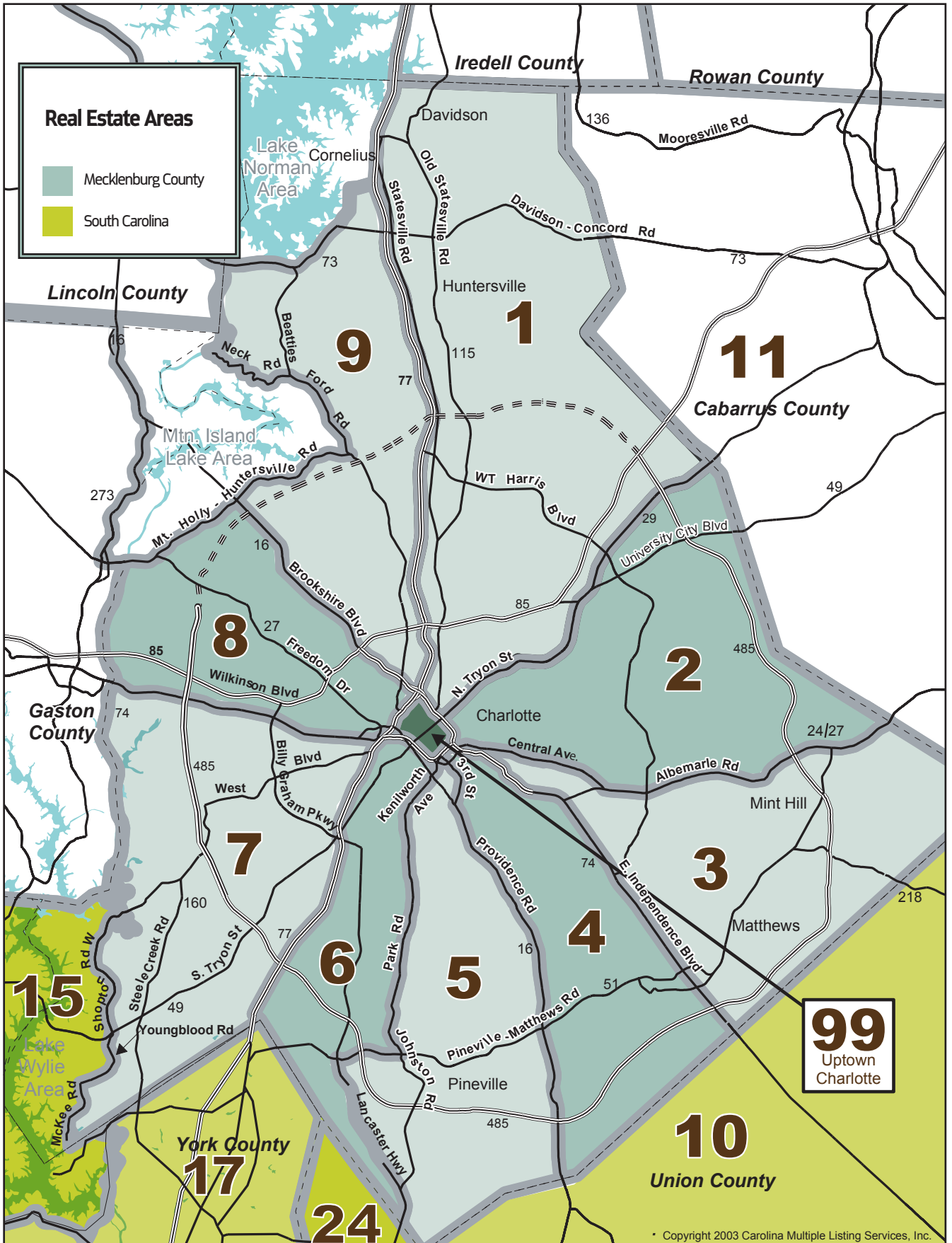


Turnaround City

Finally! After a few years of hoping for change, our exclusive chart shows that the Charlotte real estate market is starting to move in the right direction. Still, this “Goldilocks” market—not too hot, not too cold—presents all sorts of challenges for would-be buyers and sellers. Read how some locals are confronting those challenges

BY BLAKE MILLER





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How Much Is Your Home Worth Now?

Our exclusive chart reveals historical data for all of Mecklenburg County plus parts of Cabarrus, Union, and York counties. How's your neighborhood doing?



North Carolina (continued)

	Sub Areas	Zip Codes	Neighborhoods	Total Homes Sold in 2012	2012 Avg. Sales Price	2012 Avg. Days on Market	2012 List Price/Sales Price	1-Year Shift	5-Year Shift	10-Year Shift
AREA 1	1-1	28206, 28213	Village of Rosedale, Druid Hills	67	\$81,523	78	97%	31.83%	-12.08%	-21.93%
	1-2	28213	Hidden Valley, Northridge Village	53	\$46,197	82	96%	-1.54%	-54.70%	-54.88%
	1-3	28269	Fairstone, Allen Hills	388	\$98,240	96	97%	8.53%	-24.31%	-21.31%
	1-4	28262, 28269	Lexington, Withrow Downs	157	\$133,563	101	97%	0.65%	-30.11%	-28.52%
	1-5	28269	Highland Creek, Eastfield	501	\$167,331	102	97%	13.16%	-17.04%	-6.47%
	1-6	28078	Shepherd's Vineyard, Northstone	384	\$267,980	105	98%	6.69%	-17.17%	13.20%
	1-7	28036, 28078, 28031	Heritage Green, River Run, Davidson	337	\$285,614	113	97%	9.37%	-13.93%	19.90%
AREA 2	2-1	28215, 28213, 28205	Belmont, NoDa, Plaza Midwood	248	\$199,116	96	94%	16.36%	-16.62%	32.10%
	2-2	28213, 28215	Hampshire Hills	106	\$93,239	96	96%	2.73%	-24.26%	-14.18%
	2-3	28215, 28212, 28202	Windsor Park	201	\$58,131	73	95%	3.08%	-46.69%	-41.01%
	2-4	28215	Bradfield Farms, Kingstree	412	\$97,749	92	97%	3.11%	-29.69%	-23.86%
	2-5	28215, 28213	Faires Farm, Old Stone Crossing	297	\$131,583	98	97%	9.19%	-21.93%	-11.18%
AREA 3	3-1	28205	Commonwealth, Plaza Midwood	31	\$186,677	92	93%	66.03%	-15.91%	40.68%
	3-2	28212	Idlewild Farms, Coventry Woods	106	\$86,251	97	94%	14.55%	-30.24%	-20.78%
	3-3	28105, 28227, 28212	Idlewild South, Callaway Plantation	185	\$100,210	94	97%	29.75%	-18.92%	-12.34%
	3-4	28227	McAlpine Woods, Charlotte (Mint Hill)	84	\$92,821	95	95%	21.57%	-36.00%	-27.72%
	3-5	28105, 28227	Farmwood, Mint Hill, Matthews	259	\$204,590	115	96%	14.05%	-18.05%	16.88%
	3-6	28227	Versage, Olde Sycamore, Mint Hill	159	\$189,836	121	96%	3.16%	-24.49%	18.95%
AREA 4	4-1	28205, 28204, 28211	Chantilly, Elizabeth	154	\$565,845	107	99%	25.21%	-4.01%	58.34%
	4-2	28211	Cotswold, Providence Park	201	\$319,554	101	95%	3.08%	-15.35%	47.92%
	4-3	28270, 28211	Beverly Crest, Landsdowne	164	\$318,167	102	95%	15.30%	-4.24%	29.20%
	4-4	28211, 28270, 28105	Sardis Woods, Benton Woods	205	\$196,457	95	96%	24.52%	-20.23%	15.11%
	4-5	28105, 28270	Providence Plantation, McKee Woods	287	\$342,671	108	96%	3.30%	-8.36%	16.69%
	4-6	28105	Brightmore, Providence Hall	121	\$216,219	115	96%	0.88%	-10.98%	-3.15%

North Carolina (continued)

	Sub Areas	Zip Codes	Neighborhoods	Total Homes Sold in 2012	2012 Avg. Sales Price	2012 Avg. Days on Market	2012 List Price/Sales Price	1-Year Shift	5-Year Shift	10-Year Shift
AREA 5	5-1	28204, 28203, 28211, 28209, 28207	Dilworth, Myers Park	197	\$710,500	105	95%	38.32%	-17.44%	52.33%
	5-2	28209, 28211, 28210	Myers Park, Barclay Downs, Foxcroft, SouthPark	102	\$711,139	137	93%	50.32%	-34.75%	35.83%
	5-3	28210, 28226	Cameron Wood, Heydon Hall	250	\$402,075	101	95%	15.47%	-23.64%	29.46%
	5-4	28226	Old Providence, Providence Springs	312	\$420,230	106	96%	0.45%	-13.38%	21.10%
	5-5	28227, 28277, 28226	Parkridge, Thornhill, Stonecreek Ranch	136	\$190,631	97	96%	1.82%	-34.80%	-8.94%
	5-6	28227, 28277	Piper Glen, Ballantyne, Blakeney	136	\$441,425	100	96%	29.66%	5.19%	56.14%
	5-7	28277	Stonecreek Ranch, Ballantyne Country Club	383	\$376,704	92	96%	30.91%	-11.60%	11.09%
	5-8	28277	Ravencrest, Providence Country Club	202	\$309,972	84	97%	9.99%	-13.45%	16.52%
AREA 6	6-1	28203, 28209	Wilmore, Sedgefield	196	\$337,215	98	95%	35.49%	-0.21%	107.42%
	6-2	28210, 28209	Madison Park	63	\$187,121	99	95%	-0.37%	-19.33%	28.09%
	6-3	28210, 28217	Nations Ford, Arrowood Rd, Quail Hollow Estates	152	\$179,739	109	96%	15.15%	-12.62%	24.61%
	6-4	28134, 28273, 28210, 28217	Park Crossing, Pineville	73	\$236,965	95	96%	67.46%	0.95%	-1.12%
	6-5	28134	Danby, The Cottages, Pineville	172	\$266,016	120	96%	20.16%	-12.46%	-0.90%
AREA 7	7-1	28208, 28217	Clanton Park, Westover Hills	40	\$40,902	91	95%	1.74%	-44.35%	-57.38%
	7-2	28273, 28217	McDowell Meadows, Hamilton Green	192	\$139,547	89	98%	10.18%	-13.20%	18.73%
	7-3	28273, 28278	Olde White Hall, The Crossings	166	\$162,463	90	100%	41.02%	2.16%	19.58%
	7-4	28278	Withers Grove, Berewick	308	\$173,254	88	97%	2.38%	-15.21%	5.90%
	7-5	28208, 28214	Hathaway Hills	46	\$187,906	152	94%	19.36%	39.10%	81.78%
AREA 8	8-1	28208, 28216	Westerly Hills, Glenwood	101	\$66,949	89	93%	-5.21%	-31.94%	-11.34%
	8-2	28214, 28208	Westerwood Village, Forest Pawtucket	174	\$72,195	92	95%	14.39%	-34.88%	-29.52%
	8-3	28214	Windy Ridge, Long Creek	259	\$84,863	91	94%	18.84%	-28.27%	-32.36%
AREA 9	9-1	28216	University Park, Lincoln Heights, Oaklawn	40	\$54,697	106	94%	63.54%	-23.83%	-50.10%
	9-2	28216	Peachtree Hills, Grass Meadows	217	\$79,054	92	98%	-2.62%	-34.70%	-30.37%
	9-3	28216	Linda Vista Place, Carron Bridge	225	\$107,958	83	97%	12.93%	-28.11%	-25.95%
	9-4	28078, 28216	North Charlotte, Huntersville, Crosswinds	8	\$159,018	86	95%	55.76%	-11.70%	-42.12%
	9-5	28078	Huntersville	479	\$232,711	95	97%	1.05%	-9.98%	18.22%
AREA 10	10-1	28173	Waxhaw	531	\$430,141	96	98%	1.95%	-18.92%	20.37%
	10-2	28173, 28110	Waxhaw, Monroe, Mineral Springs, Wesley Chapel	375	\$333,648	95	97%	2.36%	-16.65%	52.29%
	10-3	28112, 28179, 28104, 28173	Indian Trail, Stallings, Matthews, Weddington	696	\$229,629	103	97%	-1.44%	-16.97%	21.22%

North Carolina

	Sub Areas	Zip Codes	Neighborhoods	Total Homes Sold in 2012	2012 Avg. Sales Price	2012 Avg. Days on Market	2012 List Price/Sales Price	1-Year Shift	5-Year Shift	10-Year Shift
AREA 10	10-4	28173, 28217, 28104, 28079	Waxhaw, Monroe, Matthews, Indian Trail	525	\$169,714	97	97%	2.08%	-27.94%	2.17%
	10-5	28112, 28104, 28227, 28107	Mint Hill, Midland, Matthews	87	\$193,275	107	95%	11.16%	-26.98%	18.74%
	10-6	28110, 28174, 28103	Monroe, Wingate, Marshville	52	\$171,586	134	95%	-5.08%	-36.25%	-2.98%
	10-7	28103, 28174, 28110	Marshville, Wingate, Monroe	61	\$85,017	88	93%	4.70%	-31.66%	-24.33%
	10-8	28174, 28112, 28103	Wingate, Monroe, Marshville	106	\$89,005	129	91%	-0.75%	-37.74%	-31.11%
	10-9	28112	Monroe	146	\$110,962	139	94%	2.83%	-31.51%	-12.10%
	10-10	28173, 28112	Waxhaw, Monroe, Mineral Springs	129	\$201,278	130	95%	27.07%	-10.27%	-23.92%
AREA 11	11-1	28025, 28027, 28269	Concord	213	\$114,058	128	92%	-4.27%	-26.95%	-12.86%
	11-2	28124, 28025, 28138, 28038	Concord, Mount Pleasant, Gold Hill	71	\$167,278	121	95%	21.18%	10.97%	20.30%
	11-3	28124, 28138, 28107, 28097	Concord, Mount Pleasant, Locust, Midland	52	\$157,622	103	92%	-6.16%	-16.88%	15.08%
	11-4	28075, 28027, 28025	Concord, Harrisburg	541	\$180,935	104	97%	5.76%	-14.09%	17.79%
	11-5	28027, 28078, 28036, 28081	Concord, Kannapolis, Davidson, Huntersville	707	\$230,283	100	97%	1.40%	-6.52%	23.83%
	11-6	28083, 28081	Kannapolis	254	\$89,040	101	93%	-11.84%	-34.60%	-10.24%
	11-7	28107, 28025	Midland, Concord	74	\$180,446	133	95%	23.16%	-13.99%	15.75%
AREA 13	13-1	28117, 28677, 28166	Mooresville, Statesville, Troutman	139	\$357,859	133	96%	2.15%	-12.95%	53.73%
	13-2	28117, 28115, 28166	Mooresville, Troutman	404	\$520,677	122	953%	4.83%	-11.04%	49.52%
	13-3	28031, 28078	Cornelius, Huntersville	256	\$568,018	120	95%	25.91%	-9.43%	21.88%
	13-4	28037, 28164, 28673	Denver, Stanley, Sherrills Ford	202	\$408,975	130	95%	19.79%	1.48%	71.00%
	13-5	28673, 28037, 28682, 28658	Sherrills Ford, Denver, Newton, Catawba	137	\$351,908	158	94%	6.75%	-6.59%	81.55%
AREA 15	15-1	28278	The Palisades, The Sanctuary	92	\$464,057	161	96%	31.61%	-35.87%	49.29%
	15-2	29720, 29074, 29710	Tega Cay, Liberty, Lake Wiley, Clover	114	\$306,494	109	96%	12.64%	-13.35%	-17.41%
AREA 99	99-1	28202	1st Ward Single Family 1st Ward Condos/Townhomes (Six)	28	\$182,349	124	96%	-1.50%	-35.51%	N/A
	99-2	28202	2nd Ward Condos/Townhomes (The Ratcliffe)	9	\$666,907	176	98%	6.87%	-16.42%	N/A
	99-3	28202	3rd Ward Single Family 3rd Ward Condos/Townhomes (1st Row Warehouse, 230 S. Tryon)	53	\$243,146	120	97%	14.34%	-26.42%	N/A
	99-4	28202	4th Ward Condos/Townhomes (5th and Poplar)	126	\$261,591	110	96%	14.59%	-21.54%	N/A

South Carolina

	Sub Areas	Zip Codes	Neighborhoods	Total Homes Sold in 2012	2012 Avg. Sales Price	2012 Avg. Days on Market	2012 List Price/Sales Price	1-Year Shift	5-Year Shift	10-Year Shift
AREA 17	17-2	29710, 29730, 29732	Rock Hill, Fort Mill	81	\$163,885	108	96%	-10.26%	-17.88%	-24.23%
	17-3	29710, 29745, 29715, 29730	Rock Hill, Fort Mill	73	\$142,812	115	95%	-3.94%	-28.65%	0.66%
	17-4	29710, 29745, 29715, 29730	Rock Hill, Fort Mill	75	\$198,608	92	97.0%	3.97%	-19.29%	9.51%
	17-5	29745, 29732, 29710	York, Rock Hill, Lake Wylie	20	\$171,945	138	94.0%	19.41%	-10.57%	-17.97%
	17-6	29726, 29708, 29715	McConnell, Fort Mill	155	\$258,569	104	97.0%	6.24%	-15.67%	12.87%
	17-8	29708, 29715	Fort Mill	159	\$345,213	94	98.0%	12.48%	8.42%	58.06%
	17-9	29715, 29708, 29732	Fort Mill, Rock Hill	118	\$235,154	121	98.0%	5.07%	-7.82%	11.39%
	17-10	29745, 29717	York, Hickory Grove	1	\$210,000	66	88.0%	55.56%	3.62%	438.46%
	17-11	29743, 29742, 29745	York, Smyrna, Sharon	7	\$148,428	56	91.0%	3.45%	-41.59%	5.91%
	17-12	29742, 29717, 29732	Sharon, Hickory Grove, Rock Hill	3	\$118,633	63	95.0%	-16.46%	N/A	N/A
	17-13	29717, 29742, 29732, 29710	Hickory Grove, Sharon, Rock Hill, Clover	4	\$295,457	196	94.0%	69.32%	N/A	N/A
	17-14	29745, 29730	York, Rock Hill	17	\$145,382	103	97.0%	13.57%	-28.69%	8.51%
	17-15	29745, 29732	York, Rock Hill	60	\$147,334	146	95.0%	0.76%	-25.89%	-8.65%
	17-16	29745, 29742, 29732	York, Sharon, Rock Hill	9	\$149,444	142	94.0%	2.75%	-17.06%	7.71%
	17-17	29730, 29745, 29708	Rock Hill, York, Fort Mill	31	\$141,654	170	94.0%	9.40%	-28.86%	-6.50%
	17-18	29745, 29726, 29730	York, McConnell, Rock Hill	20	\$106,750	125	97.0%	-17.35%	-38.26%	-2.26%
	17-19	29730, 29732	Rock Hill	208	\$187,658	124	96.0%	10.73%	-7.73%	15.94%
	17-20	29730, 29732, 29704	Rock Hill, Tega Cay, Catawba	238	\$155,747	110	96.0%	10.06%	-16.52%	7.56%
	17-21	29730, 29732	Rock Hill	133	\$170,785	100	96.0%	0.37%	-15.05%	12.26%
	17-22	29730, 29732	Rock Hill	74	\$74,038	88	92.0%	-44.75%	-49.91%	-16.94%
AREA 24	24-1	29720, 29707, 29744, 29715	Lancaster, Fort Mill, Indian Land, Van Wyck	171	\$176,133	94	97.0%	-28.06%	-40.75%	43.31%
	24-2	29720, 29707	Lancaster, Fort Mill	15	\$176,986	134	95.0%	27.32%	-9.10%	N/A

HOW WE DID THIS, AND A FEW NOTES

All data are from Carolina Multiple Listing Service Inc., provided by Pat Riley, president and COO of Allen Tate Company. CMLS data are considered accurate, but the figures in this chart are not guaranteed. Data were collected from January 1, 2012, to December 31, 2012. South Carolina price and transaction data were derived from CMLS only. Any blank fields—for example, 17-12 and 17-13—appear because there were no sales in 2002 and 2007, and therefore no historical data. All data for area 99's subareas are for condo/townhomes only.