


Market Absorption Trend - Elizabeth

Where is your market going? 

Market Activity in the Last...	12 MONTHS	9 MONTHS	6 MONTHS	3 MONTHS
Closed Transactions:	26	20	12	9
Average Homes Sold per Month:	2.2	2.2	2	3
Current Active Listings on MLS:	12	12	12	12
Months of Supply on Market:	5.5	5.4	6.0	4.0
Average List Price:	\$ 448,530	\$ 482,590	\$ 502,975	\$ 517,988
Average Sale Price:	\$ 444,401	\$ 476,845	\$ 497,825	\$ 512,444
Average Days on Market	44	46	49	33

Rule of Thumb:

A six months supply signifies a balanced market.
Less than six months supply reflects a sellers' market.
More than six months supply reflects a buyers' market.

Note: Data reflects single family residential sales reported to Carolina Multiple Listings Services, Inc. for the Elizabeth neighborhood as of June 28, 2006.

Provided by:

Kristin L. Hill

Helen Adams Realty

2301 Randolph Road
Charlotte, NC 28207

khill@helenadamsrealty.com

704-375-8598 office
704-944-9271 direct
704-953-0194 mobile