Charlotte Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending July 4, 2026

Data current as of July 13, 2026

A new report from Realtor.com found that new construction homes are more likely to sell below list price than existing homes. Condos and townhomes are also more likely to sell below list price than single-family homes. As of March 2026, the average single-family home sold for 99.2% of its final list price, while the average condo sold for 97.9% of its final list price.

In the Charlotte region, for the week ending July 4:

- New Listings decreased 2.1% to 971
- Pending Sales increased 19.4% to 1,011
- Inventory increased 8.8% to 13,484

For the month of June:

- Median Sales Price remained flat at $415,000
- List to Close increased 5.7% to 93
- Percent of Original List Price Received decreased 0.2% to 96.3%
- Months Supply of Homes for Sale increased 2.9% to 3.6

Quick Facts

- 2.1%	+ 19.4%	+ 8.8%
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

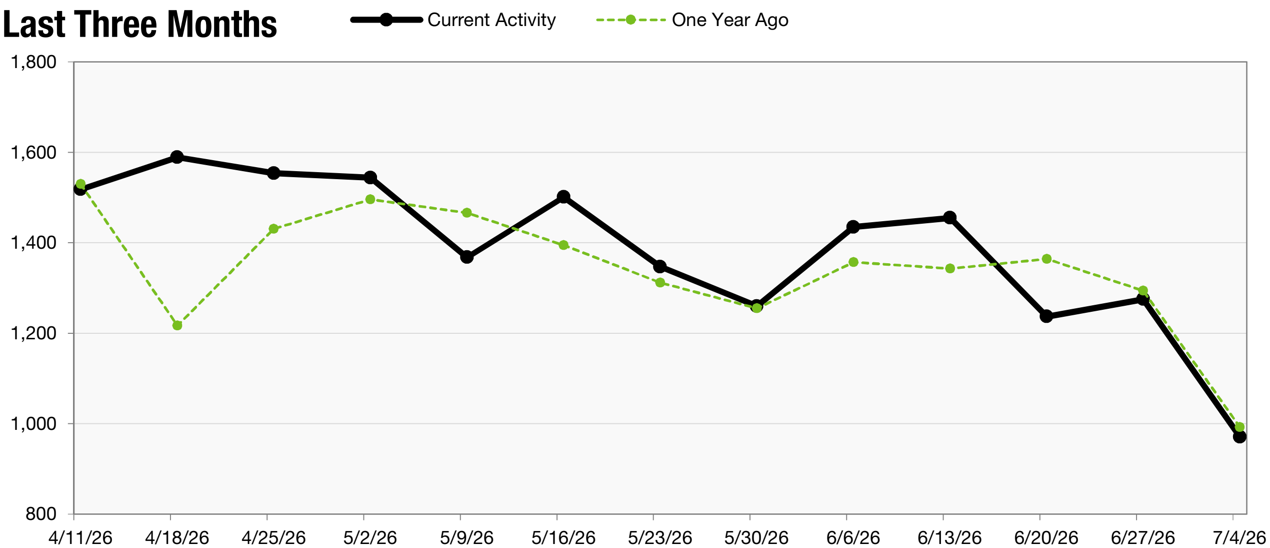
Metrics by Month

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

New Listings

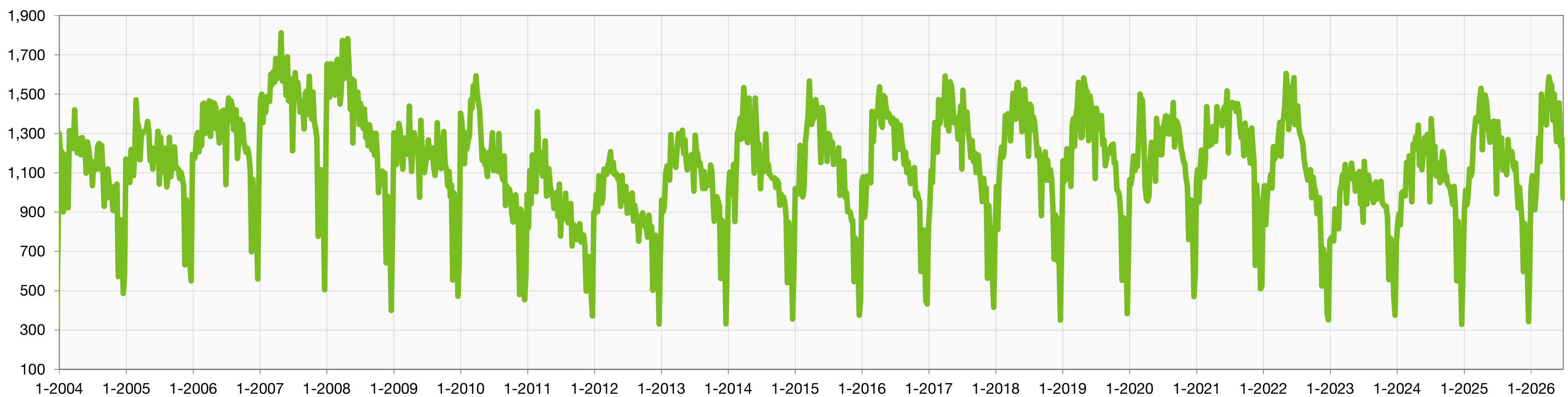
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
4/11/2026	1,518	1,530	- 0.8%
4/18/2026	1,589	1,217	+ 30.6%
4/25/2026	1,554	1,431	+ 8.6%
5/2/2026	1,544	1,496	+ 3.2%
5/9/2026	1,368	1,466	- 6.7%
5/16/2026	1,501	1,395	+ 7.6%
5/23/2026	1,347	1,312	+ 2.7%
5/30/2026	1,260	1,255	+ 0.4%
6/6/2026	1,435	1,357	+ 5.7%
6/13/2026	1,455	1,343	+ 8.3%
6/20/2026	1,237	1,364	- 9.3%
6/27/2026	1,275	1,294	- 1.5%
7/4/2026	**971**	**992**	**- 2.1%**
3-Month Total	18,054	17,452	+ 3.4%

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.

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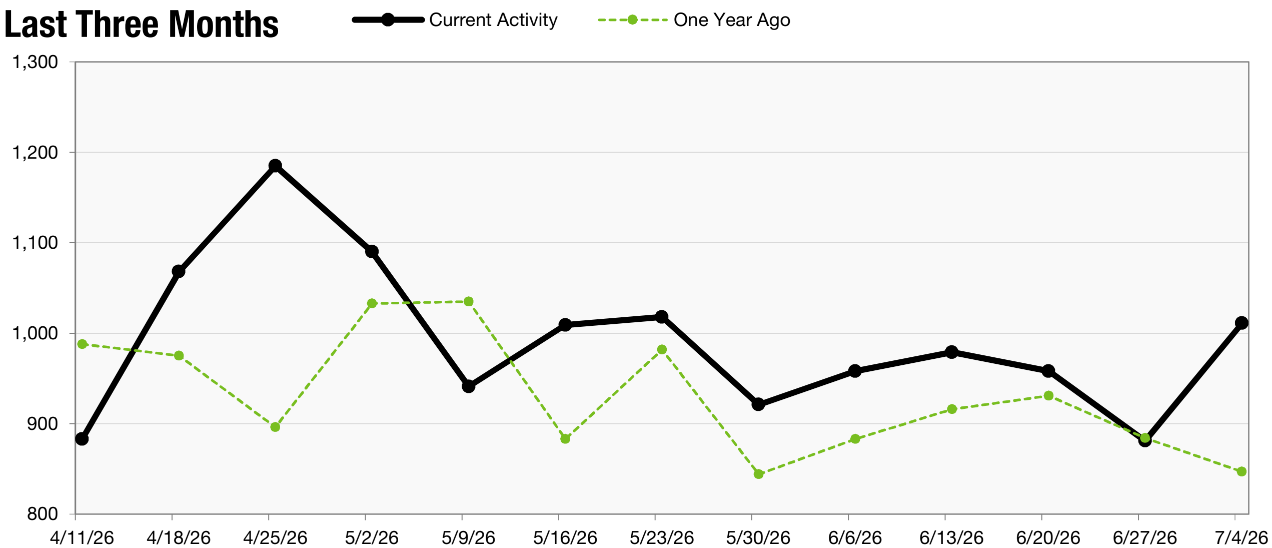
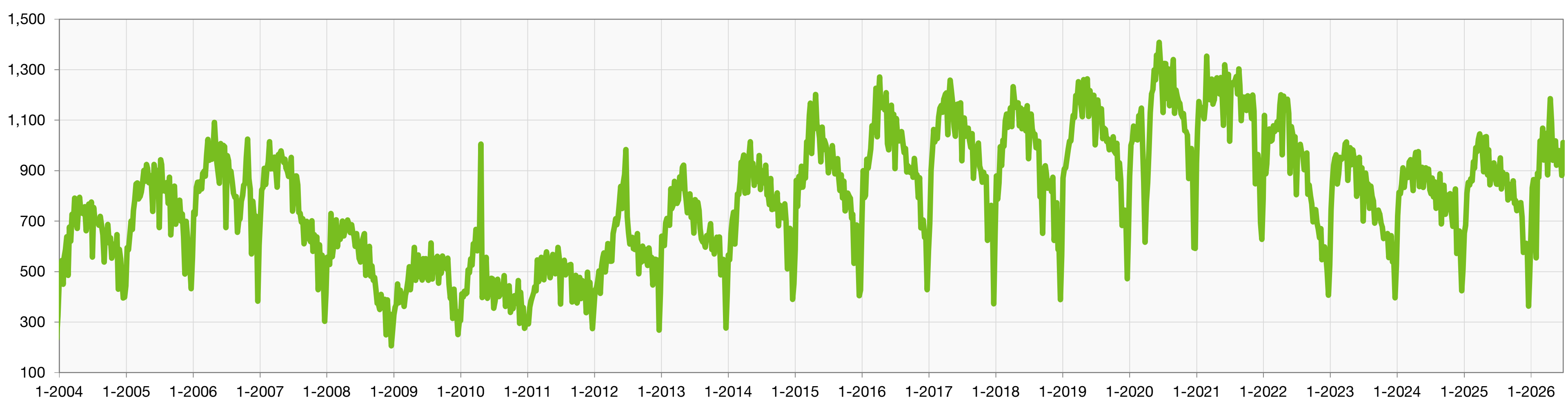
Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
4/11/2026	883	988	- 10.6%
4/18/2026	1,068	975	+ 9.5%
4/25/2026	1,185	896	+ 32.3%
5/2/2026	1,090	1,033	+ 5.5%
5/9/2026	941	1,035	- 9.1%
5/16/2026	1,009	883	+ 14.3%
5/23/2026	1,018	982	+ 3.7%
5/30/2026	921	844	+ 9.1%
6/6/2026	958	883	+ 8.5%
6/13/2026	979	916	+ 6.9%
6/20/2026	958	931	+ 2.9%
6/27/2026	881	884	- 0.3%
7/4/2026	**1,011**	**847**	**+ 19.4%**
3-Month Total	12,902	12,097	+ 6.7%

Historical Pending Sales Activity

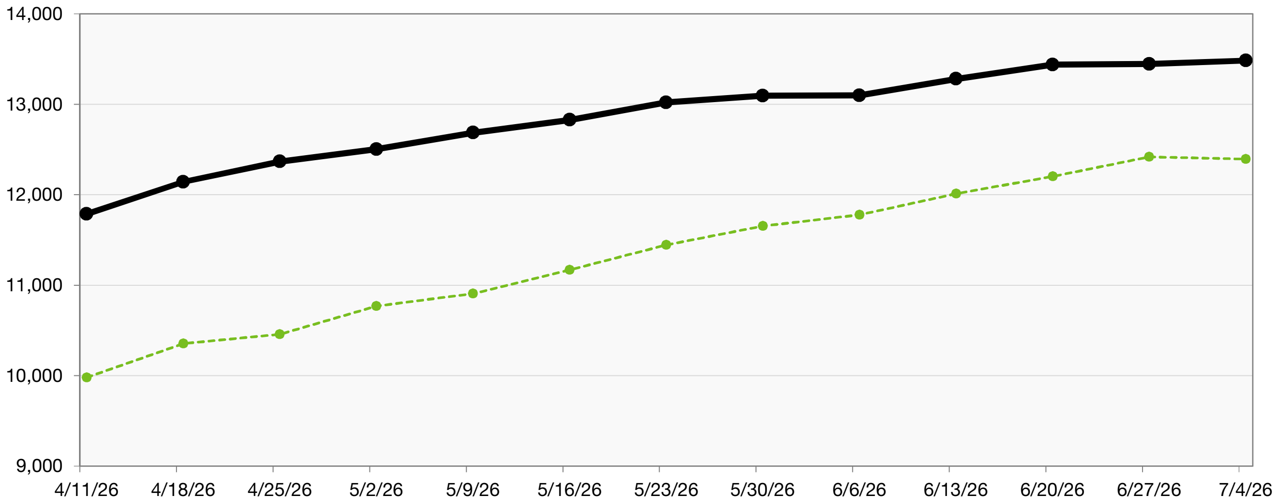


CanopyMLS, Inc. did not include "showable" under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly to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

Inventory of Homes for Sale

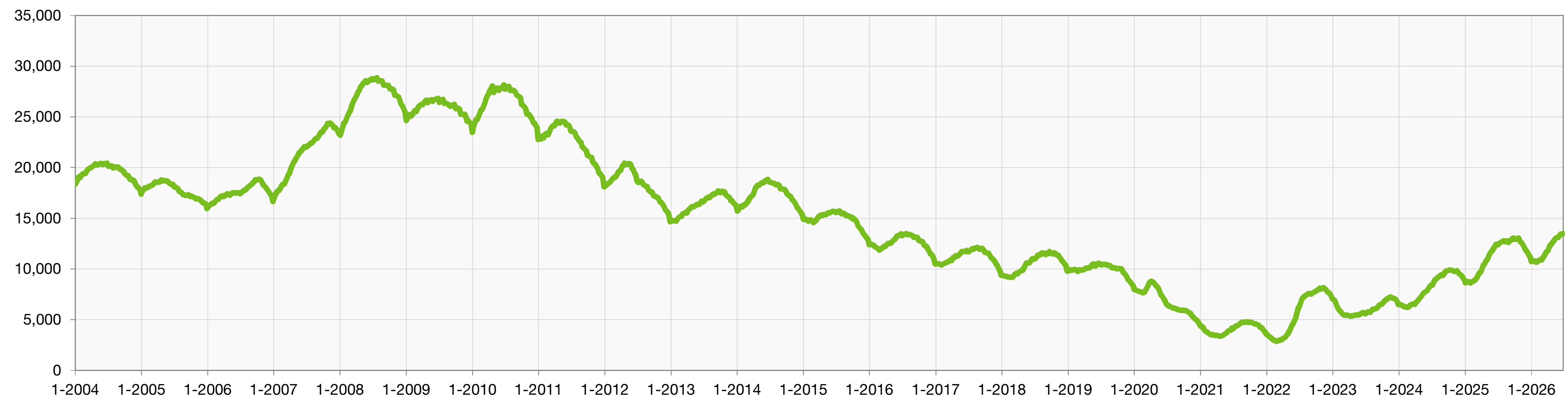
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
4/11/2026	11,786	9,980	+ 18.1%
4/18/2026	12,142	10,354	+ 17.3%
4/25/2026	12,368	10,459	+ 18.3%
5/2/2026	12,503	10,769	+ 16.1%
5/9/2026	12,686	10,908	+ 16.3%
5/16/2026	12,827	11,171	+ 14.8%
5/23/2026	13,020	11,444	+ 13.8%
5/30/2026	13,095	11,656	+ 12.3%
6/6/2026	13,099	11,779	+ 11.2%
6/13/2026	13,281	12,013	+ 10.6%
6/20/2026	13,439	12,204	+ 10.1%
6/27/2026	13,445	12,419	+ 8.3%
7/4/2026	**13,484**	**12,394**	**+ 8.8%**
3-Month Avg	12,860	11,350	+ 13.3%

Historical Inventory Activity



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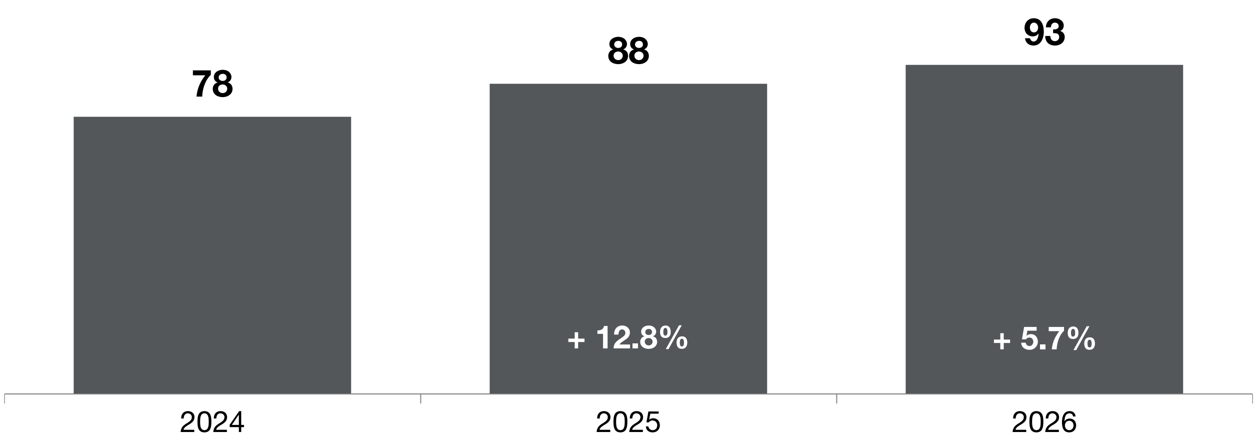
List to Close

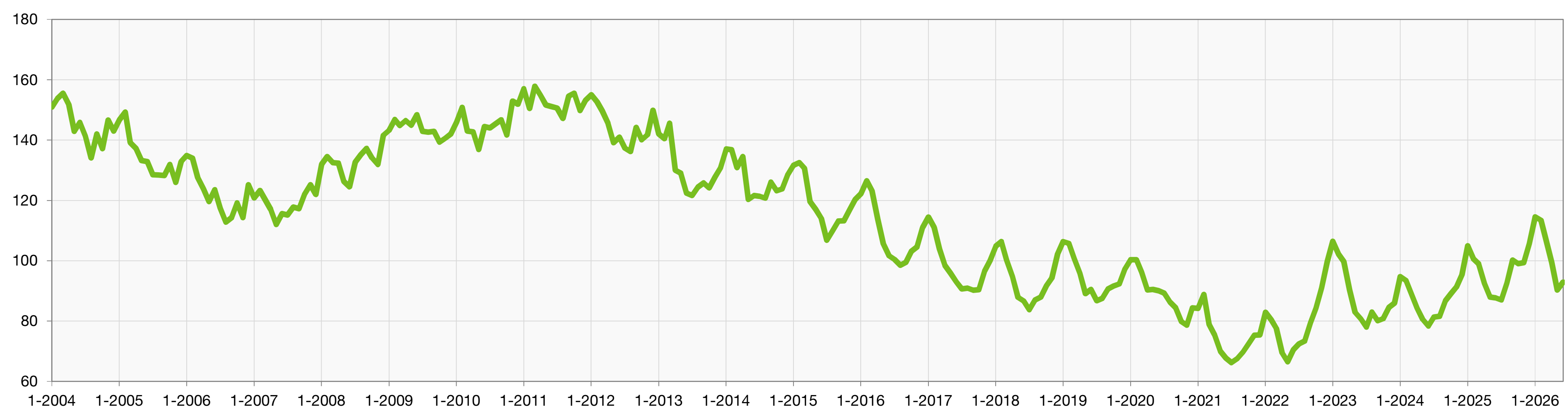
“List to Close” provides the total number of days specific to the MLS number from “Listing Date” to “Sold Date.”

June



Month	Current Activity	One Year Previous	+ / –
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%
January 2026	115	105	+ 9.5%
February 2026	113	101	+ 11.9%
March 2026	107	99	+ 8.1%
April 2026	99	92	+ 7.6%
May 2026	90	88	+ 2.3%
June 2026	**93**	**88**	**+ 5.7%**
12-Month Avg	99	91	+ 8.8%

Historical List to Close



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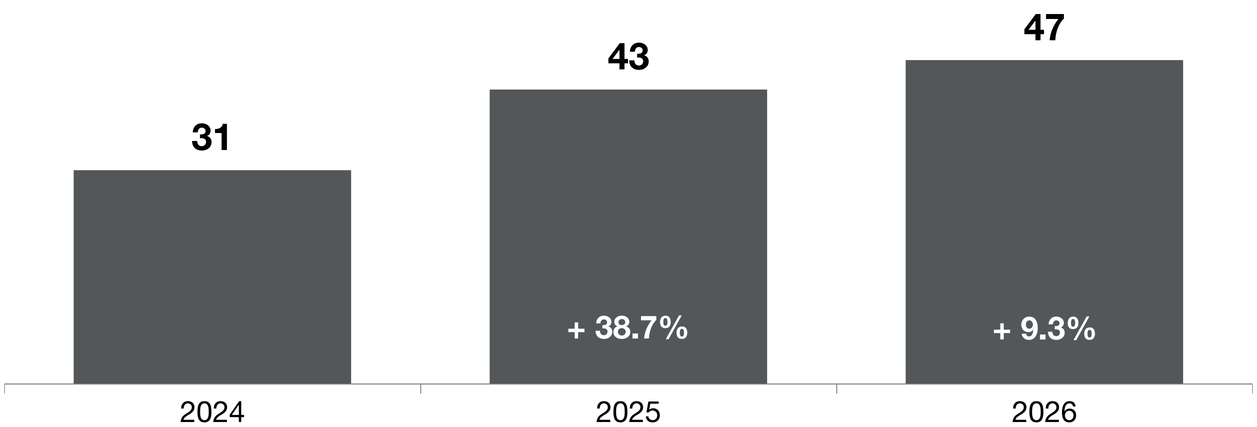
Days on Market

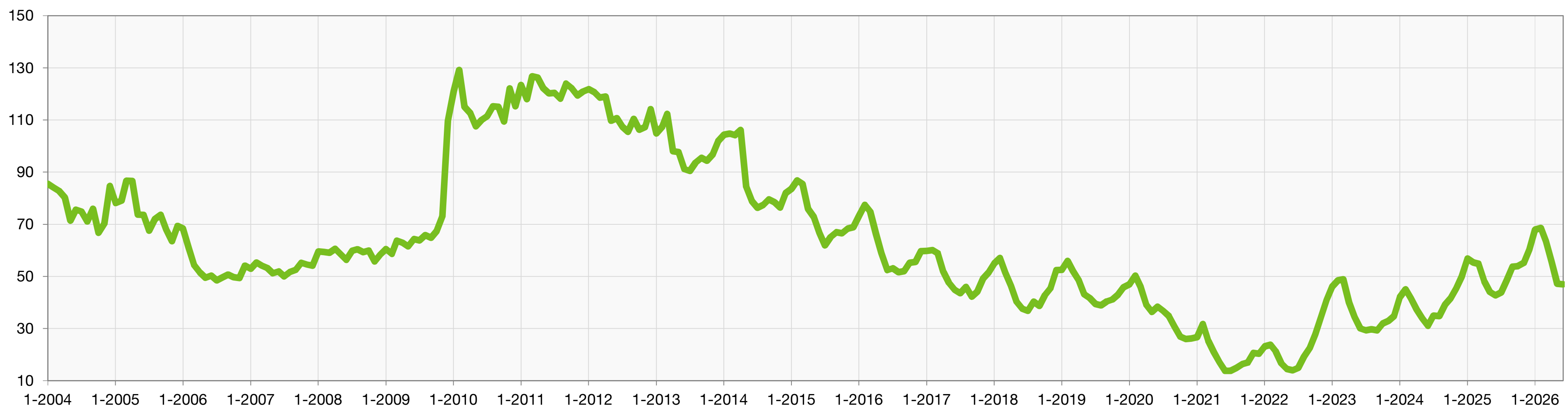
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

June



Month	Current Activity	One Year Previous	+/-
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%
January 2026	68	57	+ 19.3%
February 2026	69	55	+ 25.5%
March 2026	63	55	+ 14.5%
April 2026	56	48	+ 16.7%
May 2026	47	44	+ 6.8%
June 2026	**47**	**43**	**+ 9.3%**
12-Month Avg	54	45	+ 20.0%

Historical Days on Market



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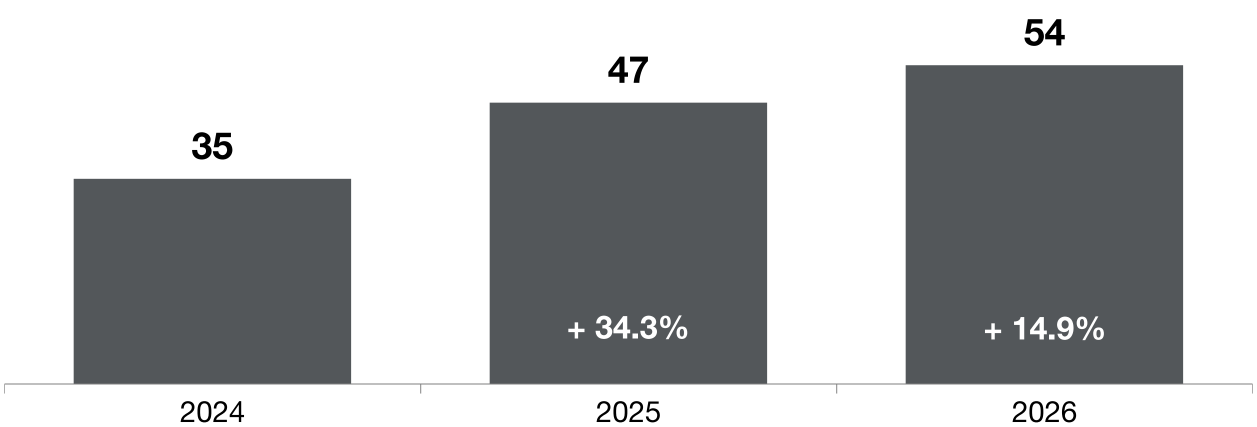
Cumulative Days on Market

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.

June



Month	Current Activity	One Year Previous	+/-
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%
January 2026	77	64	+ 20.3%
February 2026	81	63	+ 28.6%
March 2026	76	63	+ 20.6%
April 2026	65	54	+ 20.4%
May 2026	54	50	+ 8.0%
June 2026	**54**	**47**	**+ 14.9%**
12-Month Avg	62	50	+ 24.0%

Historical Cumulative Days on Market

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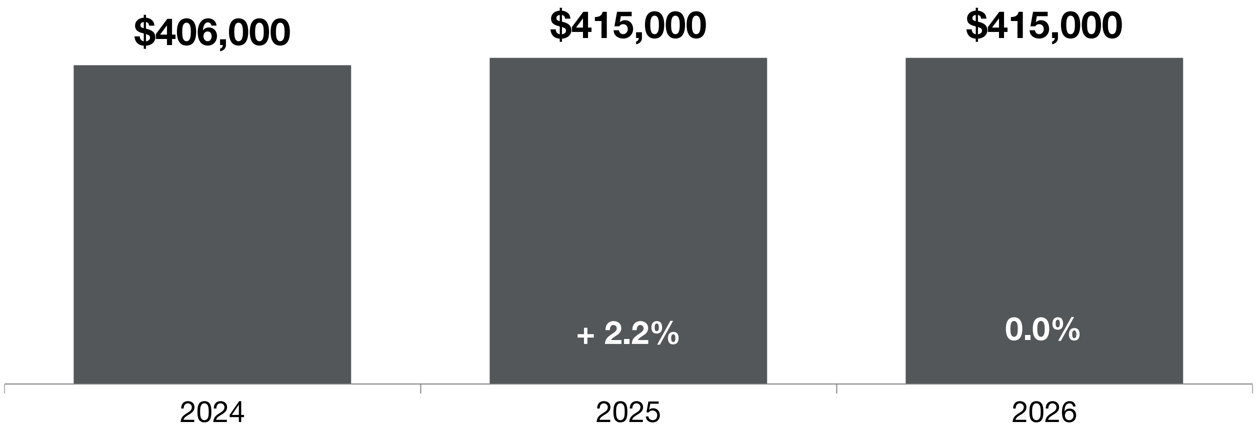
Median Sales Price

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

June



Month	Current Activity	One Year Previous	+ / –
July 2025	$405,265	$400,143	+ 1.3%
August 2025	$400,000	$395,000	+ 1.3%
September 2025	$395,000	$393,450	+ 0.4%
October 2025	$400,000	$393,173	+ 1.7%
November 2025	$400,000	$390,000	+ 2.6%
December 2025	$400,000	$385,000	+ 3.9%
January 2026	$388,500	$381,546	+ 1.8%
February 2026	$390,000	$385,000	+ 1.3%
March 2026	$399,000	$392,000	+ 1.8%
April 2026	$399,000	$395,900	+ 0.8%
May 2026	$409,900	$405,000	+ 1.2%
June 2026	**$415,000**	**$415,000**	**0.0%**
12-Month Avg	$400,000	$395,000	+ 1.3%

Historical Median Sales Price

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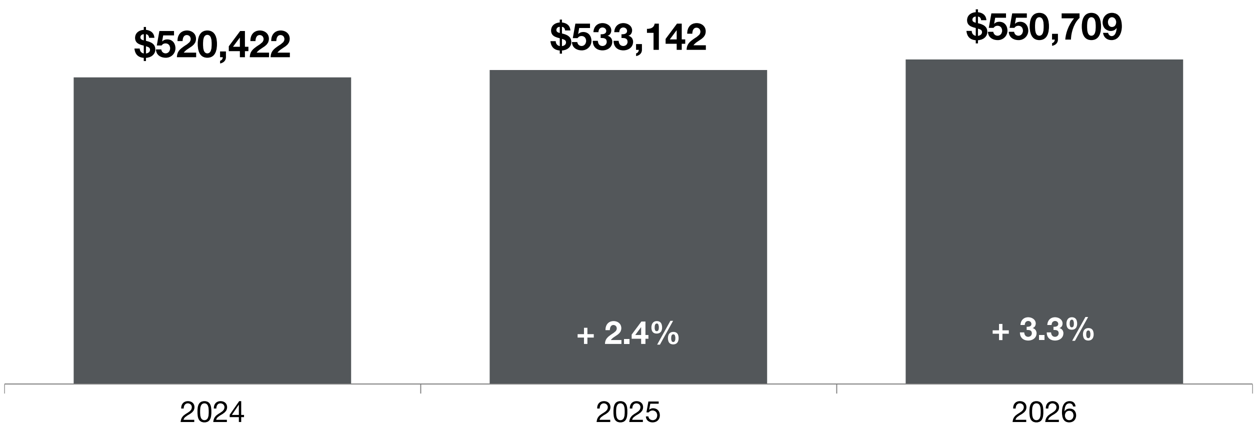
Average Sales Price

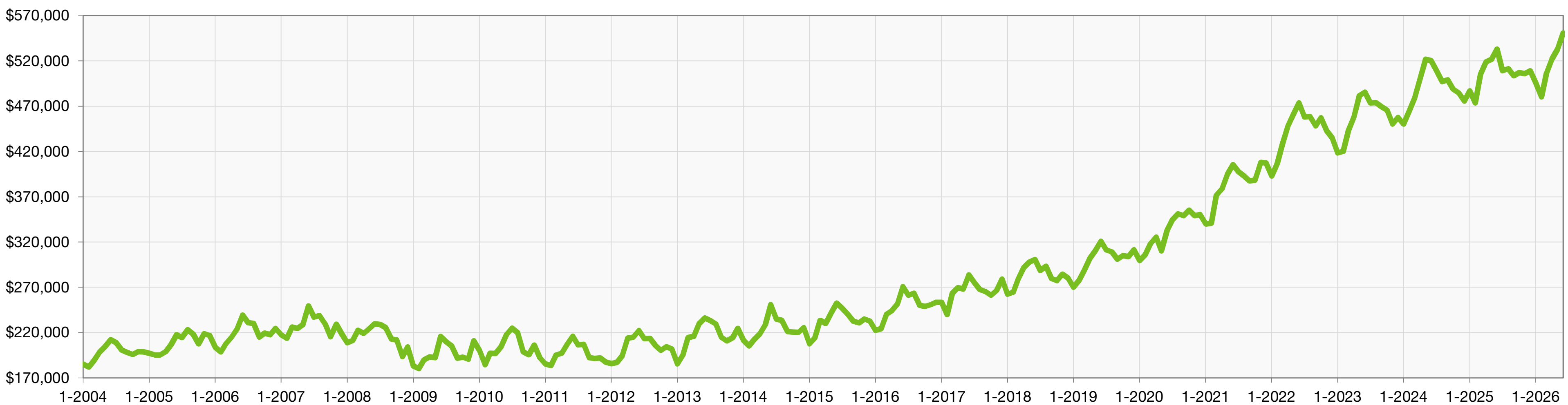
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

June



Month	Current Activity	One Year Previous	+ / –
July 2025	$509,210	$508,959	+ 0.0%
August 2025	$511,492	$497,200	+ 2.9%
September 2025	$503,679	$498,980	+ 0.9%
October 2025	$507,131	$488,519	+ 3.8%
November 2025	$505,981	$484,637	+ 4.4%
December 2025	$508,998	$475,620	+ 7.0%
January 2026	$495,722	$487,043	+ 1.8%
February 2026	$480,159	$473,655	+ 1.4%
March 2026	$506,306	$505,448	+ 0.2%
April 2026	$522,131	$518,838	+ 0.6%
May 2026	$532,644	$521,889	+ 2.1%
June 2026	**$550,709**	**$533,142**	**+ 3.3%**
12-Month Avg	$513,409	$501,559	+ 2.4%

Historical Average Sales Price



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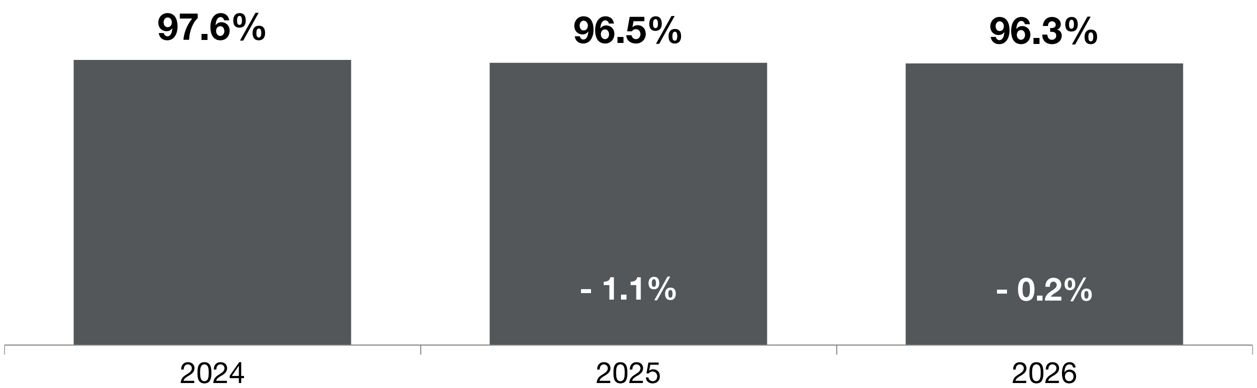
Percent of Original List Price Received

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.

June



Month	Current Activity	One Year Previous	+ / –
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	95.0%	95.9%	- 0.9%
November 2025	94.9%	95.8%	- 0.9%
December 2025	94.2%	95.2%	- 1.1%
January 2026	94.3%	95.4%	- 1.2%
February 2026	95.0%	95.9%	- 0.9%
March 2026	95.6%	96.0%	- 0.4%
April 2026	96.0%	96.7%	- 0.7%
May 2026	96.3%	96.6%	- 0.3%
June 2026	**96.3%**	**96.5%**	**- 0.2%**
12-Month Avg	95.4%	96.2%	- 0.8%

Historical Percent of Original List Price Received

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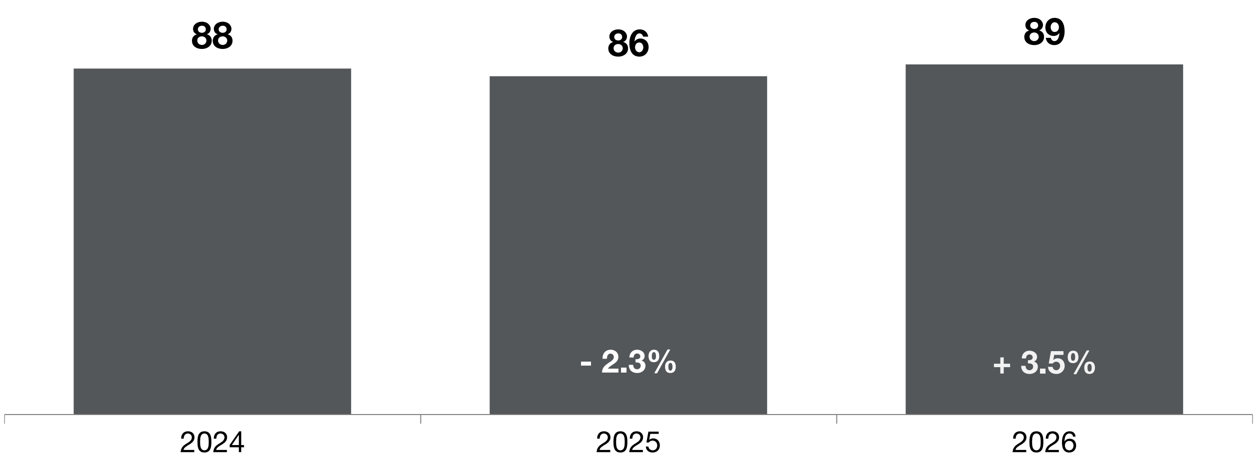
Housing Affordability Index

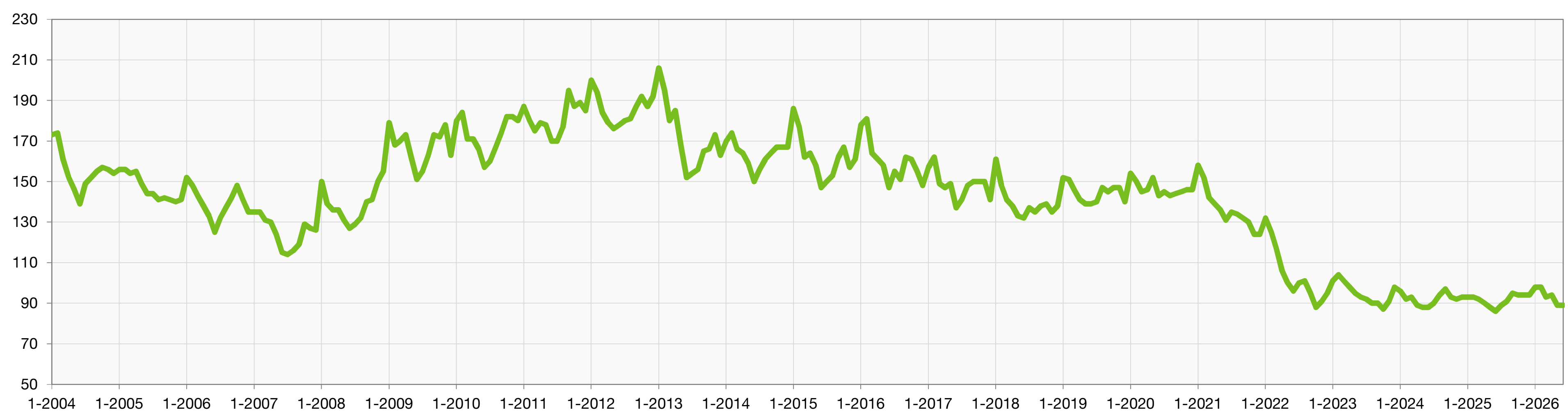
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

June



Month	Current Activity	One Year Previous	+ / –
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%
January 2026	98	93	+ 5.4%
February 2026	98	93	+ 5.4%
March 2026	93	92	+ 1.1%
April 2026	94	90	+ 4.4%
May 2026	89	88	+ 1.1%
June 2026	**89**	**86**	**+ 3.5%**
12-Month Avg	93	92	+ 1.1%

Historical Housing Affordability Index



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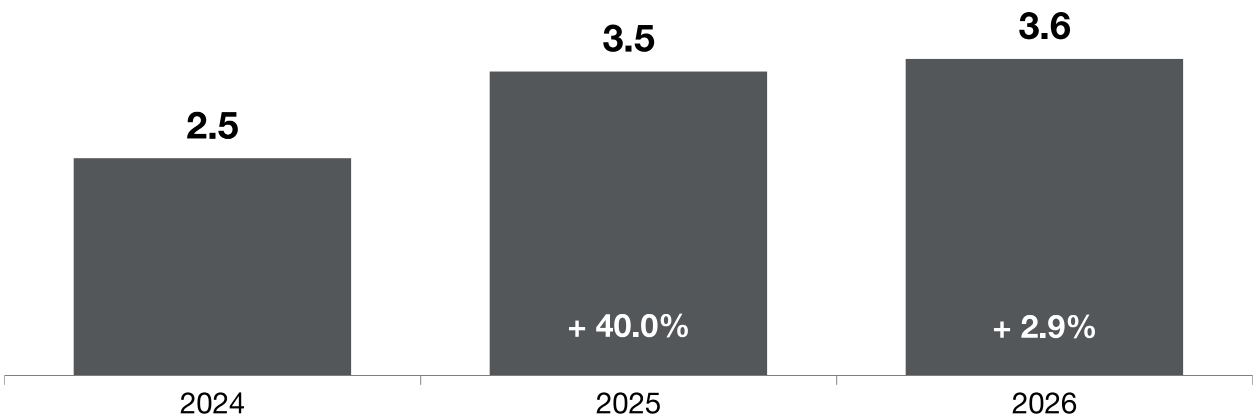
Months Supply of Homes for Sale

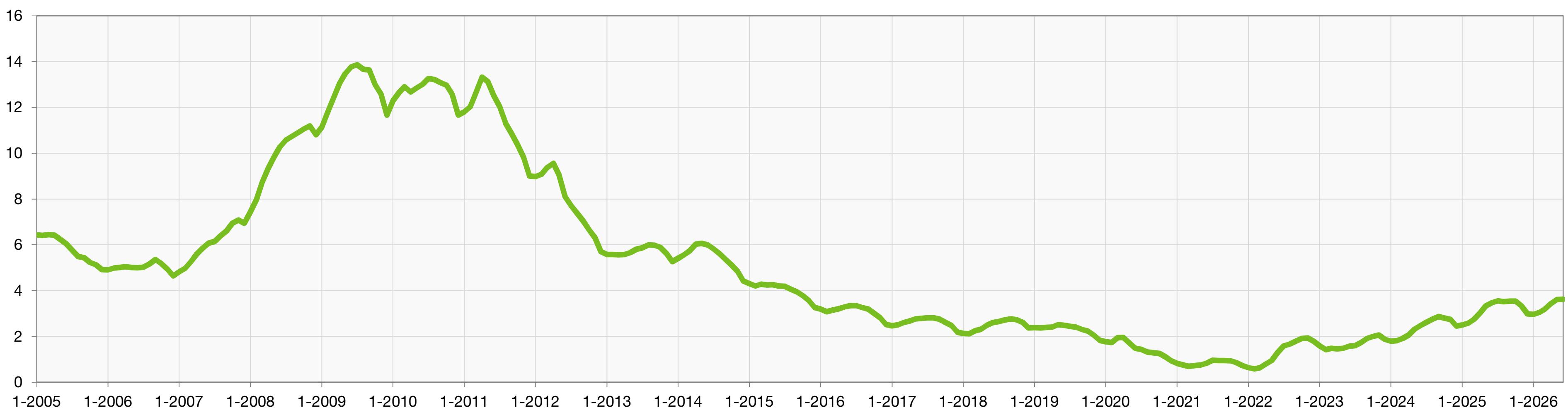
The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

June



Month	Current Activity	One Year Previous	+ / –
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	3.0	2.5	+ 20.0%
January 2026	3.0	2.5	+ 20.0%
February 2026	3.1	2.6	+ 19.2%
March 2026	3.2	2.7	+ 18.5%
April 2026	3.4	3.0	+ 13.3%
May 2026	3.6	3.3	+ 9.1%
June 2026	**3.6**	**3.5**	**+ 2.9%**
12-Month Avg	3.4	2.8	+ 21.4%

Historical Months Supply of Inventory



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