

# CHARLOTTE MARKET REPORT

# CLT

MARKET INSIGHTS • 3Q19



**3.1%**

Charlotte Unemployment Rate



**2.0%**

Annualized Job Growth



**\$374,017**

Average New Home Price

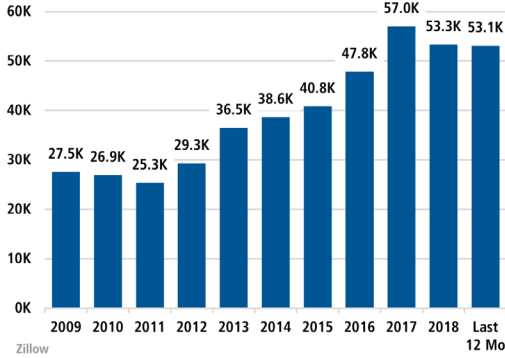


**0.6%**

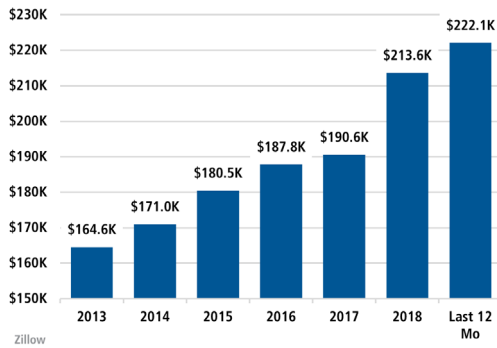
New Home Closings Up

**NEW HOUSING TRENDS<sup>1</sup>**

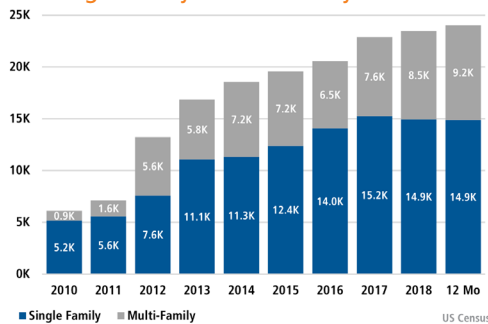
**New & Existing Homes Sold**



**Median Price New & Existing Homes**



**Single Family & Multi-Family Permits**



**ANNUALIZED NEW HOME STARTS**



Q3 2018  
**12,694**  
Q3 2019  
**12,087**

**-4.8%** ▼

**ANNUALIZED NEW HOME CLOSINGS**

**0.6%** ▲

Q3 2018  
**12,073**  
Q3 2019  
**12,142**



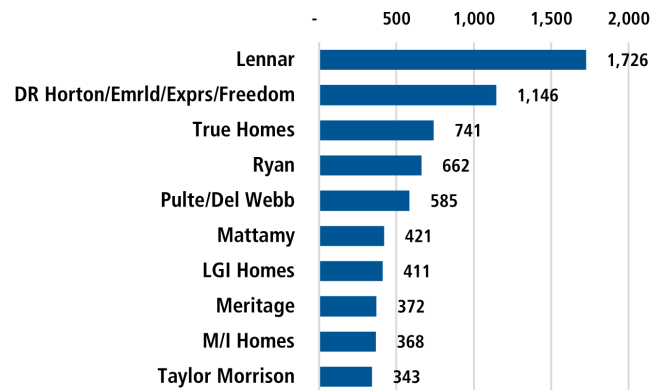
**AVERAGE NEW HOME PRICE**



Q3 2018  
**\$357,084**  
Q3 2019  
**\$374,017**

**4.7%** ▲

**Top 10 Builders by Closings - Last 12 Months**



**MLS RESALE STATISTICS - SINGLE FAMILY HOMES<sup>2</sup>**

**MONTHLY CLOSED SALES YTD**

YTD 2018 **37,249** ▲ 3.1% YTD 2019 **38,393**

**ACTIVE LISTINGS**

Sep 2018 **11,446** ▼ -19.0% Sep 2019 **9,272**

**MEDIAN SALE PRICE**

Sep 2018 **\$239,000** ▲ 6.7% Sep 2019 **\$254,900**

**DAYS ON MARKET**

Sep 2018 **37 days** ▲ 2 days Sep 2019 **39 days**

**ECONOMIC TRENDS<sup>3</sup>**

UNEMPLOYMENT RATE

**CHARLOTTE**

Sep 2018	Sep 2019
3.2%	3.1%
▼ -0.1%	

**NORTH CAROLINA**

Sep 2018	Sep 2019
3.5%	3.5%
▶ 0.0%	



TOTAL NONFARM EMPLOYMENT (in thousands)

**CHARLOTTE**

Sep 2018	Sep 2019
1,336.3	1,379.2
▲ 3.2%	

**NORTH CAROLINA**

Sep 2018	Sep 2019
4,965.5	5,120.3
▲ 3.1%	



EMPLOYMENT GROWTH

**CHARLOTTE**

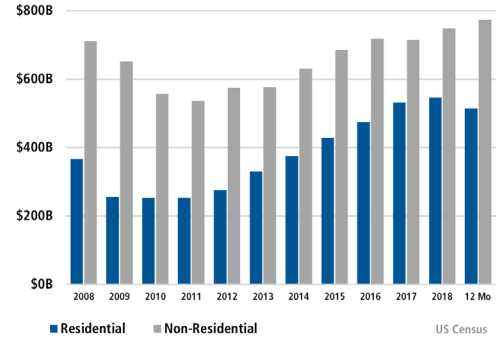
Annualized Employment Change
2.0%

**NORTH CAROLINA**

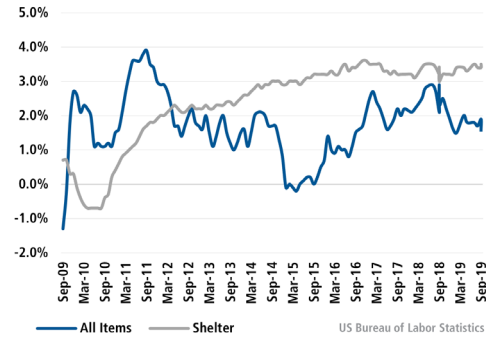
Annualized Employment Change
1.4%



US Construction Spending



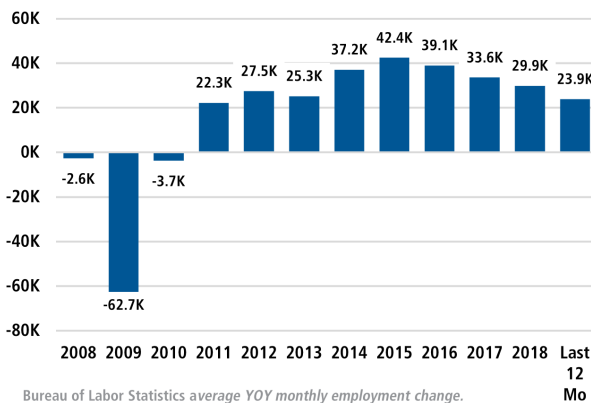
Consumer Price Index - Total CPI vs Shelter



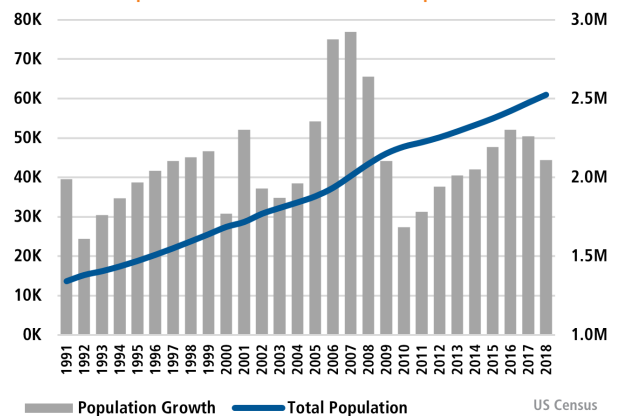
Healthy YOY Employment Growth Seen In

	Personal Services	6.1%
	Education and Health Services	4.7%
	Professional and Business Services	4.4%
	Financial Activities	4.4%

Employment Growth



Population Growth & Total Population



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ROSEVILLE, CA  
SAN DIEGO, CA  
SANTA BARBARA, CA  
VALENCIA, CA  
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TAMPA, FL  
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