

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY THE
CHARLOTTE REGIONAL REALTOR® ASSOCIATION



November 2011

With 2012 just around the corner, many local markets have enjoyed strong sales volumes combined with falling inventory levels so far this year. For the 12-month period spanning December 2010 through November 2011, Pending Sales in the Charlotte region were up 2.5 percent overall. The price range with the largest gain in sales was the \$100,000 and Below range, where they increased 14.7 percent.

The overall Median Sales Price was down 1.9 percent to \$152,000. The property type with the smallest price decline was the Single-Family segment, where prices decreased 2.8 percent to \$155,450. The price range that tended to sell the quickest was the \$100,000 and Below range at 140 days; the price range that tended to sell the slowest was the \$300,001 and Above range at 167 days.

Market-wide, inventory levels were down 24.0 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 22.2 percent. That amounts to 9.7 months supply for Single-Family homes and 10.6 months supply for Townhouse-Condos.

Quick Facts

+ 14.7%

Price Range With
Strongest Sales:
\$100,000 and Below

+ 4.8%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 2.6%

Property Type With
Strongest Sales:
Single-Family Homes

Pending Sales	2
List to Close	3
Median Sales Price	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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

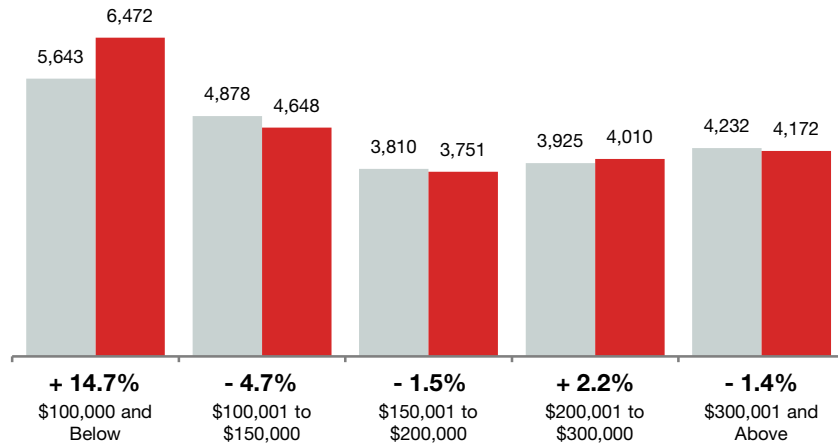
Pending Sales

A count of properties on which offers have been accepted. **Based on a rolling 12-month average.**



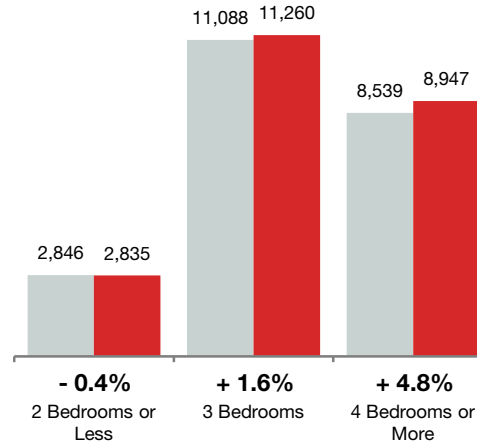
By Price Range

■ 11-2010 ■ 11-2011



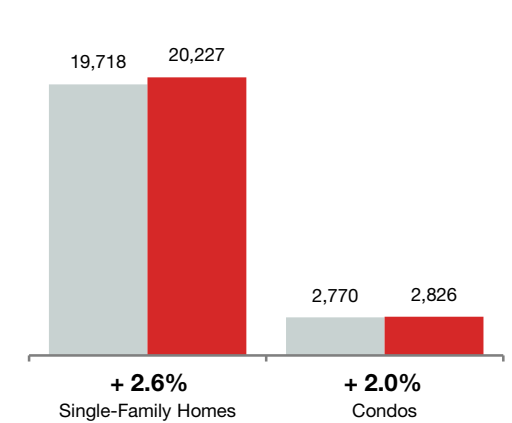
By Bedroom Count

■ 11-2010 ■ 11-2011



By Property Type

■ 11-2010 ■ 11-2011



All Properties

By Price Range

	11-2010	11-2011	Change
\$100,000 and Below	5,643	6,472	+ 14.7%
\$100,001 to \$150,000	4,878	4,648	- 4.7%
\$150,001 to \$200,000	3,810	3,751	- 1.5%
\$200,001 to \$300,000	3,925	4,010	+ 2.2%
\$300,001 and Above	4,232	4,172	- 1.4%
All Price Ranges	22,488	23,053	+ 2.5%

Single-Family Homes

	11-2010	11-2011	Change
2 Bedrooms or Less	4,945	5,574	+ 12.7%
3 Bedrooms	4,012	3,881	- 3.3%
4 Bedrooms or More	3,227	3,179	- 1.5%
	3,513	3,627	+ 3.2%
	4,021	3,966	- 1.4%
All Single-Family Homes	19,718	20,227	+ 2.6%

Condos

	11-2010	11-2011	Change
Single-Family Homes	698	898	+ 28.7%
Condos	866	767	- 11.4%
	583	572	- 1.9%
	412	383	- 7.0%
	211	206	- 2.4%
All Condos	2,770	2,826	+ 2.0%

By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	2,846	2,835	- 0.4%
3 Bedrooms	11,088	11,260	+ 1.6%
4 Bedrooms or More	8,539	8,947	+ 4.8%
All Bedroom Counts	22,488	23,053	+ 2.5%

	11-2010	11-2011	Change
2 Bedrooms or Less	1,339	1,302	- 2.8%
3 Bedrooms	9,928	10,082	+ 1.6%
4 Bedrooms or More	8,440	8,835	+ 4.7%
All Single-Family Homes	19,718	20,227	+ 2.6%

	11-2010	11-2011	Change
Single-Family Homes	1,507	1,533	+ 1.7%
Condos	1,160	1,178	+ 1.6%
	99	112	+ 13.1%
All Condos	2,770	2,826	+ 2.0%

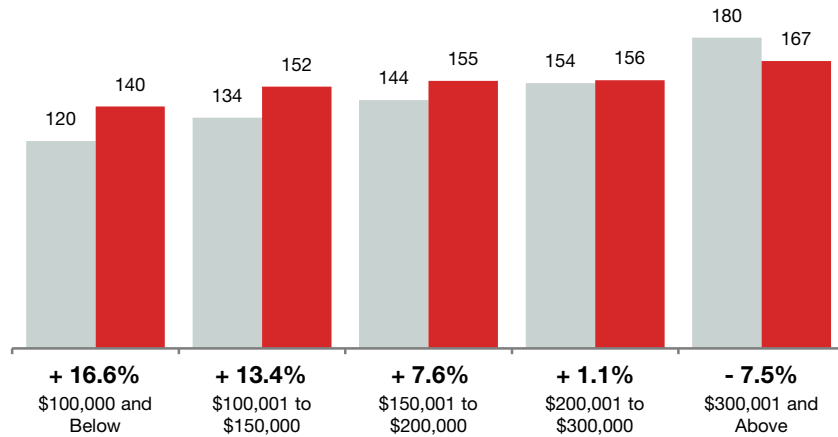
List to Close



A count of the days between the date listed and the date closed for all properties sold. **Based on a rolling 12-month average.**

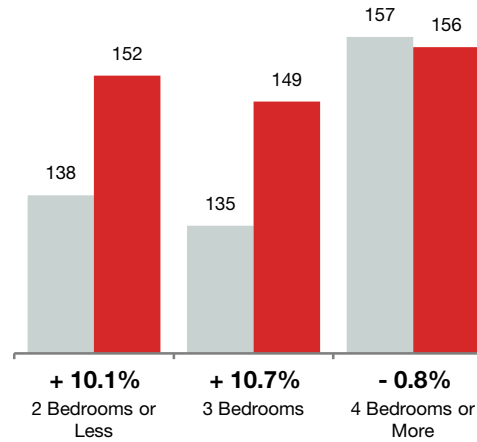
By Price Range

■ 11-2010 ■ 11-2011



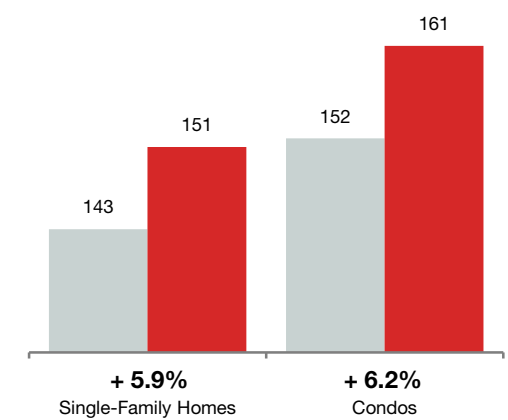
By Bedroom Count

■ 11-2010 ■ 11-2011



By Property Type

■ 11-2010 ■ 11-2011



All Properties

By Price Range

	11-2010	11-2011	Change
\$100,000 and Below	120	140	+ 16.6%
\$100,001 to \$150,000	134	152	+ 13.4%
\$150,001 to \$200,000	144	155	+ 7.6%
\$200,001 to \$300,000	154	156	+ 1.1%
\$300,001 and Above	180	167	- 7.5%
All Price Ranges	144	152	+ 5.9%

Single-Family Homes

	11-2010	11-2011	Change
2 Bedrooms or Less	119	138	+ 16.1%
3 Bedrooms	130	151	+ 15.8%
4 Bedrooms or More	142	155	+ 9.0%
	152	153	+ 0.6%
	179	165	- 7.7%
All Single-Family Homes	143	151	+ 5.9%

Condos

	11-2010	11-2011	Change
Single-Family Homes	128	152	+ 18.9%
Condos	151	158	+ 4.5%
	155	157	+ 1.1%
	168	177	+ 5.8%
	210	197	- 5.9%
All Condos	152	161	+ 6.2%

By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	138	152	+ 10.1%
3 Bedrooms	135	149	+ 10.7%
4 Bedrooms or More	157	156	- 0.8%
All Bedroom Counts	144	152	+ 5.9%

	11-2010	11-2011	Change
2 Bedrooms or Less	129	144	+ 11.0%
3 Bedrooms	132	148	+ 11.8%
4 Bedrooms or More	157	156	- 0.8%
All Single-Family Homes	143	151	+ 5.9%

	11-2010	11-2011	Change
Single-Family Homes	146	160	+ 9.3%
Condos	158	162	+ 2.7%
	168	171	+ 1.8%
All Condos	152	161	+ 6.2%

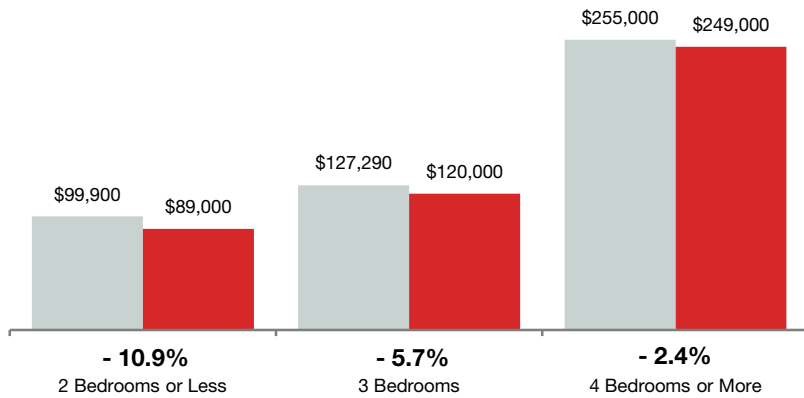
Median Sales Price



Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month average.

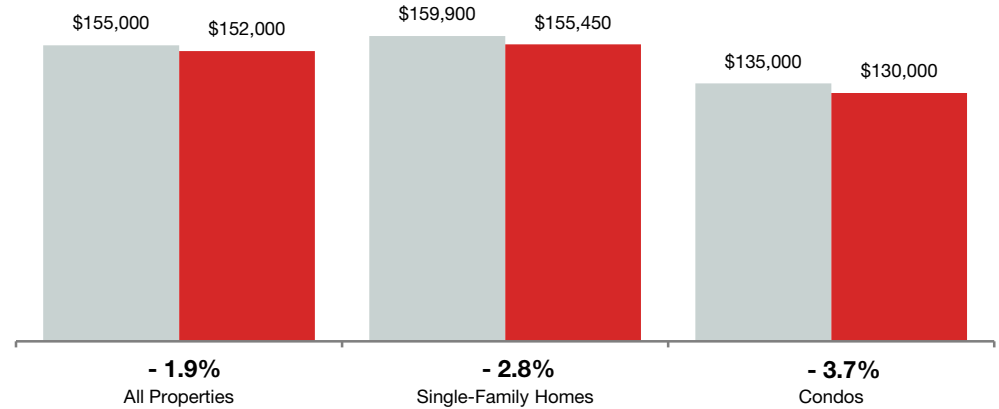
By Bedroom Count

■ 11-2010 ■ 11-2011



By Property Type

■ 11-2010 ■ 11-2011



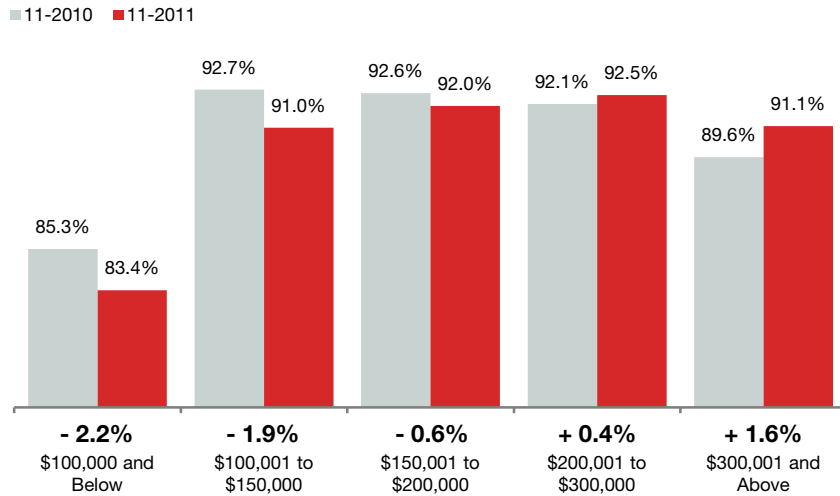
By Bedroom Count	All Properties			Single-Family Homes			Condos		
	11-2010	11-2011	Change	11-2010	11-2011	Change	11-2010	11-2011	Change
2 Bedrooms or Less	\$99,900	\$89,000	- 10.9%	\$57,250	\$52,000	- 9.2%	\$121,400	\$113,250	- 6.7%
3 Bedrooms	\$127,290	\$120,000	- 5.7%	\$125,000	\$117,199	- 6.2%	\$148,100	\$149,995	+ 1.3%
4 Bedrooms or More	\$255,000	\$249,000	- 2.4%	\$255,000	\$249,465	- 2.2%	\$216,559	\$239,000	+ 10.4%
All Bedroom Counts	\$155,000	\$152,000	- 1.9%	\$159,900	\$155,450	- 2.8%	\$135,000	\$130,000	- 3.7%

Percent of Original List Price Received

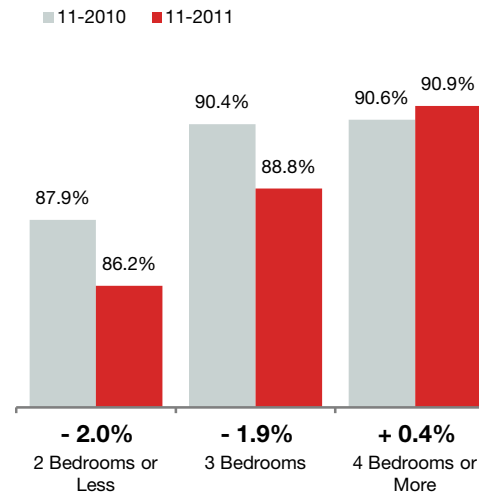


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

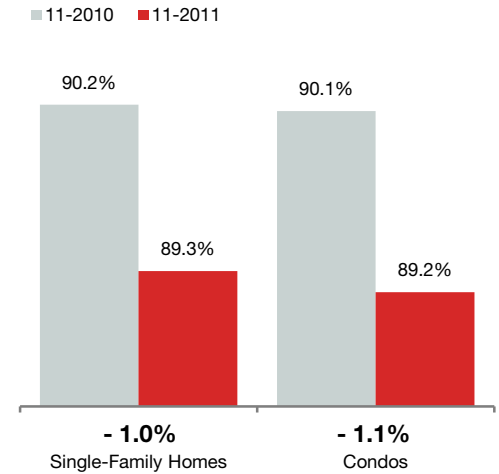
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	11-2010	11-2011	Change
\$100,000 and Below	85.3%	83.4%	- 2.2%
\$100,001 to \$150,000	92.7%	91.0%	- 1.9%
\$150,001 to \$200,000	92.6%	92.0%	- 0.6%
\$200,001 to \$300,000	92.1%	92.5%	+ 0.4%
\$300,001 and Above	89.6%	91.1%	+ 1.6%
All Price Ranges	90.2%	89.3%	- 1.0%

Single-Family Homes

By Price Range	11-2010	11-2011	Change
\$100,000 and Below	85.4%	83.4%	- 2.3%
\$100,001 to \$150,000	92.9%	91.0%	- 2.1%
\$150,001 to \$200,000	92.6%	92.0%	- 0.6%
\$200,001 to \$300,000	92.1%	92.4%	+ 0.3%
\$300,001 and Above	89.6%	91.1%	+ 1.6%
All Price Ranges	90.2%	89.3%	- 1.0%

Condos

By Price Range	11-2010	11-2011	Change
\$100,000 and Below	85.3%	83.9%	- 1.6%
\$100,001 to \$150,000	92.1%	91.1%	- 1.0%
\$150,001 to \$200,000	92.6%	91.9%	- 0.7%
\$200,001 to \$300,000	91.5%	93.2%	+ 1.8%
\$300,001 and Above	89.1%	90.9%	+ 2.1%
All Price Ranges	90.1%	89.2%	- 1.1%

By Bedroom Count

By Bedroom Count	11-2010	11-2011	Change
2 Bedrooms or Less	87.9%	86.2%	- 2.0%
3 Bedrooms	90.4%	88.8%	- 1.9%
4 Bedrooms or More	90.6%	90.9%	+ 0.4%
All Bedroom Counts	90.2%	89.3%	- 1.0%

By Bedroom Count	11-2010	11-2011	Change
2 Bedrooms or Less	85.6%	84.1%	- 1.7%
3 Bedrooms	90.4%	88.5%	- 2.1%
4 Bedrooms or More	90.6%	90.9%	+ 0.4%
All Bedroom Counts	90.2%	89.3%	- 1.0%

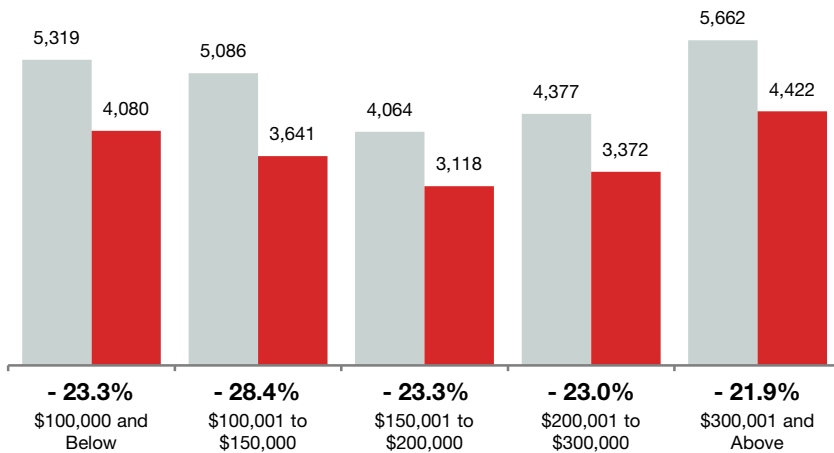
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



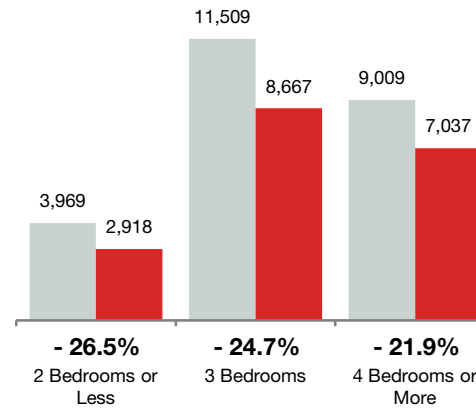
By Price Range

■ 11-2010 ■ 11-2011



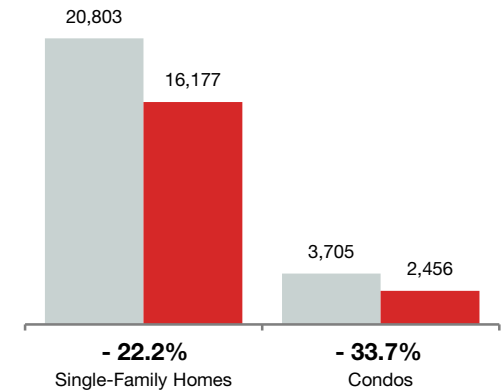
By Bedroom Count

■ 11-2010 ■ 11-2011



By Property Type

■ 11-2010 ■ 11-2011



All Properties

By Price Range

	11-2010	11-2011	Change
\$100,000 and Below	5,319	4,080	- 23.3%
\$100,001 to \$150,000	5,086	3,641	- 28.4%
\$150,001 to \$200,000	4,064	3,118	- 23.3%
\$200,001 to \$300,000	4,377	3,372	- 23.0%
\$300,001 and Above	5,662	4,422	- 21.9%
All Price Ranges	24,508	18,633	- 24.0%

Single-Family Homes

	11-2010	11-2011	Change
2 Bedrooms or Less	4,430	3,460	- 21.9%
3 Bedrooms	3,970	2,910	- 26.7%
4 Bedrooms or More	3,399	2,646	- 22.2%
	3,755	3,022	- 19.5%
	5,249	4,139	- 21.1%
All Price Ranges	20,803	16,177	- 22.2%

Condos

	11-2010	11-2011	Change
	889	620	- 30.3%
	1,116	731	- 34.5%
	665	472	- 29.0%
	622	350	- 43.7%
	413	283	- 31.5%
All Price Ranges	3,705	2,456	- 33.7%

By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	3,969	2,918	- 26.5%
3 Bedrooms	11,509	8,667	- 24.7%
4 Bedrooms or More	9,009	7,037	- 21.9%
All Bedroom Counts	24,508	18,633	- 24.0%

	11-2010	11-2011	Change
2 Bedrooms or Less	1,717	1,418	- 17.4%
3 Bedrooms	10,187	7,817	- 23.3%
4 Bedrooms or More	8,884	6,934	- 21.9%
	125	103	- 17.6%
All Bedroom Counts	20,803	16,177	- 22.2%

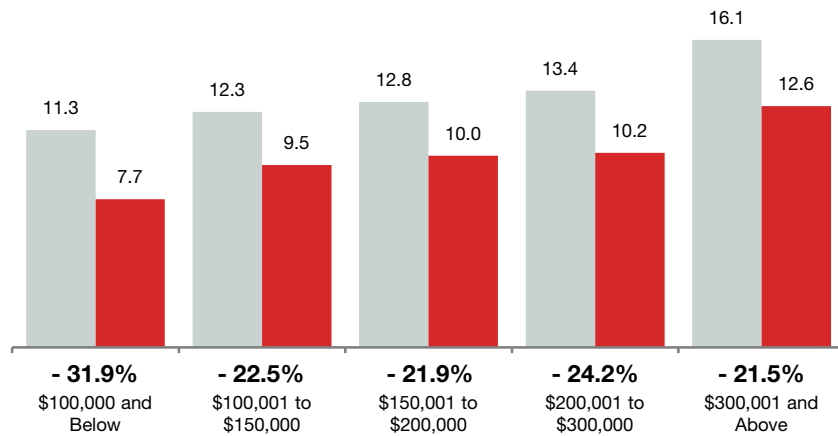
Months Supply of Inventory



The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

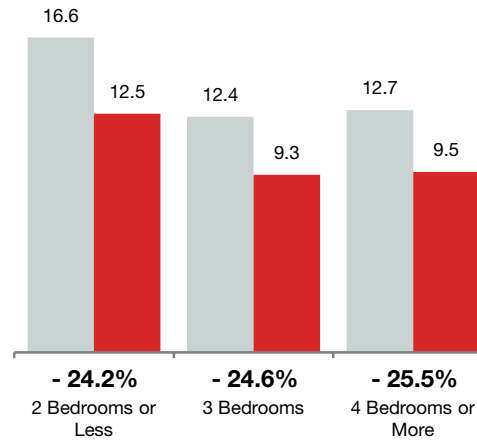
By Price Range

■ 11-2010 ■ 11-2011



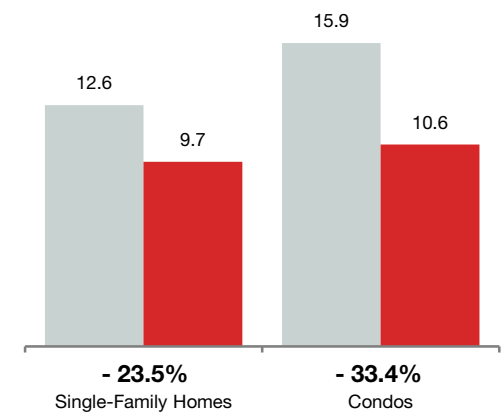
By Bedroom Count

■ 11-2010 ■ 11-2011



By Property Type

■ 11-2010 ■ 11-2011



All Properties

By Price Range

	11-2010	11-2011	Change
\$100,000 and Below	11.3	7.7	- 31.9%
\$100,001 to \$150,000	12.3	9.5	- 22.5%
\$150,001 to \$200,000	12.8	10.0	- 21.9%
\$200,001 to \$300,000	13.4	10.2	- 24.2%
\$300,001 and Above	16.1	12.6	- 21.5%
All Price Ranges	13.0	9.8	- 25.0%

Single-Family Homes

	11-2010	11-2011	Change
2 Bedrooms or Less	10.8	7.6	- 29.9%
3 Bedrooms	11.7	9.1	- 21.8%
4 Bedrooms or More	12.7	10.0	- 20.8%
Single-Family Homes	12.8	10.1	- 21.6%
Condos	15.6	12.4	- 20.6%
All Property Types	12.6	9.7	- 23.5%

Condos

	11-2010	11-2011	Change
Single-Family Homes	15.0	8.7	- 42.2%
Condos	15.2	11.5	- 23.9%
Single-Family Homes	13.6	9.9	- 27.5%
Condos	18.0	10.9	- 39.6%
Single-Family Homes	23.9	16.0	- 33.1%
All Property Types	15.9	10.6	- 33.4%

By Bedroom Count

	11-2010	11-2011	Change
2 Bedrooms or Less	16.6	12.5	- 24.2%
3 Bedrooms	12.4	9.3	- 24.6%
4 Bedrooms or More	12.7	9.5	- 25.5%
All Bedroom Counts	13.0	9.8	- 25.0%

	11-2010	11-2011	Change
2 Bedrooms or Less	15.5	13.1	- 15.6%
3 Bedrooms	12.2	9.4	- 22.9%
4 Bedrooms or More	12.7	9.5	- 25.4%
All Bedroom Counts	12.6	9.7	- 23.5%