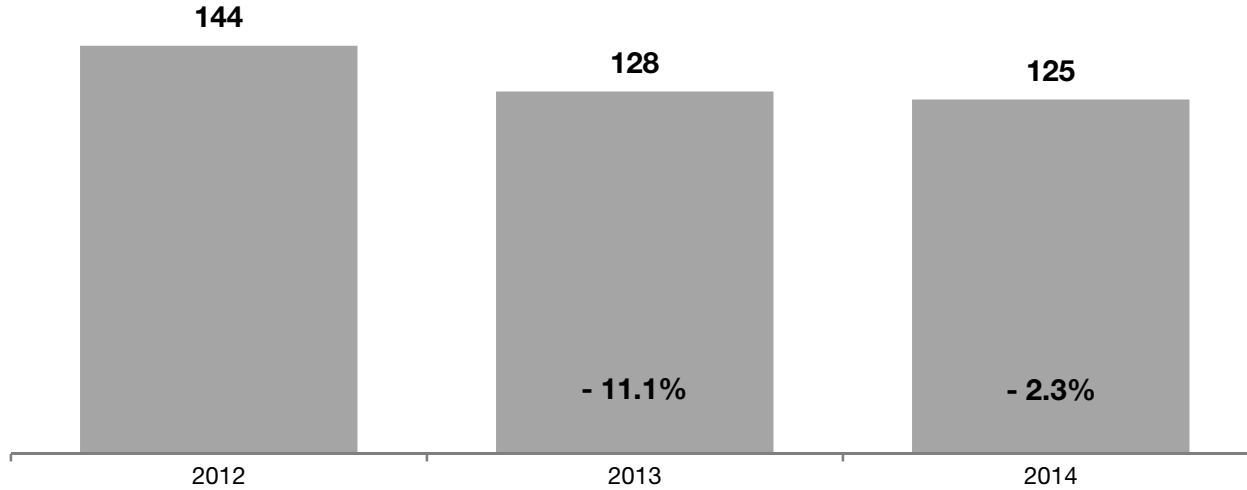
List to Close

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



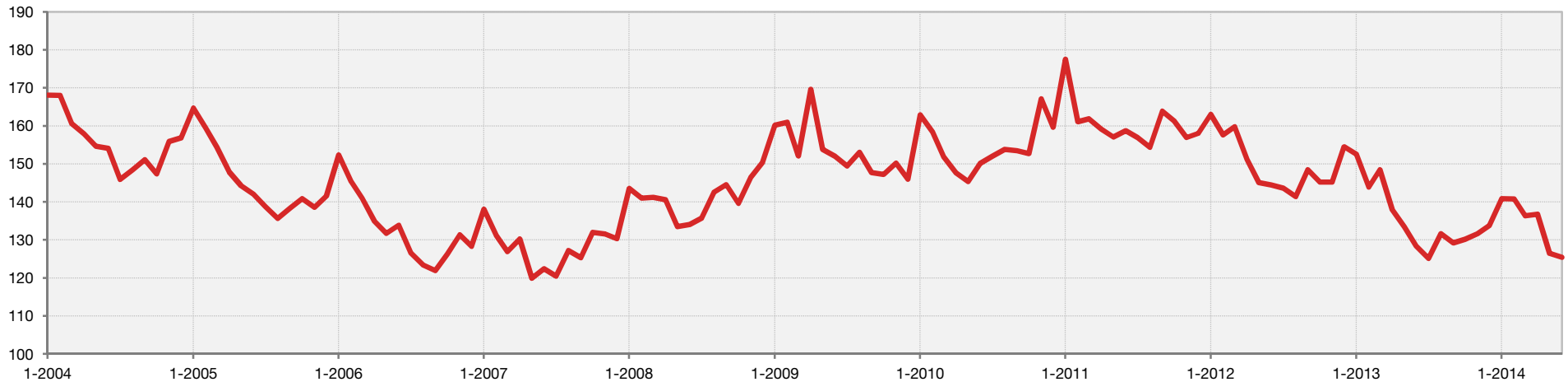
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June



Month	Current Activity	One Year Previous	+ / -
July	125	144	- 13.2%
August	132	141	- 6.4%
September	129	148	- 12.8%
October	130	145	- 10.3%
November	132	145	- 9.0%
December	134	155	- 13.5%
January	141	153	- 7.8%
February	141	144	- 2.1%
March	136	148	- 8.1%
April	137	138	- 0.7%
May	126	133	- 5.3%
June	125	128	- 2.3%
12-Month Avg	92	103	- 10.7%

Historical List to Close



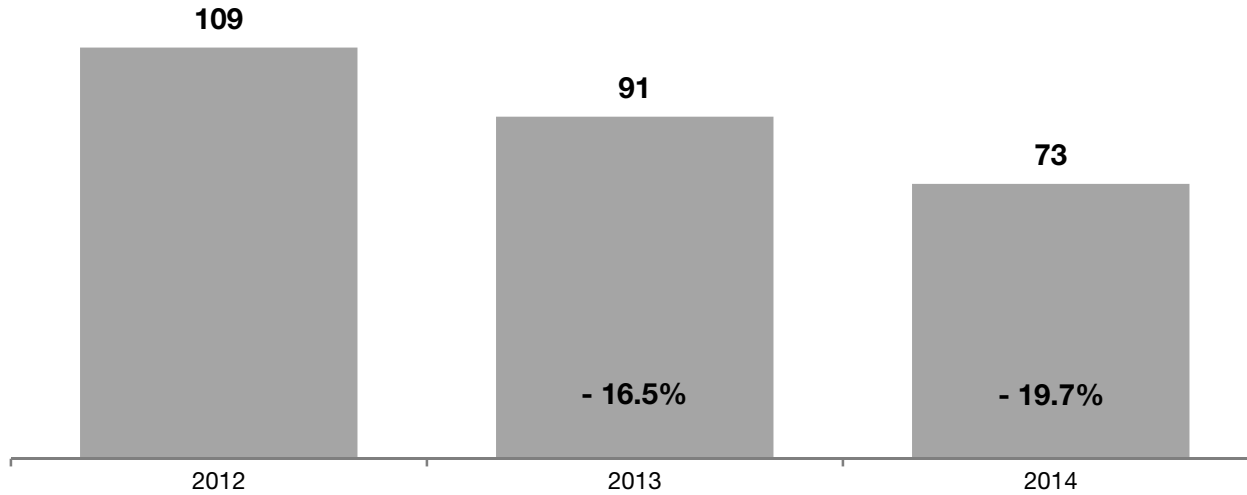
Days on Market



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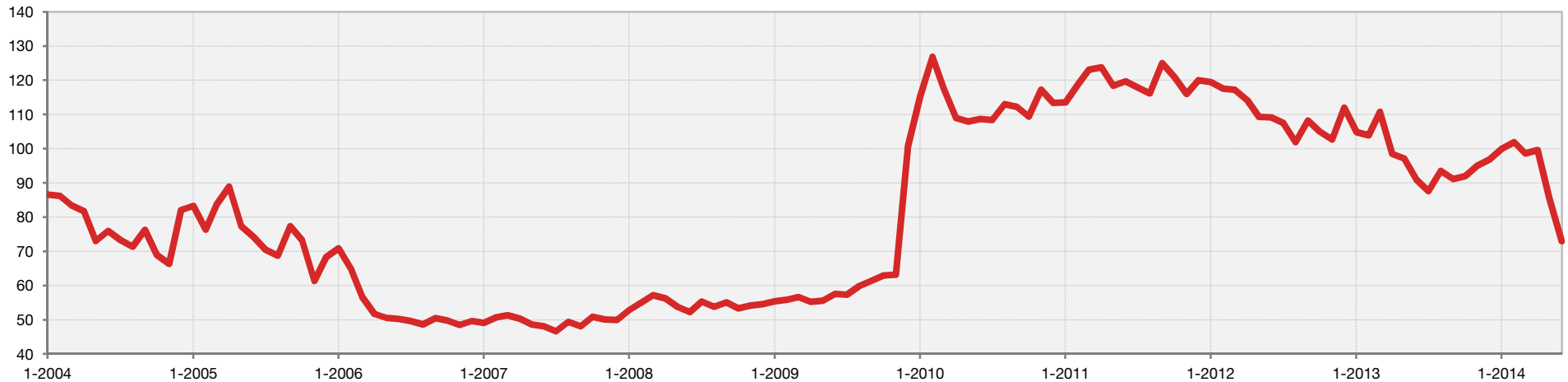
Days on Market ("DOM") tracks the days on market for a property specific to the MLS number. "DOM" accrues for "Active" and "Under Contract-Show" statuses. "DOM" does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn"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

June



Month	Current Activity	One Year Previous	+/-
July	88	108	-18.5%
August	94	102	-7.8%
September	91	108	-15.7%
October	92	105	-12.4%
November	95	103	-7.8%
December	97	112	-13.4%
January	100	105	-4.8%
February	102	104	-1.9%
March	99	111	-10.8%
April	100	98	+2.0%
May	85	97	-12.4%
June	73	91	-19.7%
12-Month Avg	92	103	-10.7%

Historical Days on Market



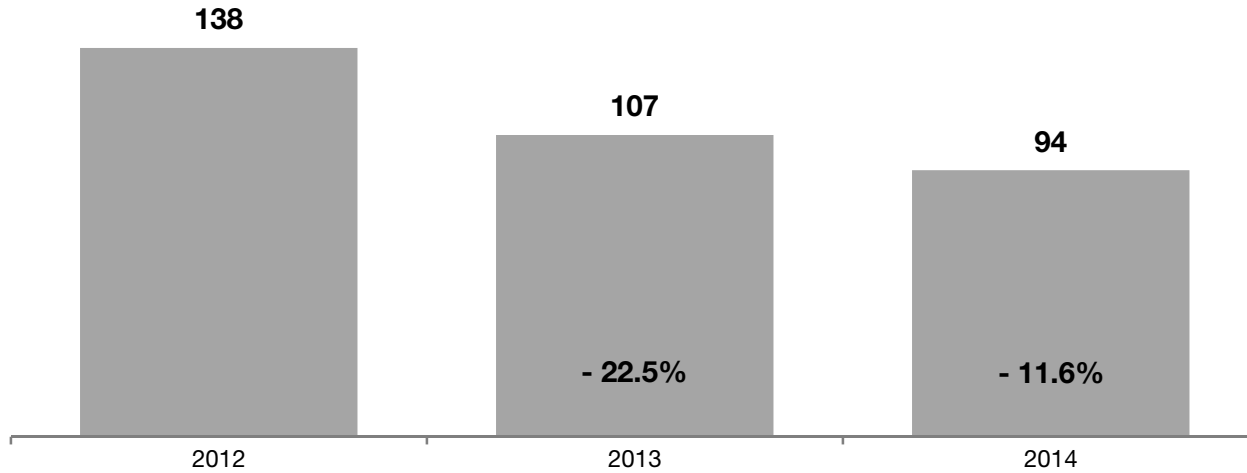
Cumulative Days on Market

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.



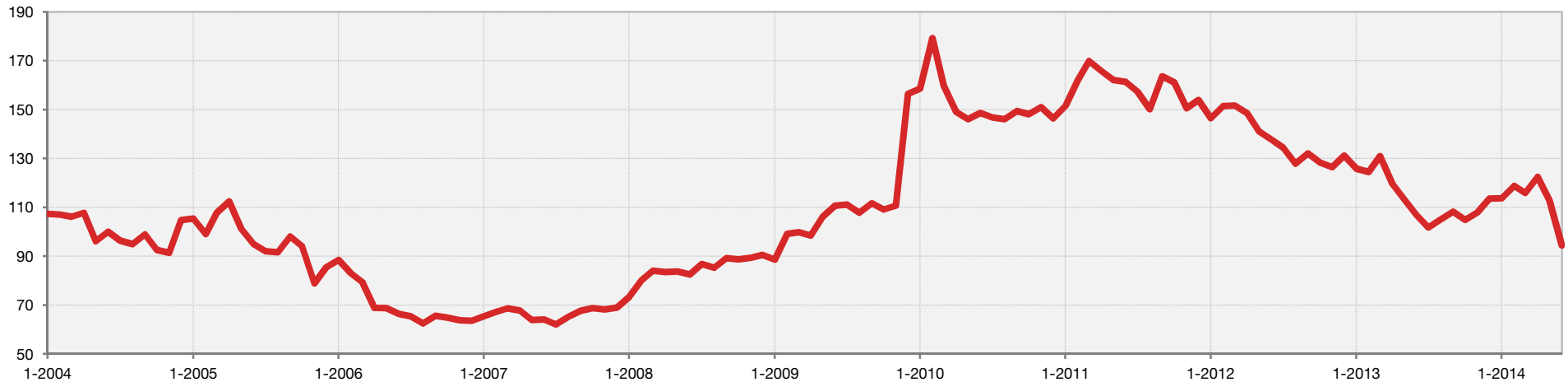
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June



Month	Current Activity	One Year Previous	+/-
July	102	134	- 23.9%
August	105	128	- 18.0%
September	108	132	- 18.2%
October	105	128	- 18.0%
November	108	126	- 14.3%
December	114	131	- 13.0%
January	114	126	- 9.5%
February	119	124	- 4.0%
March	116	131	- 11.5%
April	122	120	+ 1.7%
May	113	113	0.0%
June	94	107	- 11.6%
12-Month Avg	109	124	- 12.1%

Historical Cumulative Days on Market



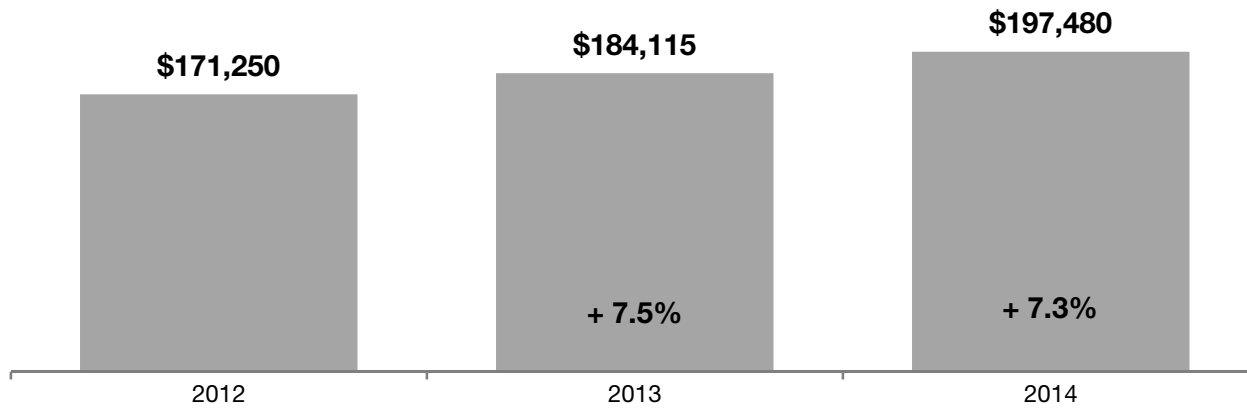
Median Sales Price

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



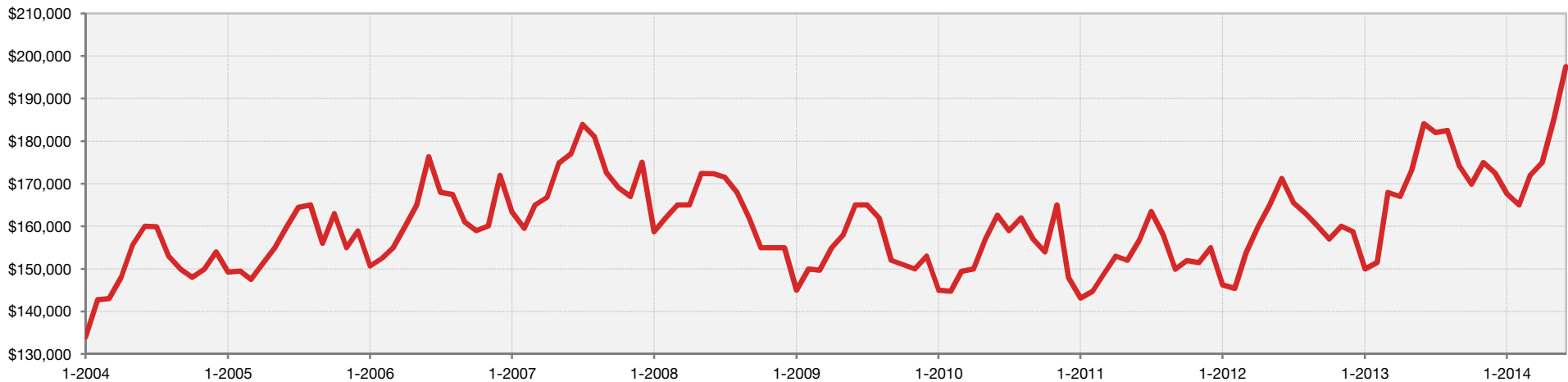
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June



Month	Current Activity	One Year Previous	+ / -
July	\$182,000	\$165,488	+ 10.0%
August	\$182,500	\$163,000	+ 12.0%
September	\$174,047	\$160,000	+ 8.8%
October	\$169,900	\$157,000	+ 8.2%
November	\$175,000	\$160,000	+ 9.4%
December	\$172,500	\$158,746	+ 8.7%
January	\$167,573	\$150,000	+ 11.7%
February	\$165,000	\$151,500	+ 8.9%
March	\$172,000	\$168,000	+ 2.4%
April	\$175,000	\$167,000	+ 4.8%
May	\$185,033	\$173,250	+ 6.8%
June	\$197,480	\$184,115	+ 7.3%
12-Month Avg	\$177,000	\$165,000	+ 7.3%

Historical Median Sales Price



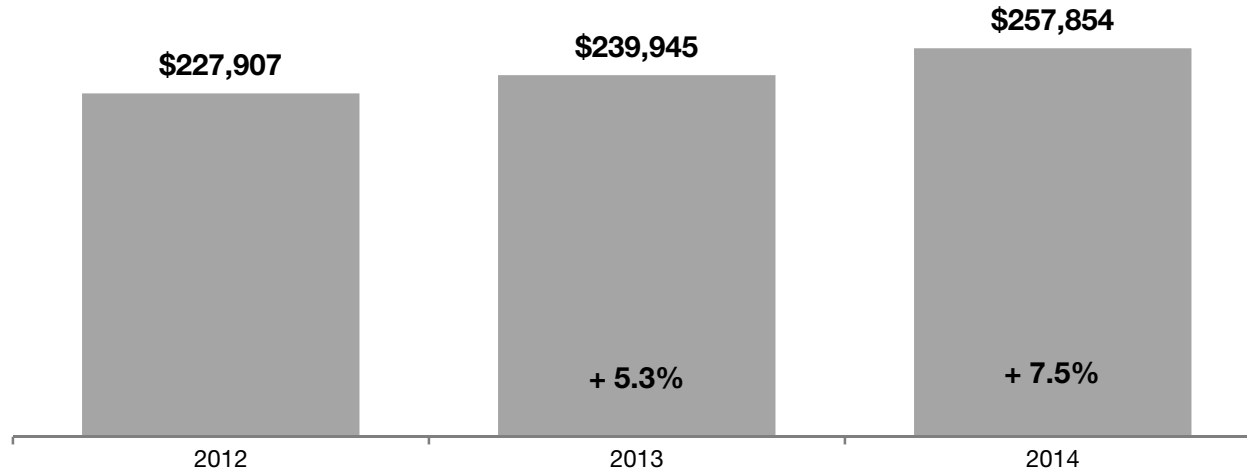
Average Sales Price

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



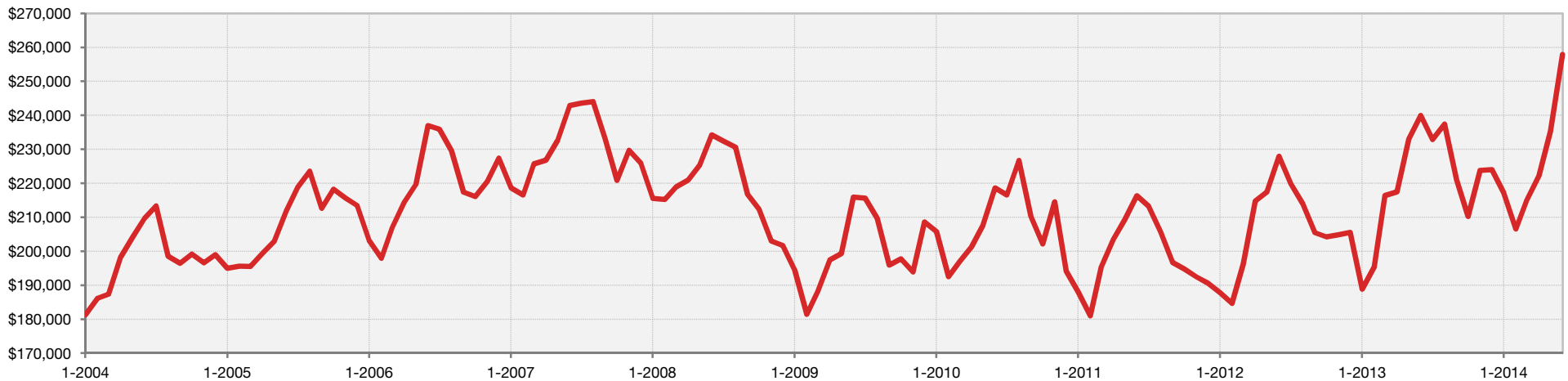
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June



Month	Current Activity	One Year Previous	+ / -
July	\$232,878	\$219,822	+ 5.9%
August	\$237,394	\$213,923	+ 11.0%
September	\$220,976	\$205,459	+ 7.6%
October	\$210,262	\$204,232	+ 3.0%
November	\$223,753	\$204,820	+ 9.2%
December	\$224,014	\$205,508	+ 9.0%
January	\$217,061	\$188,806	+ 15.0%
February	\$206,522	\$195,330	+ 5.7%
March	\$214,918	\$216,365	- 0.7%
April	\$222,142	\$217,476	+ 2.1%
May	\$235,269	\$232,908	+ 1.0%
June	\$257,854	\$239,945	+ 7.5%
12-Month Avg	\$227,210	\$214,294	+ 6.0%

Historical Average Sales Price



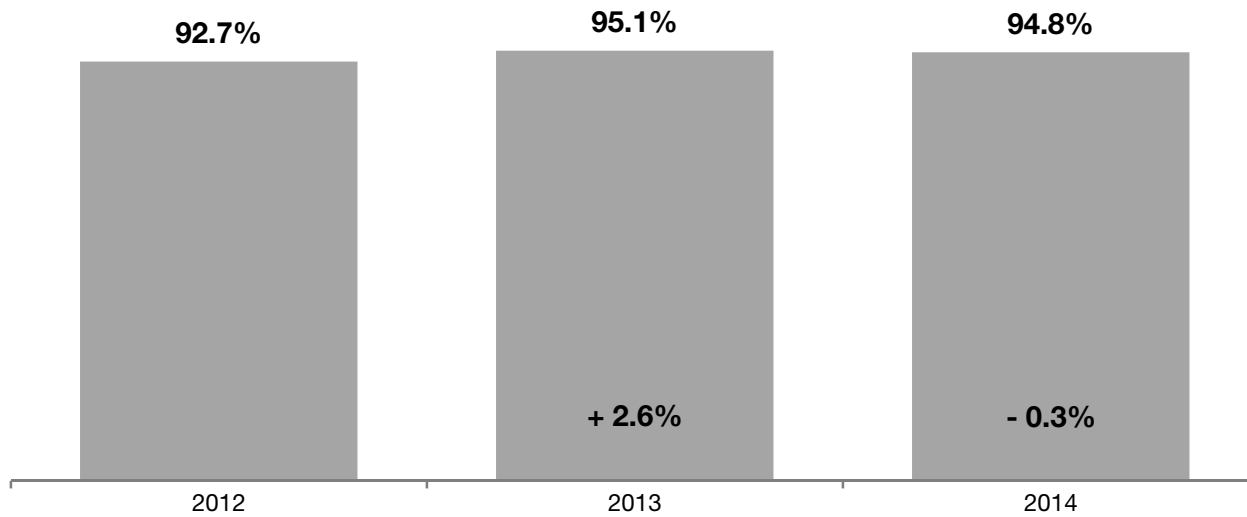
Percent of Original List Price Received



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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.

June



Month	Current Activity	One Year Previous	+ / -
July	94.7%	92.5%	+ 2.4%
August	94.6%	92.4%	+ 2.4%
September	94.6%	91.9%	+ 2.9%
October	93.9%	92.3%	+ 1.7%
November	93.8%	92.2%	+ 1.7%
December	93.2%	92.3%	+ 1.0%
January	93.1%	92.6%	+ 0.5%
February	92.8%	92.6%	+ 0.2%
March	93.2%	93.0%	+ 0.2%
April	93.9%	93.6%	+ 0.3%
May	94.6%	94.3%	+ 0.3%
June	94.8%	95.1%	- 0.3%
12-Month Avg	94.0%	93.0%	+ 1.1%

Historical Percent of Original List Price Received



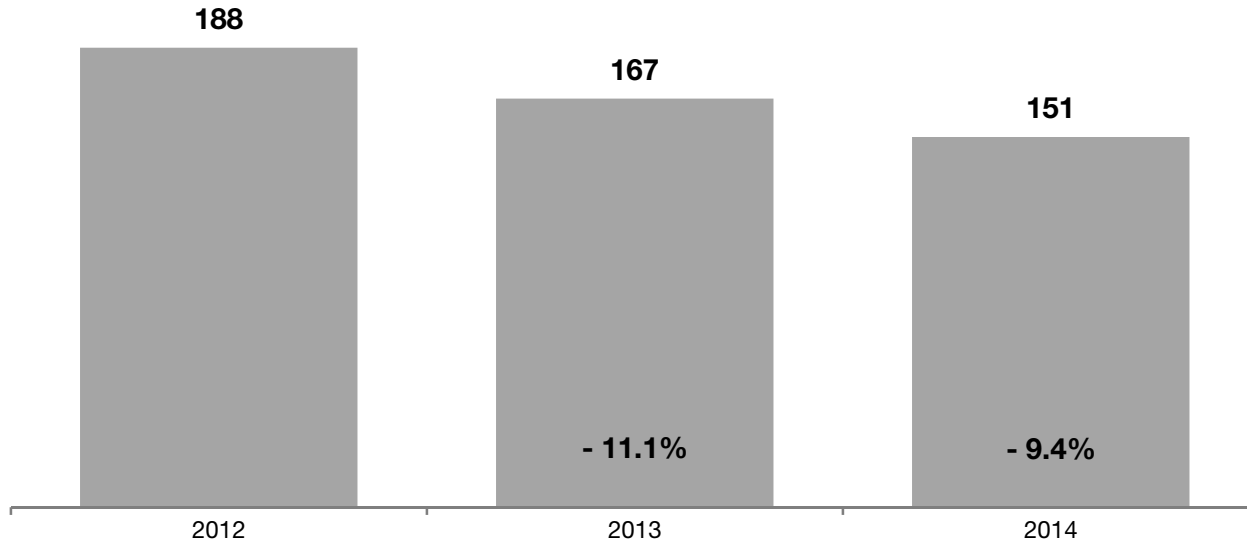
Housing Affordability Index



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

June



Month	Current Activity	One Year Previous	+ / -
July	170	197	- 13.6%
August	168	199	- 15.8%
September	178	207	- 13.6%
October	183	209	- 12.7%
November	188	206	- 9.1%
December	182	210	- 13.3%
January	172	227	- 24.0%
February	177	219	- 19.2%
March	171	197	- 13.6%
April	167	202	- 17.4%
May	162	188	- 13.8%
June	151	167	- 9.4%
12-Month Avg	172	202	- 14.8%

Historical Housing Affordability Index



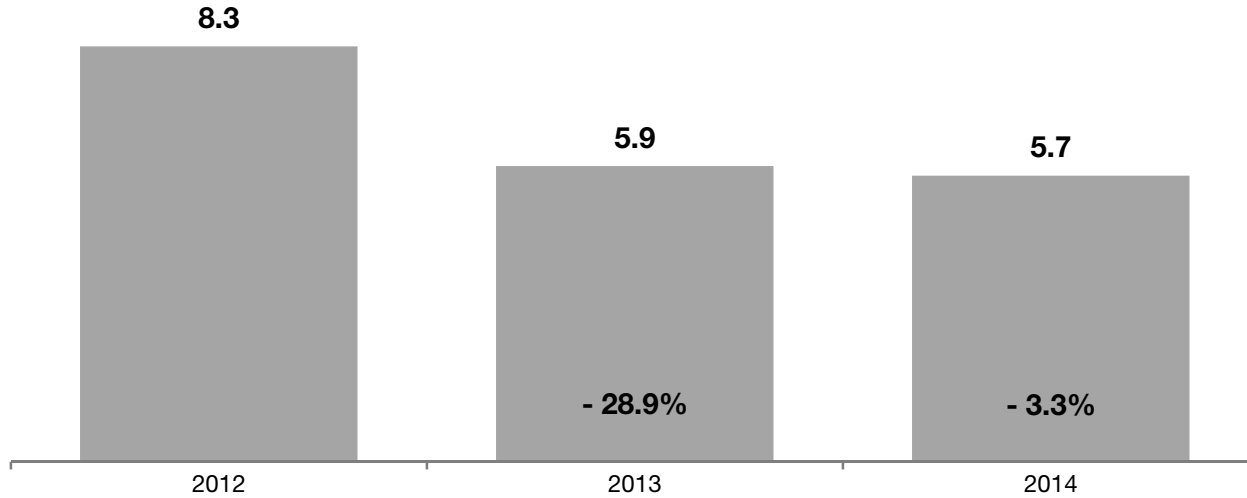
Months Supply of Inventory

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.



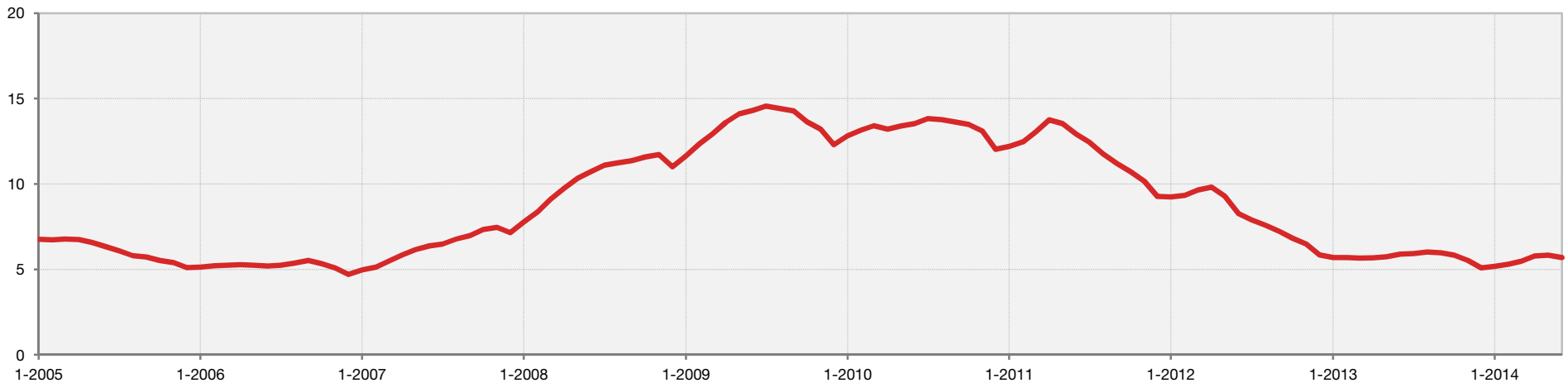
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June



Month	Current Activity	One Year Previous	+ / -
July	5.9	7.9	-25.3%
August	6.0	7.6	-21.1%
September	6.0	7.2	-16.7%
October	5.8	6.8	-14.7%
November	5.5	6.5	-15.4%
December	5.1	5.8	-12.1%
January	5.2	5.7	-8.8%
February	5.3	5.7	-7.0%
March	5.5	5.7	-3.5%
April	5.8	5.7	+1.8%
May	5.8	5.7	+1.8%
June	5.7	5.9	-3.3%
12-Month Avg	5.6	6.4	-12.5%

Historical Months Supply of Inventory



Note: CarolinaMLS 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, the new "Pending Sales" stats trend higher "Months Supply of Inventory" stats trend lower since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported. Current as of August 4, 2014. All data from CarolinaMLS. Report provided by the Charlotte Regional REALTOR[®] Association. Powered by 10K Research and Marketing. | 12