

FUTURE PRICE PREDICTIONS

The chart below is an attempt to look at where prices are going in the immediate future. It compares the last 2 months of sales to what is currently under contract(UC). What is currently under contract seems to represent roughly the next 2 months of sales. It assumes that those properties under contract will sell for 95% of their current LIST price. This chart considers Single Family Detached Homes only.

MLS Counties	# solds 10/1/19-11/30/19	Median Sales Price	Current # of UC 12/23/19	Median UC LIST Price	95% of UC LIST Price	Probable
						% change in Sales Price
Mecklenburg	2614	\$286,500	1732	\$298,000	\$283,100	-1.2%
York SC	748	\$292,000	445	\$290,000	\$275,500	-5.7%
Union	669	\$297,000	484	\$336,000	\$319,200	7.5%
Cabarrus	615	\$240,500	417	\$265,000	\$251,750	4.7%
Gaston	553	\$192,000	488	\$200,000	\$190,000	-1.0%
Iredell	568	\$277,250	389	\$279,000	\$265,050	-4.4%
Catawba	334	\$183,000	173	\$175,000	\$166,250	-9.2%
Lancaster SC	254	\$322,000	212	\$348,000	\$330,600	2.7%
Lincoln	213	\$270,000	147	\$319,000	\$303,050	12.2%
Rowan	263	165000	183	185000	\$175,750	6.5%
Buncombe	605	312500	439	325000	\$308,750	-1.2%
Henderson	312	300000	201	300000	\$285,000	-5.0%
Haywood	191	247500	126	250000	\$237,500	-4.0%
Burke	104	172250	115	170000	\$161,500	-6.2%

Based on information from the Canopy MLS