

# Charlotte Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association

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## For Week Ending January 31, 2026

Data current as of February 9, 2026

U.S. sales of existing homes totaled 4.06 million in 2025, essentially unchanged from 2024, according to data from the National Association of REALTORS®.

Sales have declined year-over-year since 2022 and have hovered around 4 million annually since 2023, constrained by elevated mortgage rates and high home prices.

In the Charlotte region, for the week ending January 31:

- New Listings decreased 9.6% to 898
- Pending Sales decreased 15.4% to 722
- Inventory increased 16.1% to 10,126

For the month of January:

- Median Sales Price increased 2.2% to \$390,000
- List to Close increased 8.6% to 114
- Percent of Original List Price Received decreased 1.2% to 94.3%
- Months Supply of Homes for Sale increased 12.0% to 2.8

## Quick Facts

- 9.6%	- 15.4%	+ 16.1%
Change in New Listings	Change in Pending Sales	Change in Inventory

The Charlotte Region report includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union counties in North Carolina, and Chester, Chesterfield, Lancaster and York counties in South Carolina. Comprised of single-family properties, townhomes and condominiums combined. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

### Metrics by Week

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Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

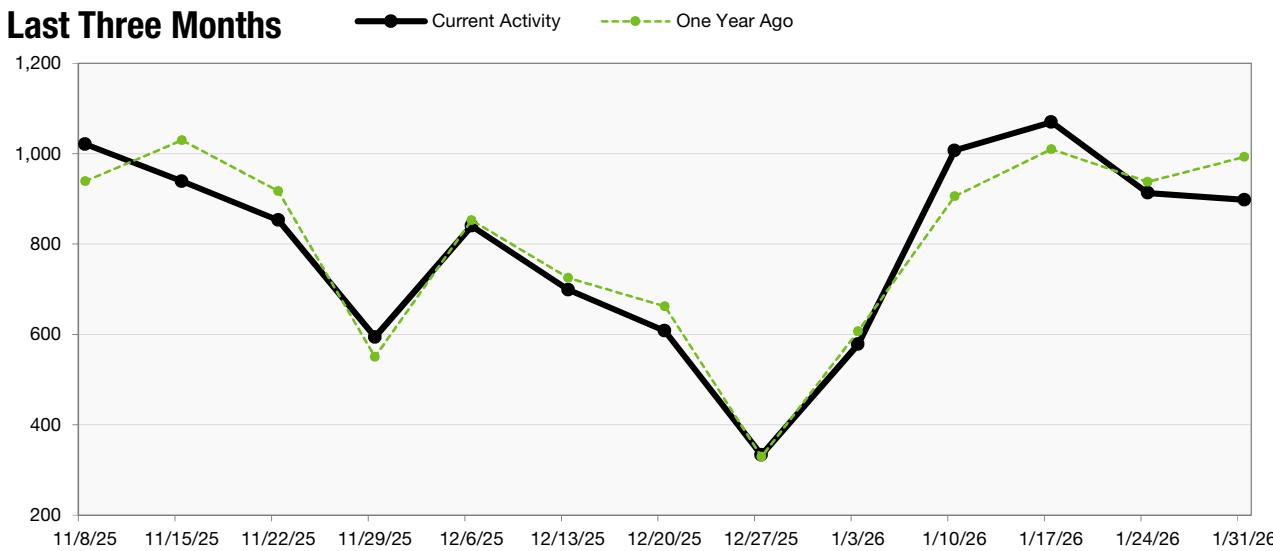


# New Listings

A count of the properties that have been newly listed on the market in a given week.

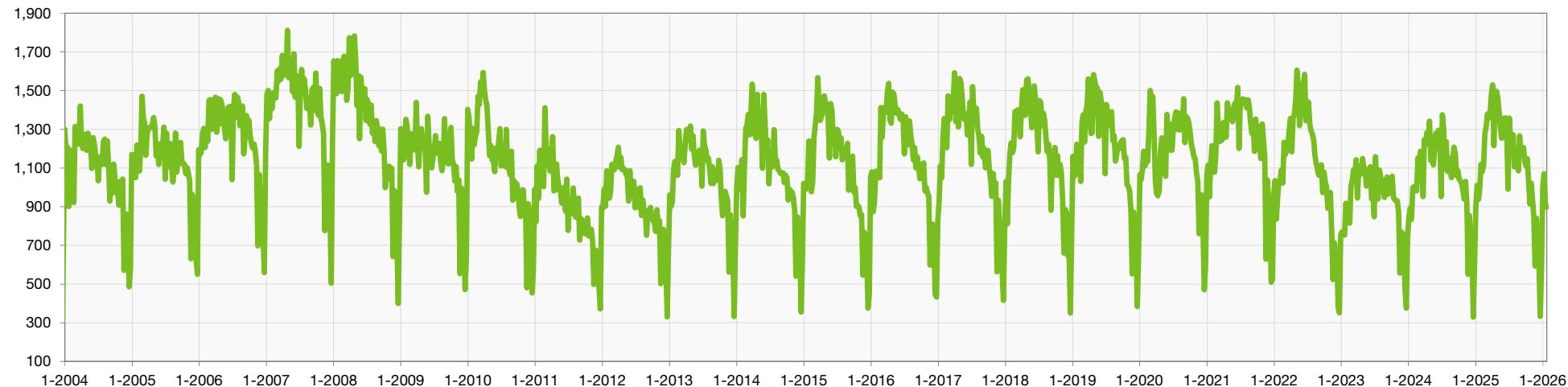


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/8/25	1,021	939	+ 8.7%
11/15/25	939	1,030	- 8.8%
11/22/25	853	917	- 7.0%
11/29/25	594	550	+ 8.0%
12/6/25	840	853	- 1.5%
12/13/25	699	725	- 3.6%
12/20/25	608	662	- 8.2%
12/27/25	333	329	+ 1.2%
1/3/26	578	607	- 4.8%
1/10/26	1,007	906	+ 11.1%
1/17/26	1,070	1,010	+ 5.9%
1/24/26	913	938	- 2.7%
<b>1/31/26</b>	<b>898</b>	<b>993</b>	<b>- 9.6%</b>
3-Month Total	10,353	10,459	- 1.0%

## Historical New Listing Activity



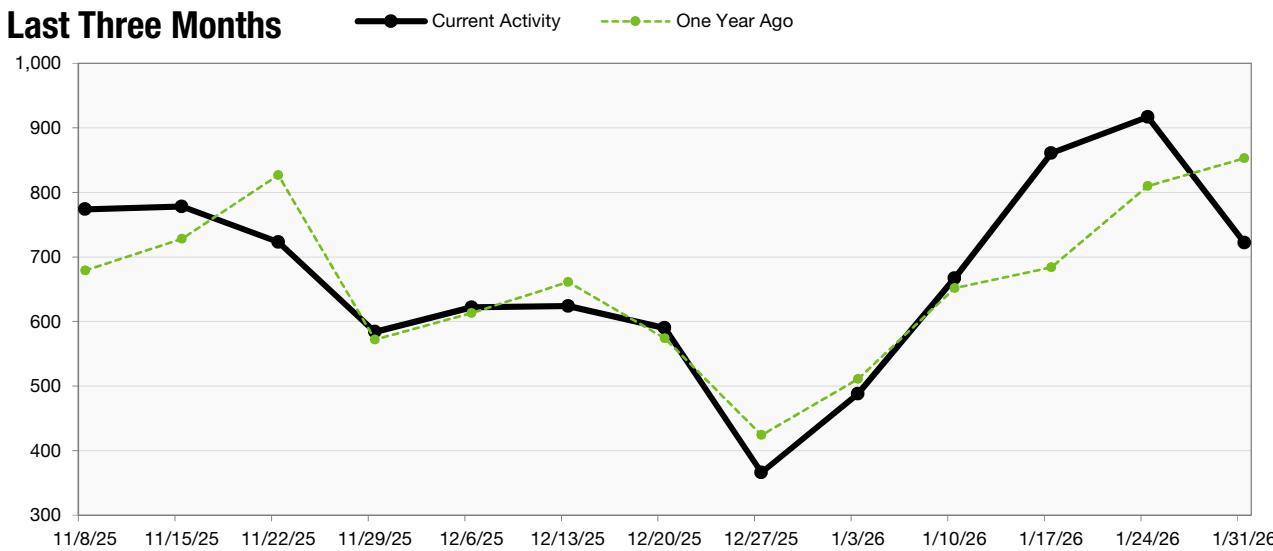
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# Pending Sales

A count of the properties on which contracts have been accepted in a given week.  
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

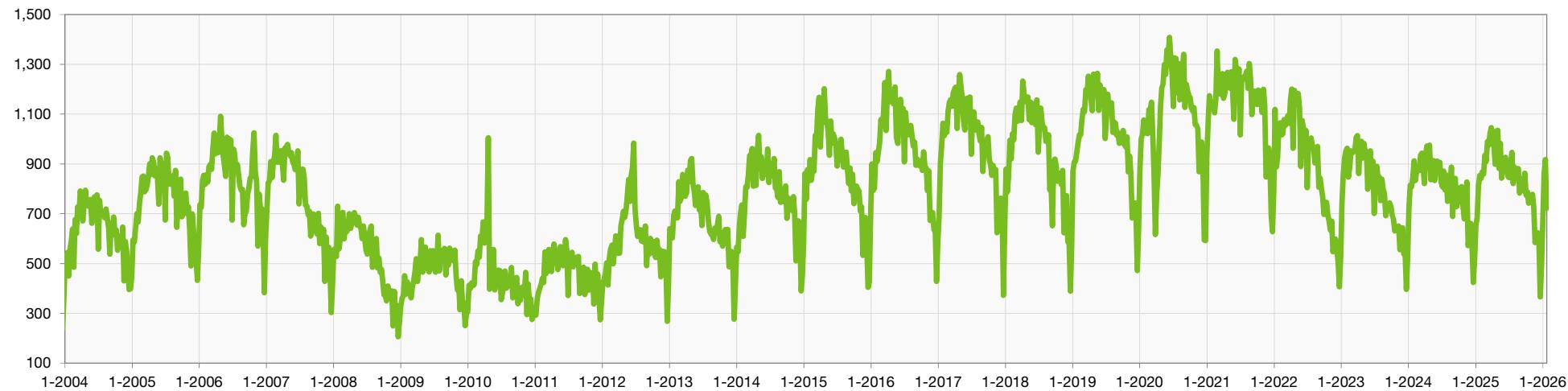


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/8/25	774	679	+ 14.0%
11/15/25	778	728	+ 6.9%
11/22/25	723	827	- 12.6%
11/29/25	584	572	+ 2.1%
12/6/25	622	613	+ 1.5%
12/13/25	624	661	- 5.6%
12/20/25	590	574	+ 2.8%
12/27/25	366	424	- 13.7%
1/3/26	488	511	- 4.5%
1/10/26	667	652	+ 2.3%
1/17/26	861	684	+ 25.9%
1/24/26	917	810	+ 13.2%
<b>1/31/26</b>	<b>722</b>	<b>853</b>	<b>- 15.4%</b>
3-Month Total	8,716	8,588	+ 1.5%

## Historical Pending Sales Activity



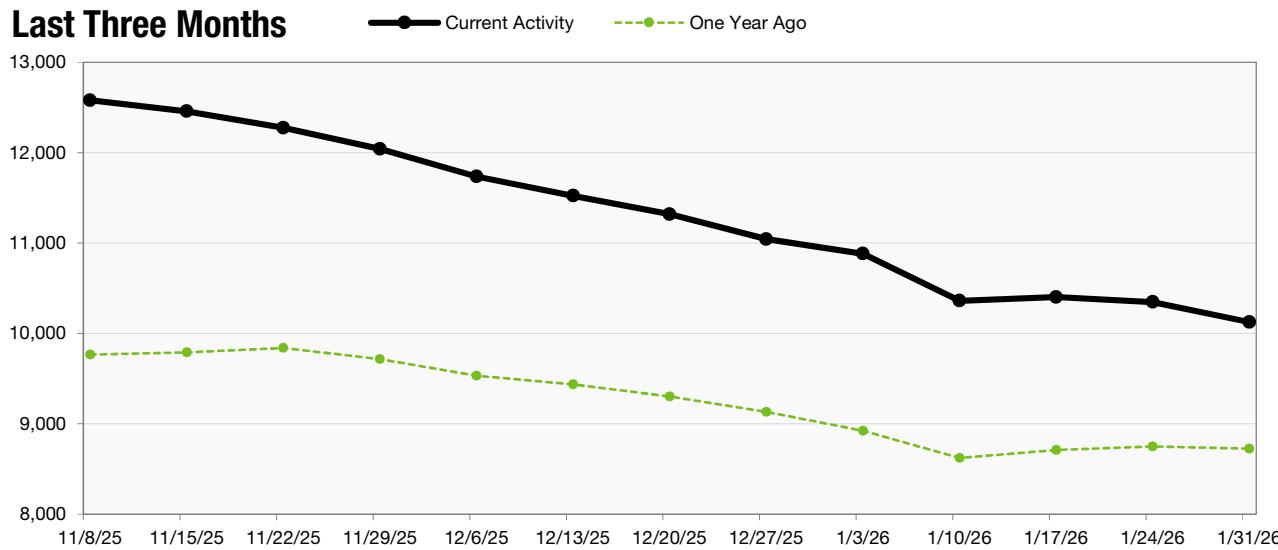
CanopyMLS, Inc. did not include "showable" under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.



## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/8/2025	12,580	9,764	+ 28.8%
11/15/2025	12,459	9,792	+ 27.2%
11/22/2025	12,275	9,839	+ 24.8%
11/29/2025	12,042	9,716	+ 23.9%
12/6/2025	11,736	9,533	+ 23.1%
12/13/2025	11,523	9,436	+ 22.1%
12/20/2025	11,319	9,301	+ 21.7%
12/27/2025	11,043	9,130	+ 21.0%
1/3/2026	10,882	8,923	+ 22.0%
1/10/2026	10,361	8,622	+ 20.2%
1/17/2026	10,403	8,711	+ 19.4%
1/24/2026	10,348	8,750	+ 18.3%
<b>1/31/2026</b>	<b>10,126</b>	<b>8,723</b>	<b>+ 16.1%</b>
3-Month Avg	11,315	9,249	+ 22.3%

## Historical Inventory Activity



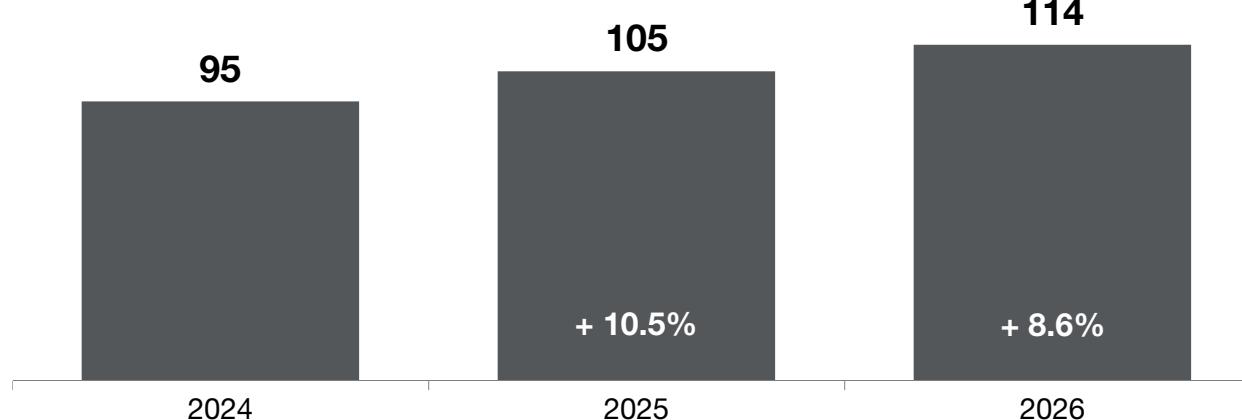
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# List to Close

"List to Close" provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."



## January



Month	Current Activity	One Year Previous	+ / -
February 2025	101	93	+ 8.6%
March 2025	99	89	+ 11.2%
April 2025	92	84	+ 9.5%
May 2025	88	81	+ 8.6%
June 2025	88	78	+ 12.8%
July 2025	87	81	+ 7.4%
August 2025	93	82	+ 13.4%
September 2025	100	87	+ 14.9%
October 2025	99	89	+ 11.2%
November 2025	99	91	+ 8.8%
December 2025	106	95	+ 11.6%
<b>January 2026</b>	<b>114</b>	<b>105</b>	<b>+ 8.6%</b>
12-Month Avg	96	87	+ 10.3%

## Historical List to Close



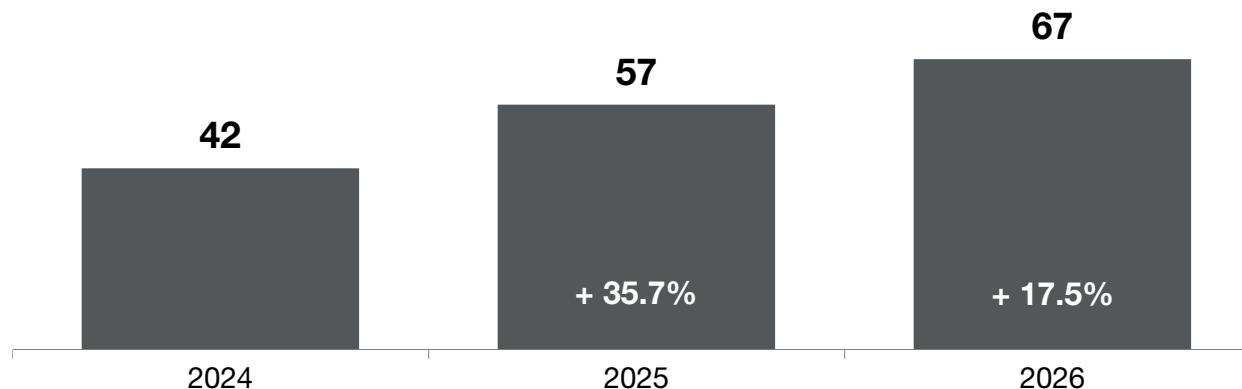
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# Days on Market

Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.



## January



Month	Current Activity	One Year Previous	+/-
February 2025	55	45	+ 22.2%
March 2025	55	42	+ 31.0%
April 2025	48	37	+ 29.7%
May 2025	44	34	+ 29.4%
June 2025	43	31	+ 38.7%
July 2025	44	35	+ 25.7%
August 2025	48	35	+ 37.1%
September 2025	54	39	+ 38.5%
October 2025	54	42	+ 28.6%
November 2025	55	45	+ 22.2%
December 2025	60	50	+ 20.0%
<b>January 2026</b>	<b>67</b>	<b>57</b>	<b>+ 17.5%</b>
12-Month Avg	51	40	+ 27.5%

## Historical Days on Market



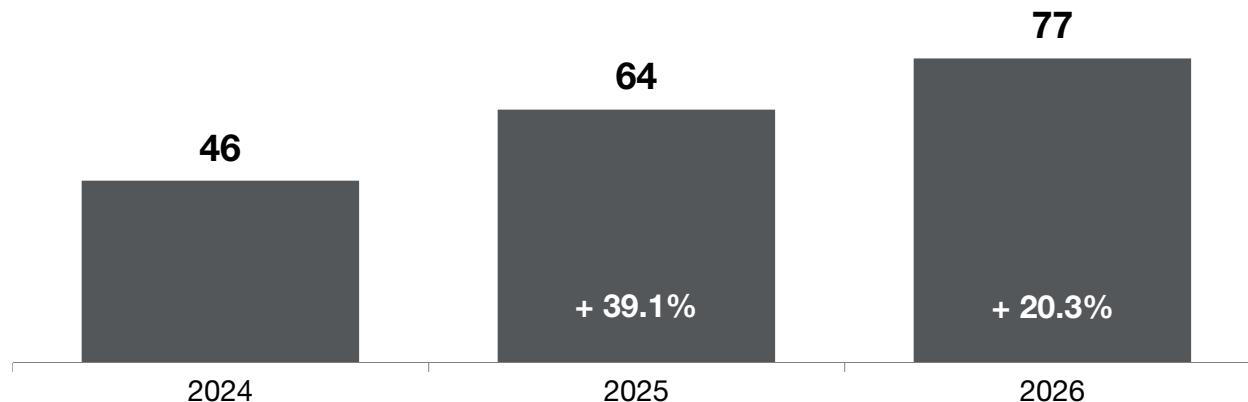
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# Cumulative Days on Market

Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market (expired or withdrawn) for more than 90 days.



## January



Month	Current Activity	One Year Previous	+/-
February 2025	63	49	+ 28.6%
March 2025	63	46	+ 37.0%
April 2025	54	42	+ 28.6%
May 2025	50	37	+ 35.1%
June 2025	47	35	+ 34.3%
July 2025	49	37	+ 32.4%
August 2025	53	37	+ 43.2%
September 2025	60	43	+ 39.5%
October 2025	61	45	+ 35.6%
November 2025	62	49	+ 26.5%
December 2025	69	55	+ 25.5%
<b>January 2026</b>	<b>77</b>	<b>64</b>	<b>+ 20.3%</b>
12-Month Avg	58	44	+ 31.8%

## Historical Cumulative Days on Market



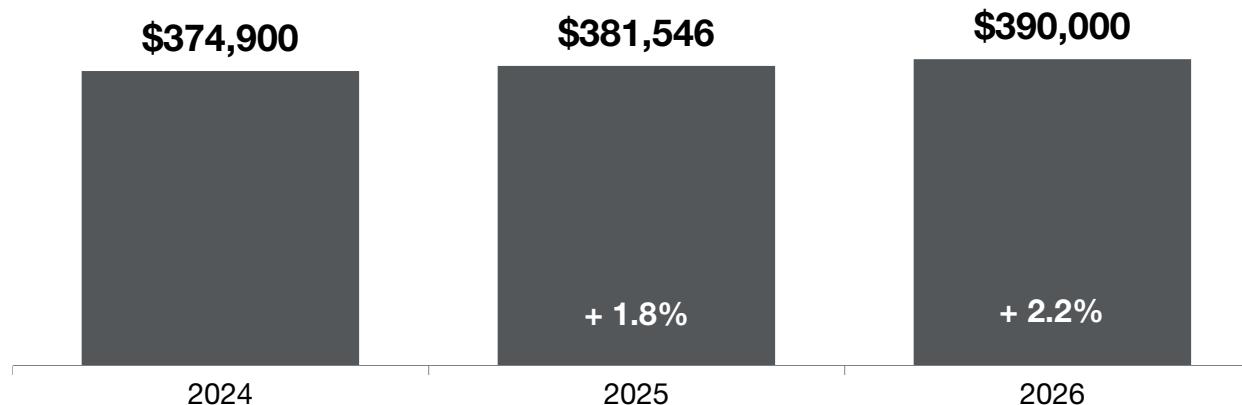
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# Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.



## January



Month	Current Activity	One Year Previous	+ / -
February 2025	\$385,000	\$385,000	0.0%
March 2025	\$392,000	\$384,990	+ 1.8%
April 2025	\$395,900	\$390,100	+ 1.5%
May 2025	\$405,000	\$400,000	+ 1.3%
June 2025	\$415,000	\$406,000	+ 2.2%
July 2025	\$405,000	\$400,143	+ 1.2%
August 2025	\$400,000	\$395,000	+ 1.3%
September 2025	\$395,000	\$393,000	+ 0.5%
October 2025	\$400,000	\$393,000	+ 1.8%
November 2025	\$400,000	\$390,000	+ 2.6%
December 2025	\$400,000	\$385,000	+ 3.9%
<b>January 2026</b>	<b>\$390,000</b>	<b>\$381,546</b>	<b>+ 2.2%</b>
12-Month Avg	\$400,000	\$392,850	+ 1.8%

## Historical Median Sales Price



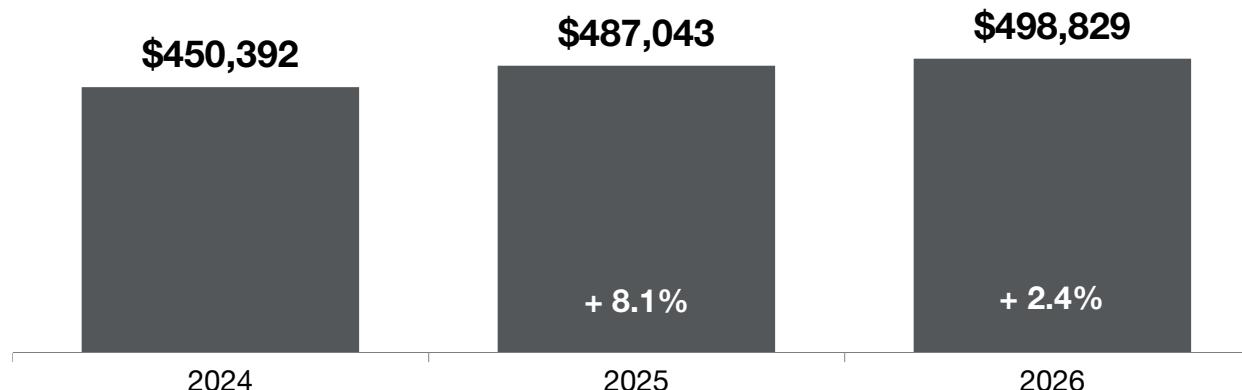
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# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January



Month	Current Activity	One Year Previous	+ / -
February 2025	\$473,655	\$464,917	+ 1.9%
March 2025	\$505,448	\$478,911	+ 5.5%
April 2025	\$518,838	\$499,746	+ 3.8%
May 2025	\$521,875	\$521,839	+ 0.0%
June 2025	\$533,199	\$520,422	+ 2.5%
July 2025	\$509,258	\$508,959	+ 0.1%
August 2025	\$511,691	\$497,198	+ 2.9%
September 2025	\$503,816	\$498,979	+ 1.0%
October 2025	\$507,460	\$488,528	+ 3.9%
November 2025	\$506,526	\$484,637	+ 4.5%
December 2025	\$509,574	\$475,753	+ 7.1%
<b>January 2026</b>	<b>\$498,829</b>	<b>\$487,043</b>	<b>+ 2.4%</b>
12-Month Avg	\$509,919	\$495,333	+ 2.9%

## Historical Average Sales Price



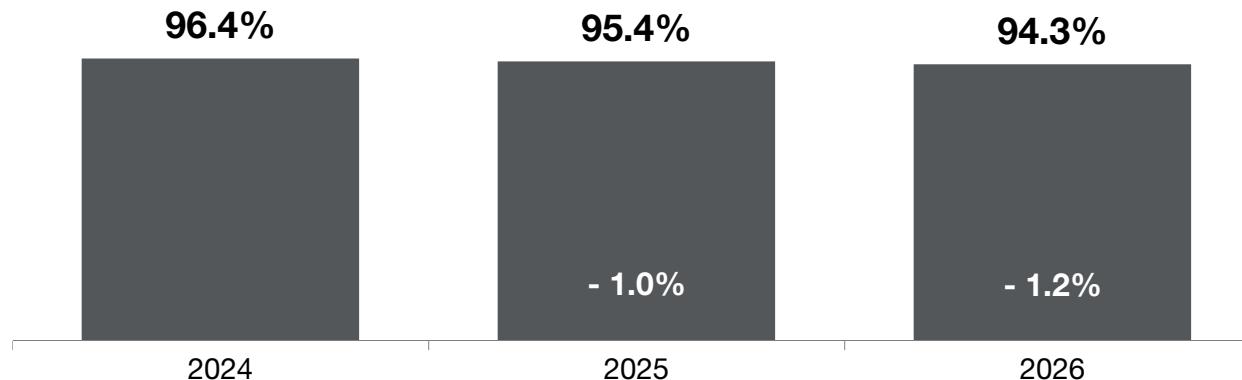
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# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## January



Month	Current Activity	One Year Previous	+ / -
February 2025	95.9%	96.8%	- 0.9%
March 2025	96.0%	97.3%	- 1.3%
April 2025	96.7%	97.7%	- 1.0%
May 2025	96.6%	97.8%	- 1.2%
June 2025	96.5%	97.6%	- 1.1%
July 2025	95.9%	97.0%	- 1.1%
August 2025	95.3%	96.6%	- 1.3%
September 2025	95.1%	96.3%	- 1.2%
October 2025	94.9%	95.9%	- 1.0%
November 2025	94.9%	95.8%	- 0.9%
December 2025	94.3%	95.2%	- 0.9%
<b>January 2026</b>	<b>94.3%</b>	<b>95.4%</b>	<b>- 1.2%</b>
12-Month Avg	95.6%	96.7%	- 1.1%

## Historical Percent of Original List Price Received



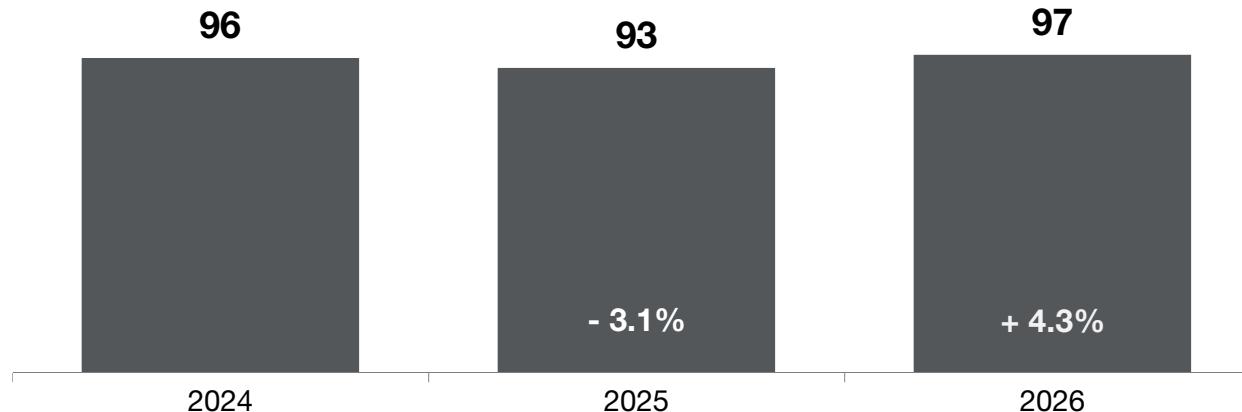
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# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



## January



Month	Current Activity	One Year Previous	+ / -
February 2025	93	92	+ 1.1%
March 2025	92	93	- 1.1%
April 2025	90	89	+ 1.1%
May 2025	88	88	0.0%
June 2025	86	88	- 2.3%
July 2025	89	90	- 1.1%
August 2025	91	94	- 3.2%
September 2025	95	97	- 2.1%
October 2025	94	93	+ 1.1%
November 2025	94	92	+ 2.2%
December 2025	94	93	+ 1.1%
<b>January 2026</b>	<b>97</b>	<b>93</b>	<b>+ 4.3%</b>
12-Month Avg	92	92	0.0%

## Historical Housing Affordability Index



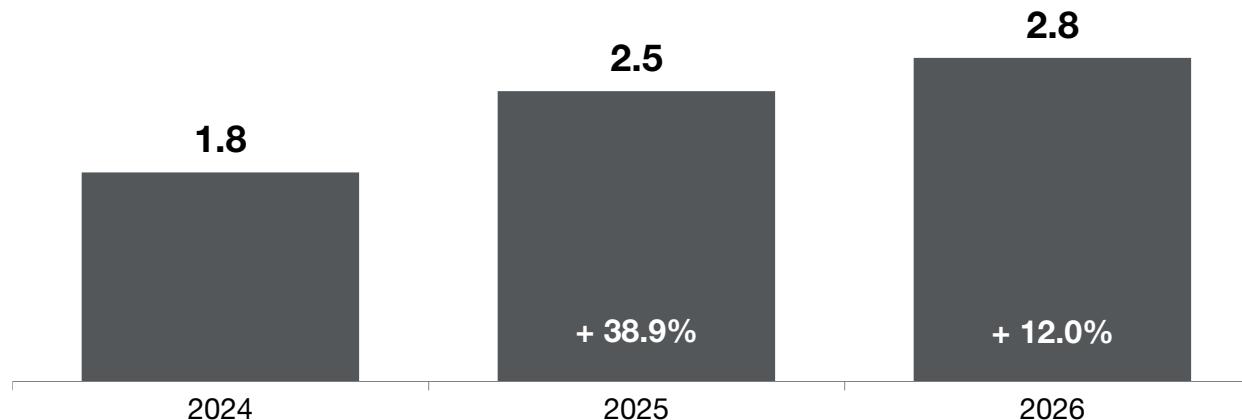
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# Months Supply of Homes for Sale

The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



## January



Month	Current Activity	One Year Previous	+ / -
February 2025	2.6	1.8	+ 44.4%
March 2025	2.7	1.9	+ 42.1%
April 2025	3.0	2.1	+ 42.9%
May 2025	3.3	2.3	+ 43.5%
June 2025	3.5	2.5	+ 40.0%
July 2025	3.5	2.6	+ 34.6%
August 2025	3.5	2.8	+ 25.0%
September 2025	3.5	2.9	+ 20.7%
October 2025	3.5	2.8	+ 25.0%
November 2025	3.3	2.7	+ 22.2%
December 2025	2.9	2.5	+ 16.0%
<b>January 2026</b>	<b>2.8</b>	<b>2.5</b>	<b>+ 12.0%</b>
12-Month Avg	3.2	2.4	+ 33.3%

## Historical Months Supply of Inventory



CanopyMLS, Inc. did not include "showable" under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Months Supply of Homes for Sale** stats trend lower since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.