

CHARLOTTE

Homes for any Lifestyle

CHARLOTTE NEIGHBORHOODS HAVE SOMETHING for everyone. Whether close to the city or nestled in the suburbs, from historic homes to modern apartments and condominiums, newcomers can find the perfect place to call home. Not surprisingly, Charlotte is regularly included among the best U.S. cities to live. A strong school system, impressive city services, affordable utilities, and moderate household operating costs are just a few of the benefits of Charlotte neighborhoods. With a strong road network and mass transit options, the average commute time is only 28 minutes.

Charlotte's inviting atmosphere, pleasant climate, abundant business opportunities and high quality of life continue to attract newcomers. Charlotte is one of the top moving destinations, according to Penske and United Van Lines.

CHARLOTTE HAS BEEN RANKED AS ONE OF THE MOST DESIRABLE PLACES TO PURCHASE A HOME.



The Affordable Market

Charlotte is consistently rated as one of the top places to live in America based on quality of life, the variety of housing options and affordability. Because of this, Charlotte has been ranked as one of the most desirable places to purchase a home. Carolina Multiple Listing Services, Inc. (CMLS) reports that the 2013 average sales price for a home in Mecklenburg County was \$244,316. This is based on more than 16,000 closings, totaling \$3.9 billion in sales volume.

Urban Sleek to Suburban Chic

New development has taken off along the light rail corridor as transit-oriented, mixed-use developments provide much sought after live-work environments. The southeast Charlotte area is booming, with nearly 3,000 apartment units currently under construction to meet the needs of new residents. The Charlotte area has many other communities in a variety of styles, price ranges and living environments. In Center City, residents can choose sleek high-rise condos or historic Victorian homes. Getting around is simple, thanks to highly networked streets and roads, two robust interstate systems and abundant mass transit options.

Historic and Established

Charlotte encourages the preservation of historic homes and construction of new housing that promotes strong neighborhoods through thoughtful land use and zoning practices. Substandard housing is being reduced in older areas of the city, and revitalization efforts are ongoing.

Charlotte's older neighborhoods exhibit a sense of the city's past. Many have been kept in pristine condition, while others have been renovated to fit the needs of the 21st century. Concerted efforts to preserve and protect Charlotte's oldest neighborhoods can be seen close to, inside or farther out from Center City. Dilworth, a neighborhood of bungalow homes, tree-shaded streets and churches centered around Latta Park, has been reborn. Residents, working with local government, are renovating and restoring the old stately homes and a piece of Charlotte's history.

Waterfront Developments and Recreational Living

The Catawba River, Lake Norman and Lake Wylie provide exciting housing opportunities where you can get away from it all in a short commute from the central



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Housing Affordability, Selected Metropolitan Areas

	Median Sales Price	Median Family Income	Share of Homes Affordable for Median Income
San Jose, CA	\$631,000	\$101,900	27
Washington, DC	\$330,000	\$105,100	69
Portland, OR	\$250,000	\$69,400	59
Dallas, TX	\$204,000	\$68,500	60
Houston, TX	\$190,000	\$66,600	61
Phoenix, AZ	\$189,000	\$61,900	68
Charlotte, NC	\$165,000	\$64,200	74
Memphis, TN	\$118,000	\$56,700	79

Source: NAHB/Wells Fargo Housing Opportunity Index First Quarter 2014

Average Home Sales Price by Area

City/Town	Single Family Avg. Sales Price	Condo/Town House Avg. Sales Price
Charlotte	\$301,868	\$183,776
Cornelius	\$430,273	\$163,198
Davidson	\$487,322	\$187,358
Huntersville	\$287,171	\$177,726
Matthews	\$300,342	\$138,042
Mint Hill	\$243,426	\$133,000
Pineville	\$240,790	\$136,000
Lake Wylie	\$360,789	\$142,150
Lake Norman	\$521,681	\$184,320
Uptown Charlotte	n/a	\$298,679

Source: Carolina Multiple Listing Services, Inc. (CarolinaMLS), June 2014.



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business district. Boating, fishing, water sports, golf and tennis can become part of your daily routine with Lake Wylie 20 minutes to the south and Lake Norman 20 minutes to the north of Center City. There is even a PGA-sanctioned golf development, Piper Glen. Master-planned residential communities such as the Sanctuary and the Palisades also provide unparalleled amenities in recreational living.

Other Options

For those who prefer the ease of multi-family locations, there are a number of options. Multi-story and townhouse condos can be found in Center City, near the impressive office buildings, museums and restaurants; in neighborhoods convenient to shopping, schools and entertainment; and in the suburbs near lakes, universities and other amenities. The average closing price was \$205,537 in December 2012.

Apartments offer the same variety of location, price and amenities. Luxury complexes have swimming pools, tennis, clubhouses, social events and other features. The average rental rate is \$874 for the more than 84,000 multi-family units in Mecklenburg County.



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