

CHARLOTTE MARKET REPORT

CLT

MARKET INSIGHTS • 4Q19



3.1%

Charlotte Unemployment Rate



2.0%

Annualized Job Growth



\$371,664

Average New Home Price

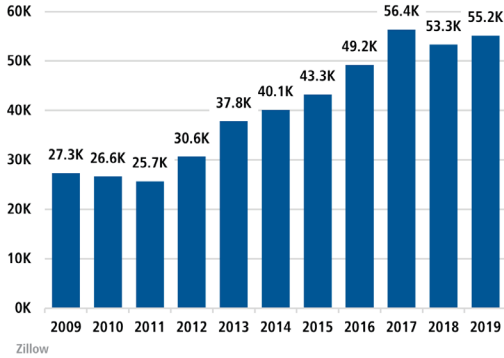


1.1%

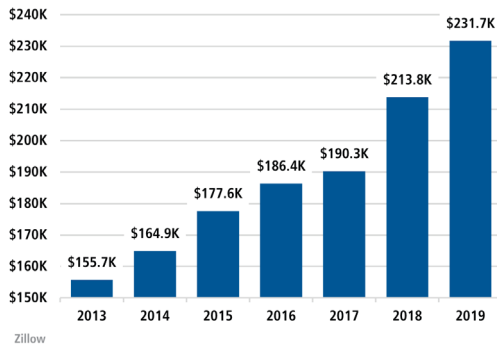
New Home Starts Up

NEW HOUSING TRENDS¹

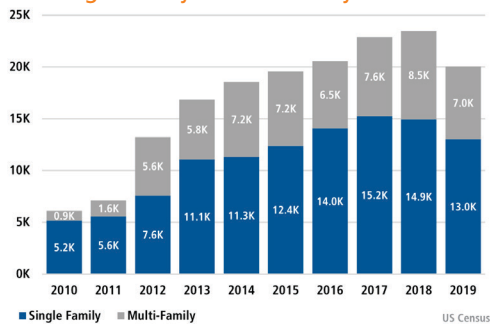
New & Existing Homes Sold



Median Price New & Existing Homes



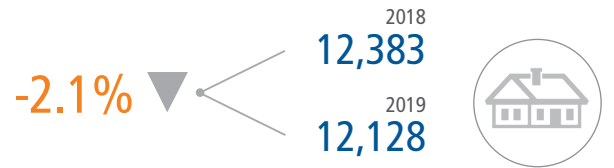
Single Family & Multi-Family Permits



ANNUALIZED NEW HOME STARTS



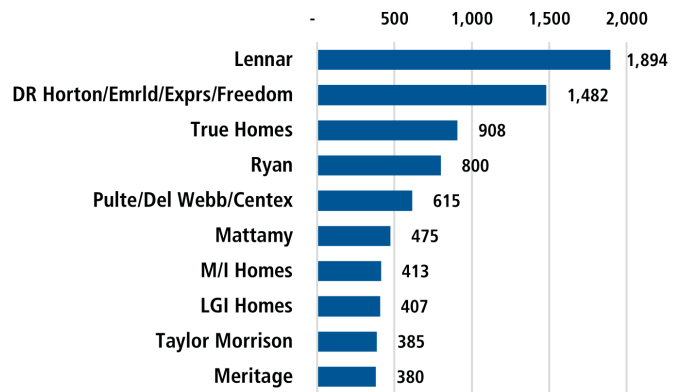
ANNUALIZED NEW HOME CLOSINGS



AVERAGE NEW HOME PRICE



Top 10 Builders by Closings - Last 12 Months



MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

MONTHLY CLOSED SALES YTD



NEW LISTINGS



MEDIAN SALE PRICE



DAYS ON MARKET



ECONOMIC TRENDS³

UNEMPLOYMENT RATE

CHARLOTTE

Dec 2018	Dec 2019
3.4%	3.1%
▼ -0.3%	

NORTH CAROLINA

Dec 2018	Dec 2019
3.7%	3.3%
▼ -0.4%	



TOTAL NONFARM EMPLOYMENT (in thousands)

CHARLOTTE

Dec 2018	Dec 2019
1,222.2	1,255.8
▲ 2.7%	

NORTH CAROLINA

Dec 2018	Dec 2019
4,530.1	4,620.4
▲ 2.0%	



EMPLOYMENT GROWTH

CHARLOTTE

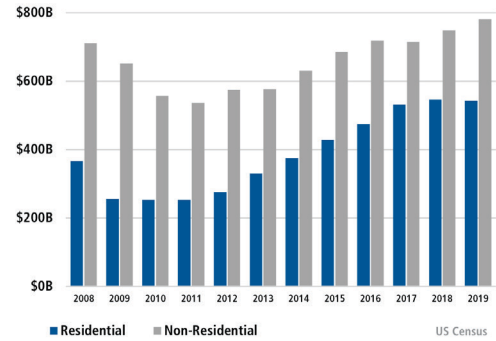
Annualized Employment Change*
2.0%

NORTH CAROLINA

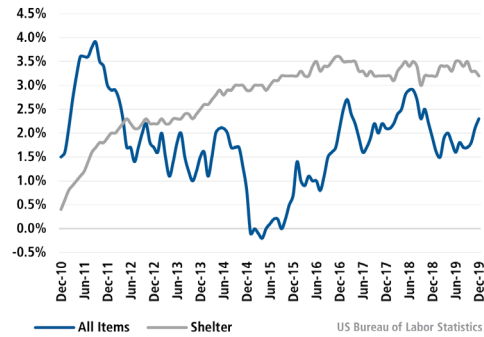
Annualized Employment Change*
1.4%



US Construction Spending



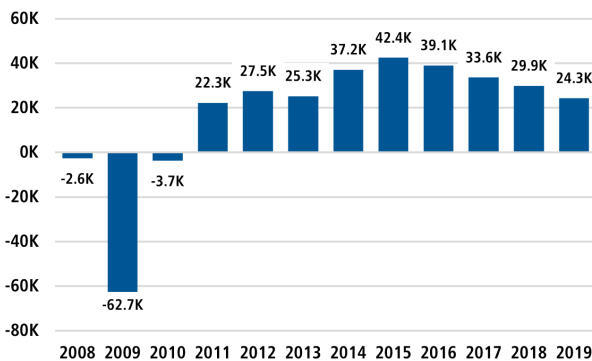
Consumer Price Index - Total CPI vs Shelter



Healthy YOY Employment Growth Seen In

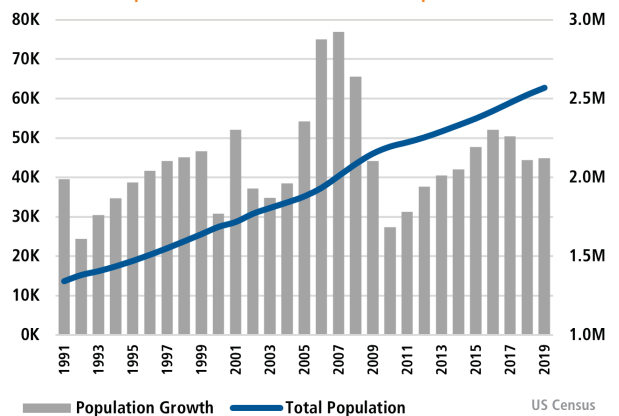


Employment Growth



Bureau of Labor Statistics average YOY monthly employment change.

Population Growth & Total Population



Sources: (3) Bureau of Labor Statistics
*Seasonally Adjusted

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