Charlotte Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
FOR MORE INFORMATION CONTACT A REALTOR®

For Week Ending September 5, 2026

Data current as of September 14, 2026

The economy added 162,000 jobs in August, more than three times what forecasters expected, according to the Bureau of Labor Statistics. The strong report, combined with upward revisions to prior months, suggests the job market remains resilient despite higher borrowing costs. Residential construction added 7,300 positions as builders continue to address housing supply. For buyers weighing their options, the robust employment picture signals stability — but it also raises the odds that the Federal Reserve may raise rates at its September meeting, making now a potentially opportune time to lock in financing.

In the Charlotte region, for the week ending September 5:

- New Listings decreased 19.7% to 1,019
- Pending Sales increased 14.7% to 898
- Inventory increased 8.9% to 13,757

For the month of August:

- Median Sales Price increased 2.5% to $410,000
- List to Close increased 5.4% to 98
- Percent of Original List Price Received increased 0.2% to 95.5%
- Months Supply of Homes for Sale increased 8.6% to 3.8

Quick Facts

- 19.7%	+ 14.7%	+ 8.9%
Change in **New Listings**	Change in **Pending Sales**	Change in **Inventory**

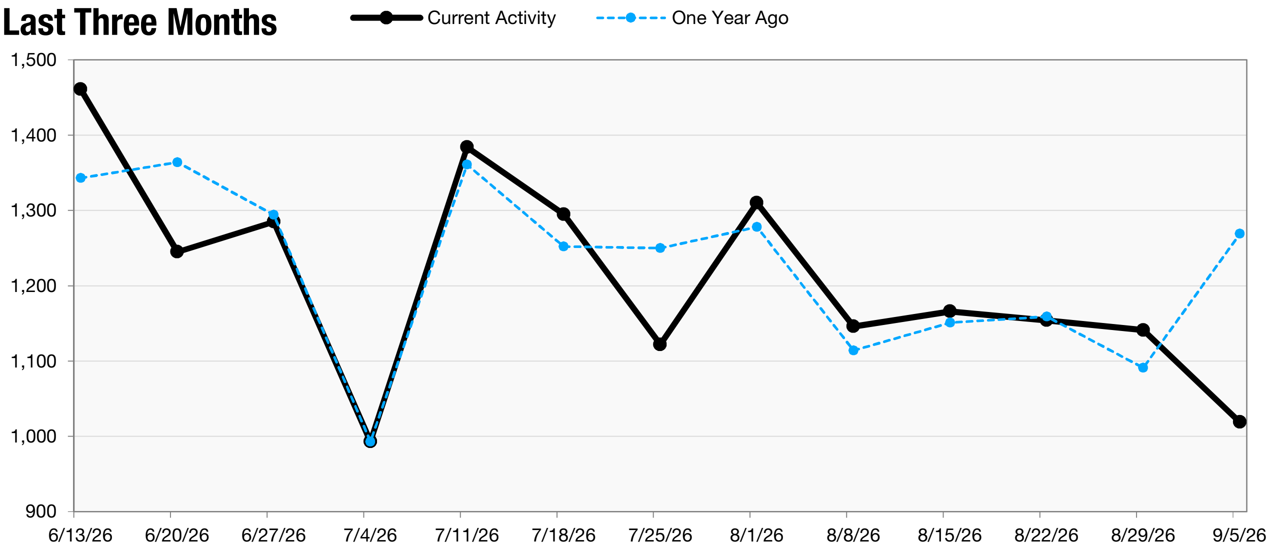
The Charlotte Region report includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union counties in North Carolina, and Chester, Chesterfield, Lancaster and York counties in South Carolina. Comprised of single-family properties, townhomes and 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.

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

New Listings

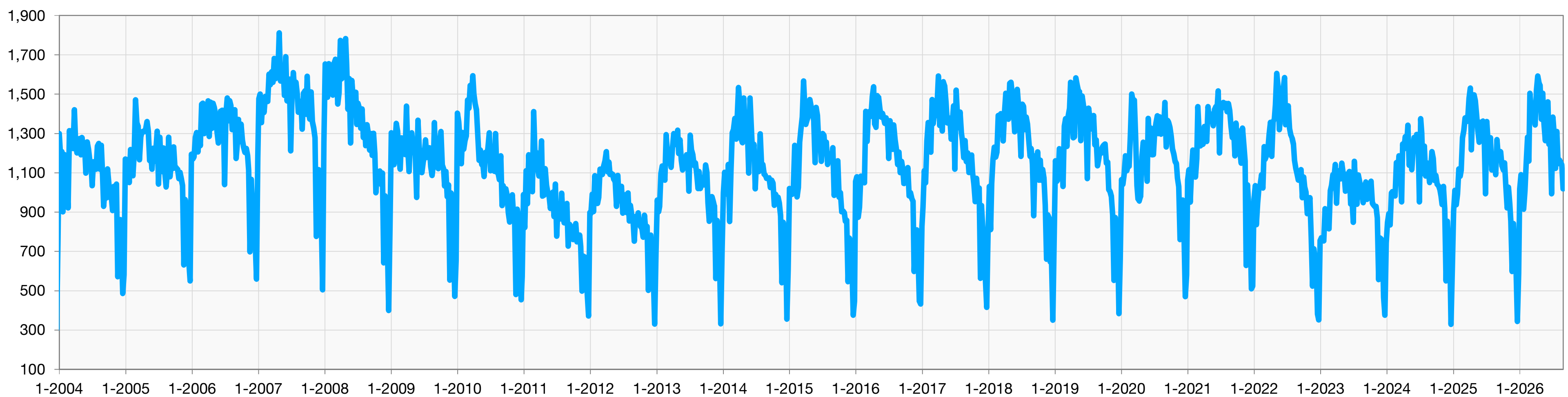
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
6/13/2026	1,461	1,343	+ 8.8%
6/20/2026	1,245	1,364	- 8.7%
6/27/2026	1,285	1,294	- 0.7%
7/4/2026	993	993	0.0%
7/11/2026	1,384	1,361	+ 1.7%
7/18/2026	1,295	1,252	+ 3.4%
7/25/2026	1,122	1,250	- 10.2%
8/1/2026	1,310	1,278	+ 2.5%
8/8/2026	1,146	1,114	+ 2.9%
8/15/2026	1,166	1,151	+ 1.3%
8/22/2026	1,154	1,159	- 0.4%
8/29/2026	1,141	1,091	+ 4.6%
9/5/2026	**1,019**	**1,269**	**- 19.7%**
3-Month Total	15,721	15,919	- 1.2%

Historical New Listing Activity

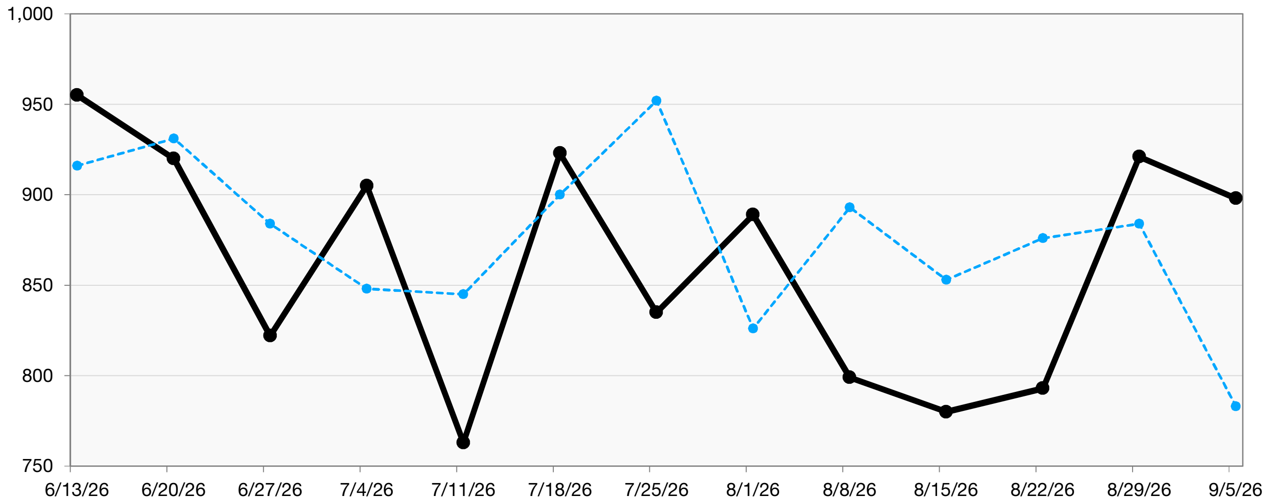


Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Pending Sales

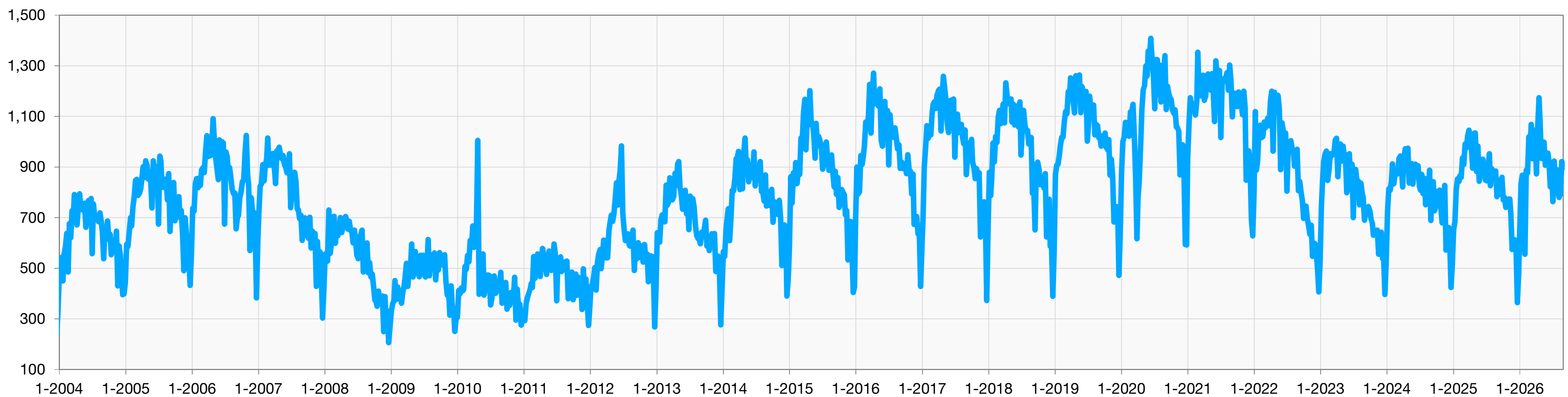
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include “Under Contract-Show” and “Under Contract-No Show” statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
6/13/2026	955	916	+ 4.3%
6/20/2026	920	931	- 1.2%
6/27/2026	822	884	- 7.0%
7/4/2026	905	848	+ 6.7%
7/11/2026	763	845	- 9.7%
7/18/2026	923	900	+ 2.6%
7/25/2026	835	952	- 12.3%
8/1/2026	889	826	+ 7.6%
8/8/2026	799	893	- 10.5%
8/15/2026	780	853	- 8.6%
8/22/2026	793	876	- 9.5%
8/29/2026	921	884	+ 4.2%
9/5/2026	**898**	**783**	**+ 14.7%**
3-Month Total	11,203	11,391	- 1.7%

Historical Pending Sales Activity

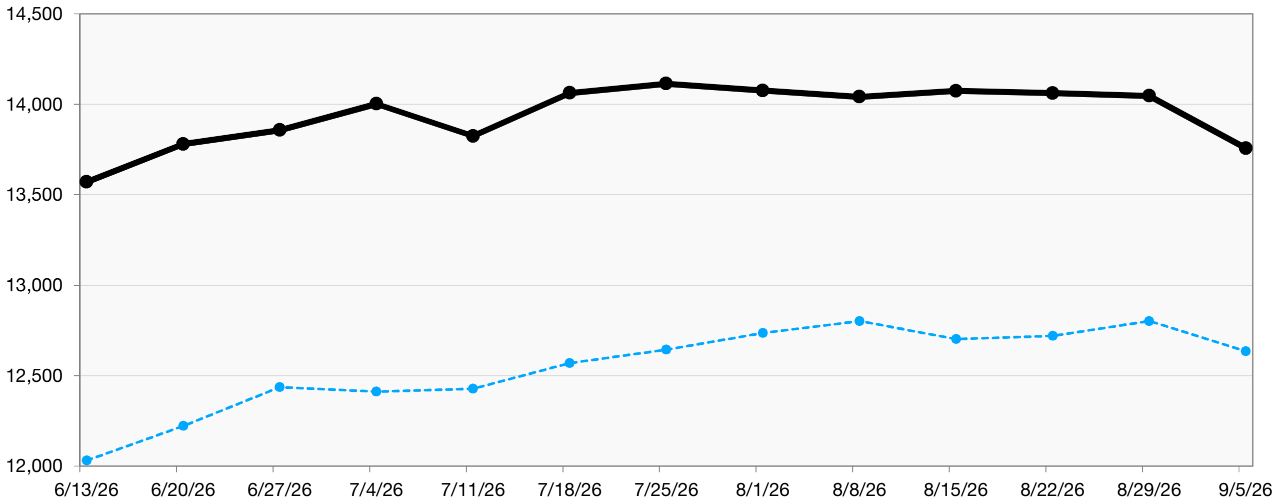


CanopyMLS, Inc. did not include "showable" under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly to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

Inventory of Homes for Sale

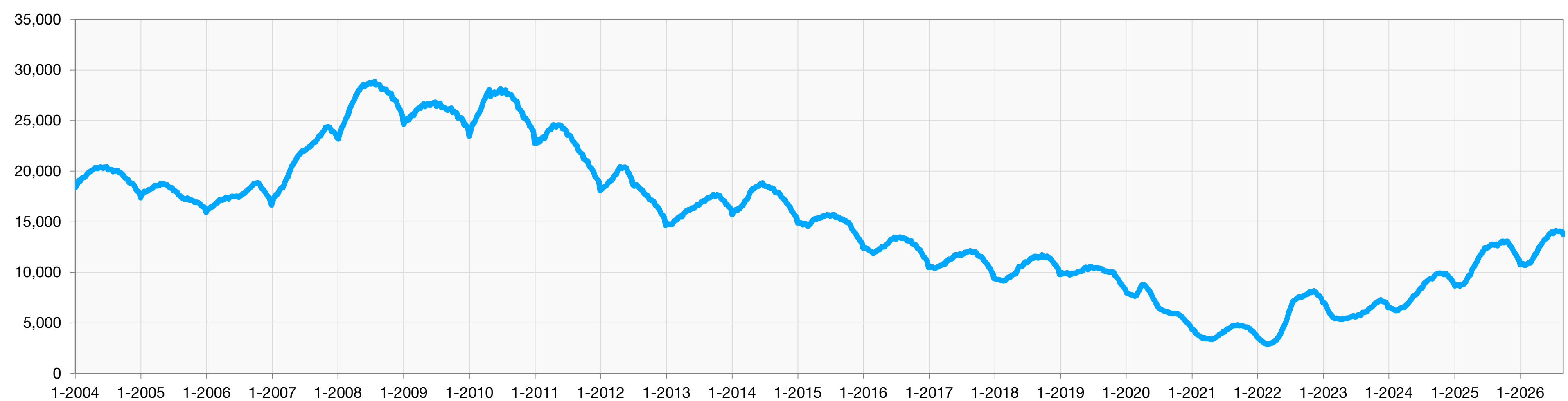
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
6/13/2026	13,571	12,031	+ 12.8%
6/20/2026	13,780	12,222	+ 12.7%
6/27/2026	13,857	12,437	+ 11.4%
7/4/2026	14,002	12,412	+ 12.8%
7/11/2026	13,824	12,428	+ 11.2%
7/18/2026	14,063	12,569	+ 11.9%
7/25/2026	14,114	12,644	+ 11.6%
8/1/2026	14,076	12,735	+ 10.5%
8/8/2026	14,041	12,802	+ 9.7%
8/15/2026	14,074	12,702	+ 10.8%
8/22/2026	14,062	12,720	+ 10.6%
8/29/2026	14,047	12,802	+ 9.7%
9/5/2026	**13,757**	**12,635**	**+ 8.9%**
3-Month Avg	13,944	12,549	+ 11.1%

Historical Inventory Activity

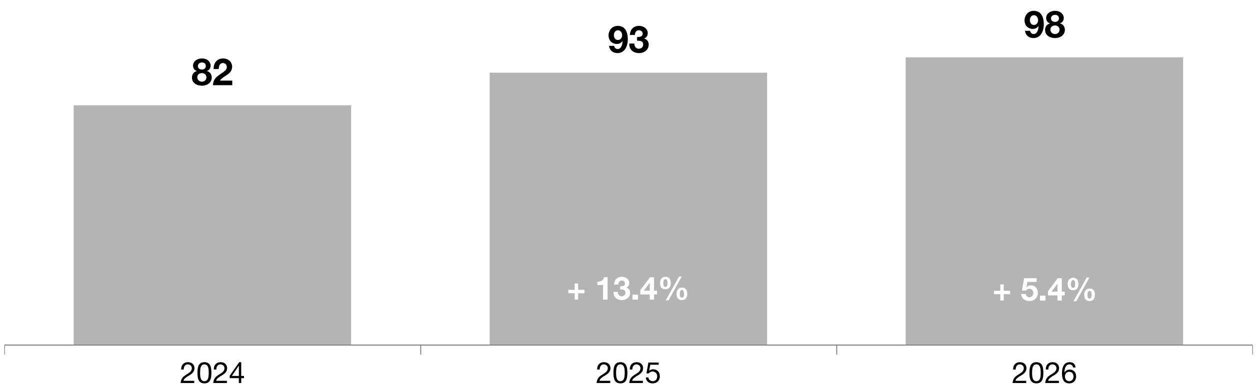


Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

List to Close

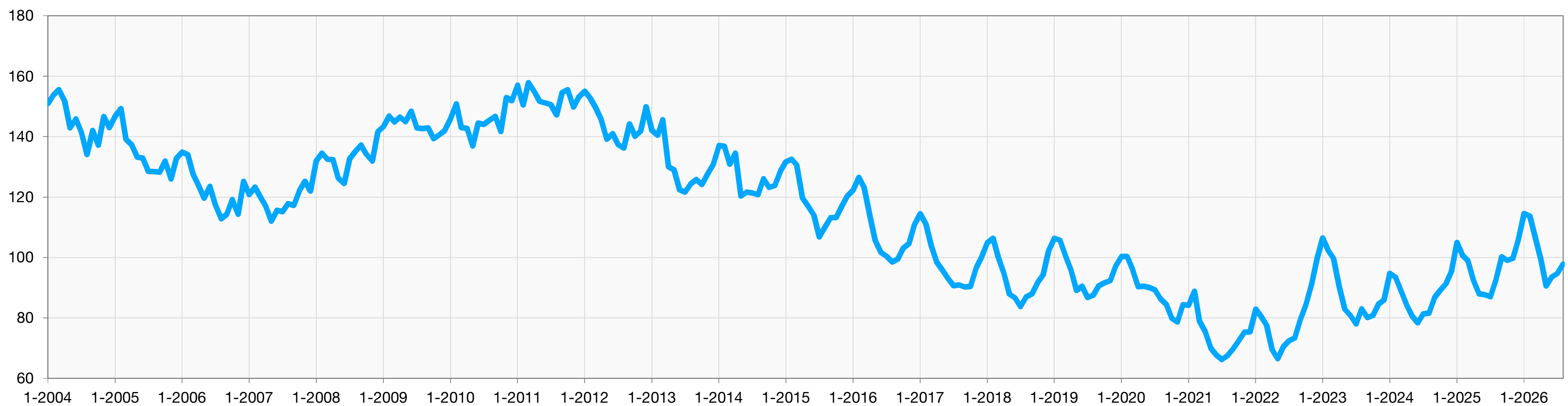
"List to Close" provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."

August



Month	Current Activity	One Year Previous	+ / –
September 2025	100	87	+ 14.9%
October 2025	99	89	+ 11.2%
November 2025	100	91	+ 9.9%
December 2025	106	95	+ 11.6%
January 2026	115	105	+ 9.5%
February 2026	114	101	+ 12.9%
March 2026	107	99	+ 8.1%
April 2026	100	92	+ 8.7%
May 2026	91	88	+ 3.4%
June 2026	94	88	+ 6.8%
July 2026	95	87	+ 9.2%
August 2026	**98**	**93**	**+ 5.4%**
12-Month Avg	100	92	+ 8.7%

Historical List to Close

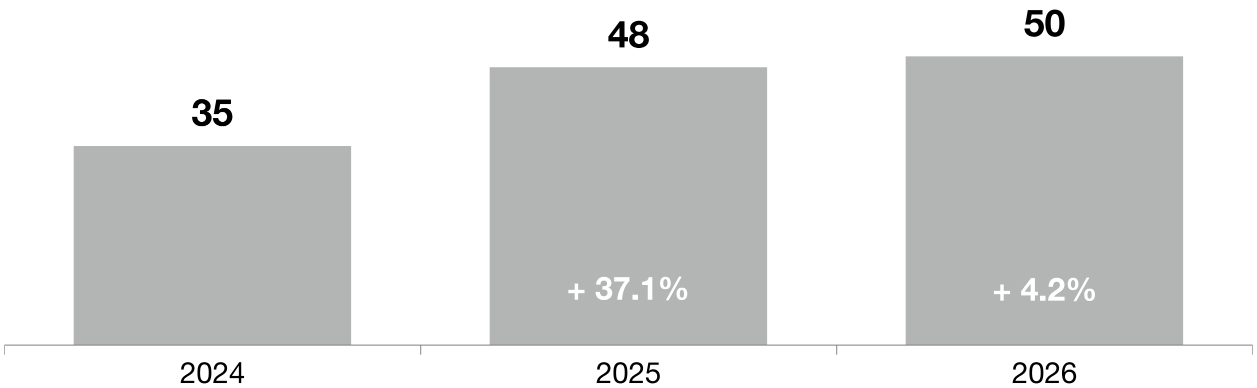


Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.

August



Month	Current Activity	One Year Previous	+/-
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	64	55	+ 16.4%
April 2026	56	48	+ 16.7%
May 2026	47	44	+ 6.8%
June 2026	48	43	+ 11.6%
July 2026	48	44	+ 9.1%
August 2026	**50**	**48**	**+ 4.2%**
12-Month Avg	55	47	+ 17.0%

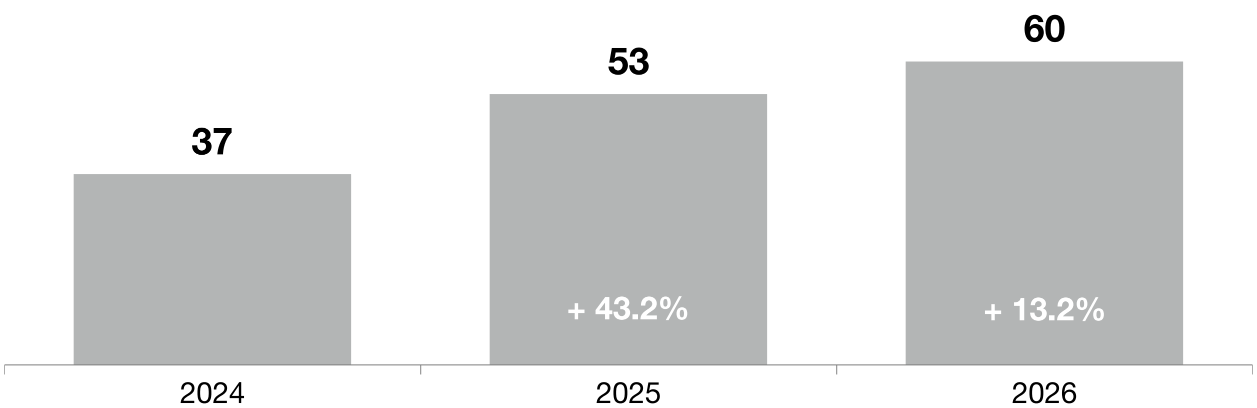
Historical Days on Market

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

Cumulative Days on Market

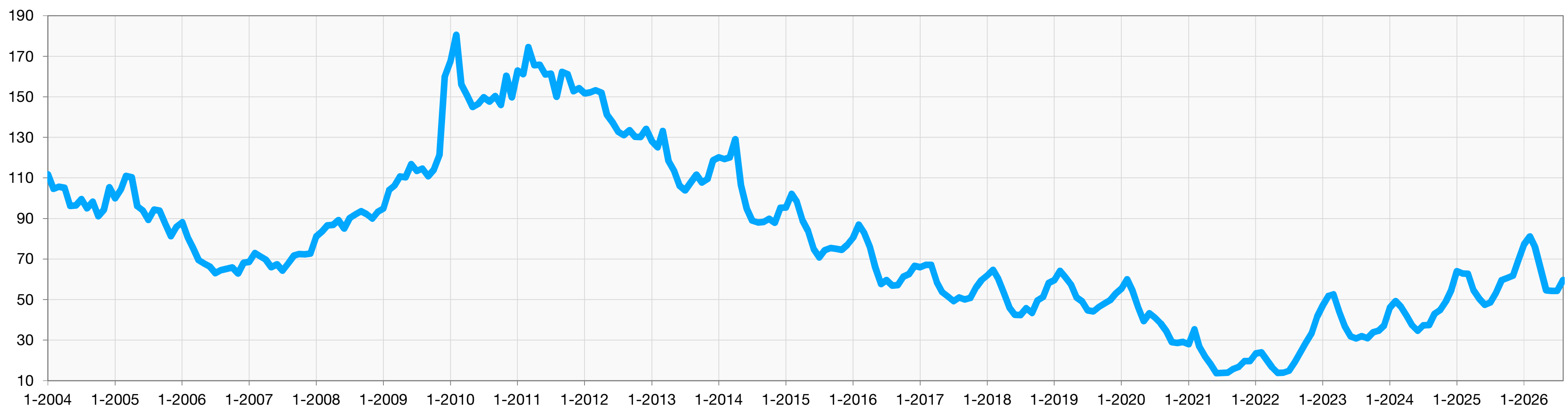
Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market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

August



Month	Current Activity	One Year Previous	+/-
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	55	50	+ 10.0%
June 2026	54	47	+ 14.9%
July 2026	54	49	+ 10.2%
August 2026	**60**	**53**	**+ 13.2%**
12-Month Avg	63	52	+ 21.2%

Historical Cumulative Days on Market

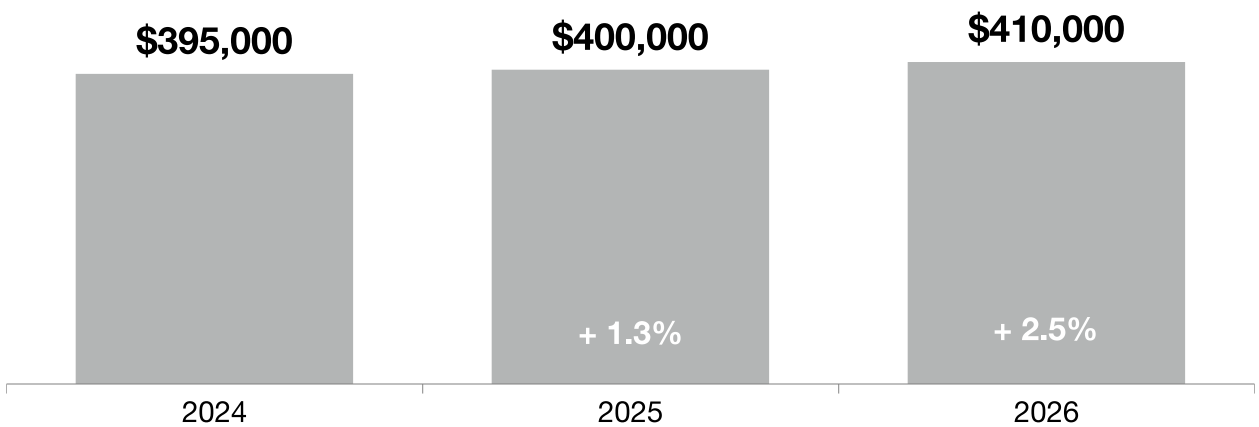


Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Median Sales Price

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

August



Month	Current Activity	One Year Previous	+ / –
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	$409,945	$405,000	+ 1.2%
June 2026	$415,900	$415,000	+ 0.2%
July 2026	$410,000	$405,530	+ 1.1%
August 2026	**$410,000**	**$400,000**	**+ 2.5%**
12-Month Avg	$400,000	$395,000	+ 1.3%

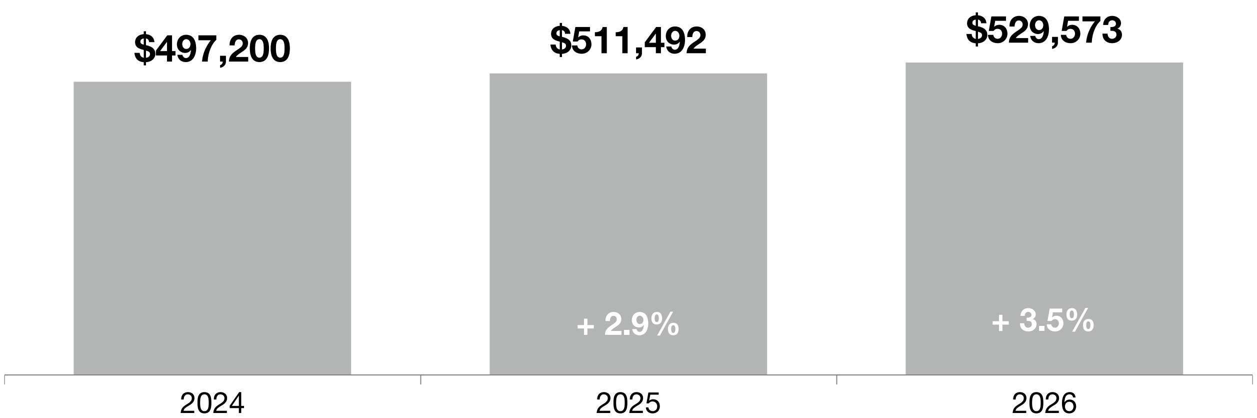
Historical Median Sales Price

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

Average Sales Price

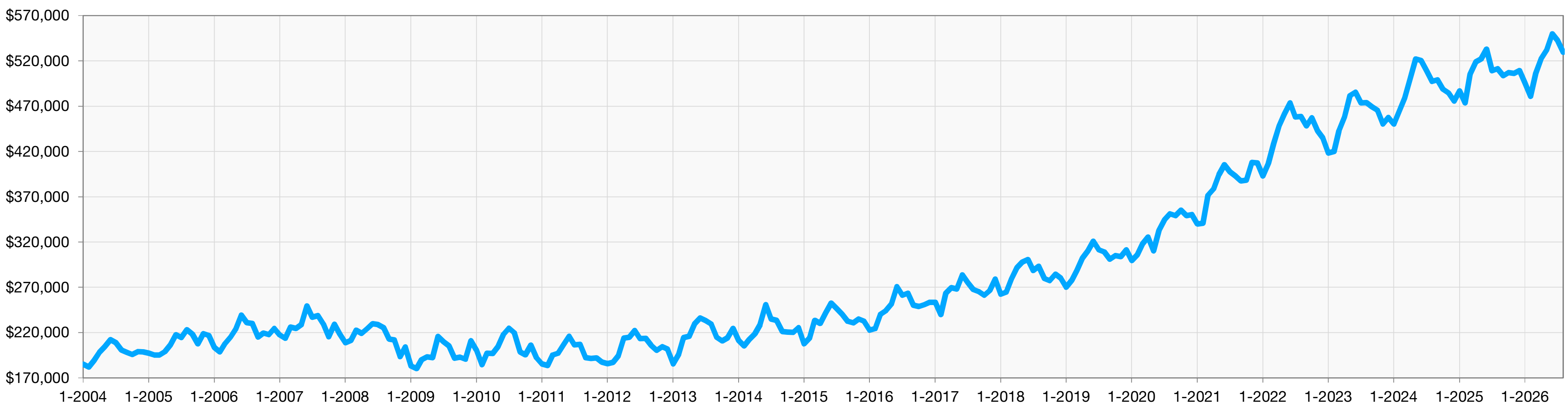
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

August



Month	Current Activity	One Year Previous	+ / –
September 2025	$503,670	$498,980	+ 0.9%
October 2025	$507,173	$488,519	+ 3.8%
November 2025	$506,156	$484,637	+ 4.4%
December 2025	$509,357	$475,620	+ 7.1%
January 2026	$495,568	$487,043	+ 1.8%
February 2026	$480,727	$473,655	+ 1.5%
March 2026	$506,246	$505,448	+ 0.2%
April 2026	$522,566	$518,838	+ 0.7%
May 2026	$532,298	$521,947	+ 2.0%
June 2026	$549,885	$533,142	+ 3.1%
July 2026	$542,848	$509,227	+ 6.6%
August 2026	**$529,573**	**$511,492**	**+ 3.5%**
12-Month Avg	$518,281	$502,896	+ 3.1%

Historical Average Sales Price

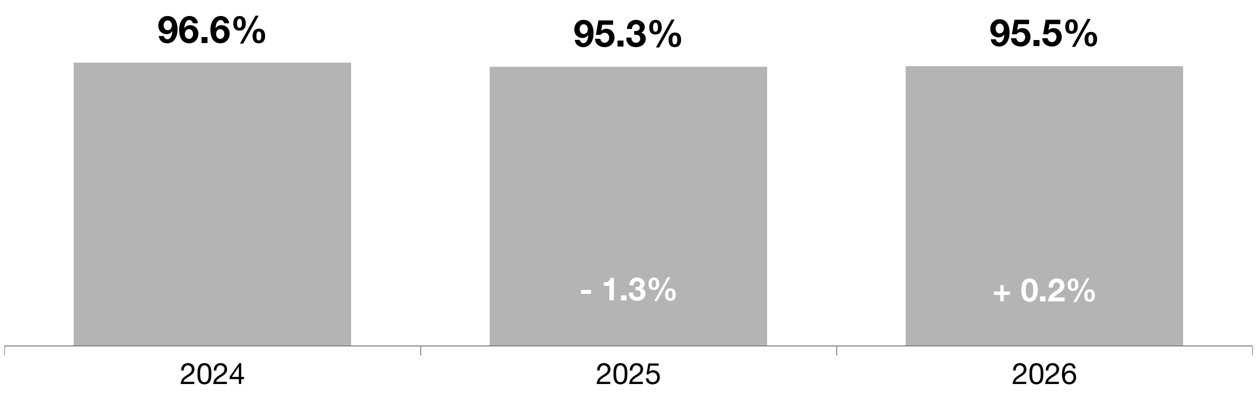


Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.

August



Month	Current Activity	One Year Previous	+ / –
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%
July 2026	95.9%	95.9%	0.0%
August 2026	**95.5%**	**95.3%**	**+ 0.2%**
12-Month Avg	95.4%	96.0%	- 0.6%

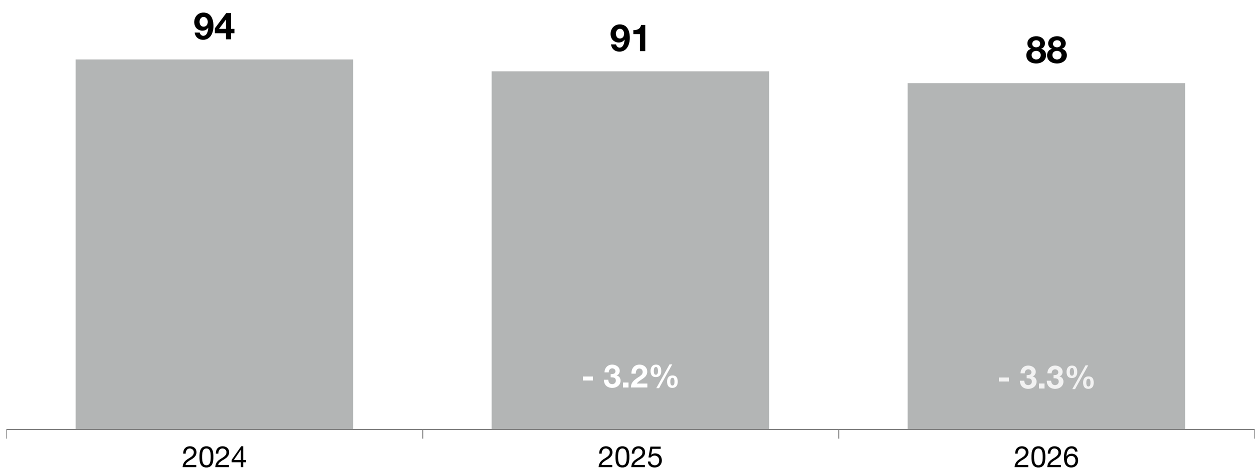
Historical Percent of Original List Price Received

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

Housing Affordability Index

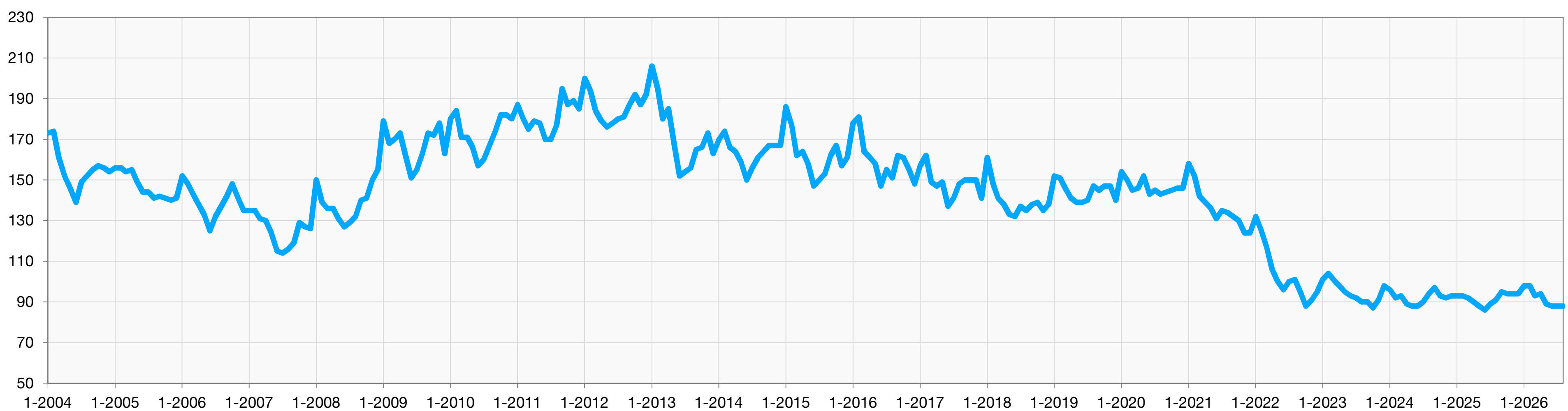
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

August



Month	Current Activity	One Year Previous	+ / –
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	88	86	+ 2.3%
July 2026	88	89	- 1.1%
August 2026	**88**	**91**	**- 3.3%**
12-Month Avg	93	91	+ 2.2%

Historical Housing Affordability Index

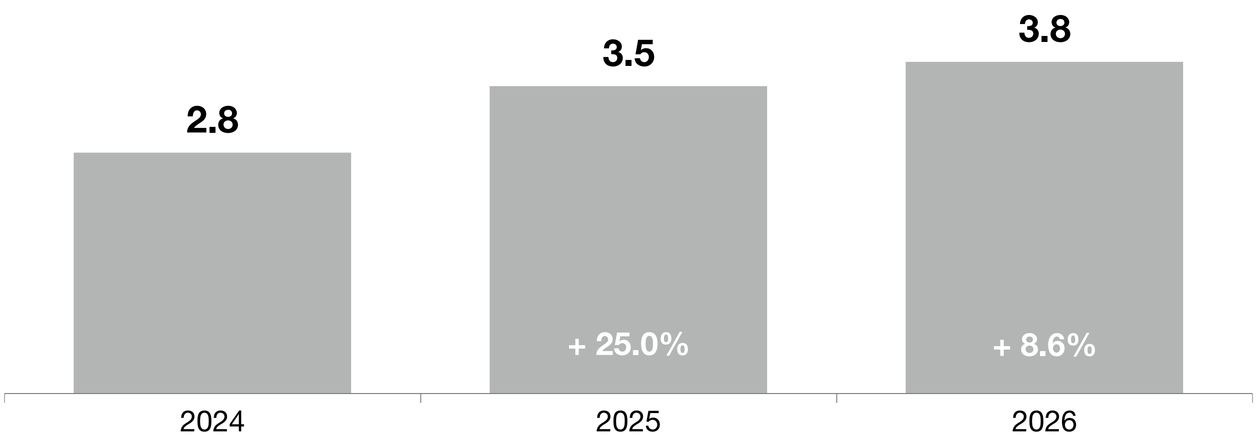


Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Months Supply of Homes for Sale

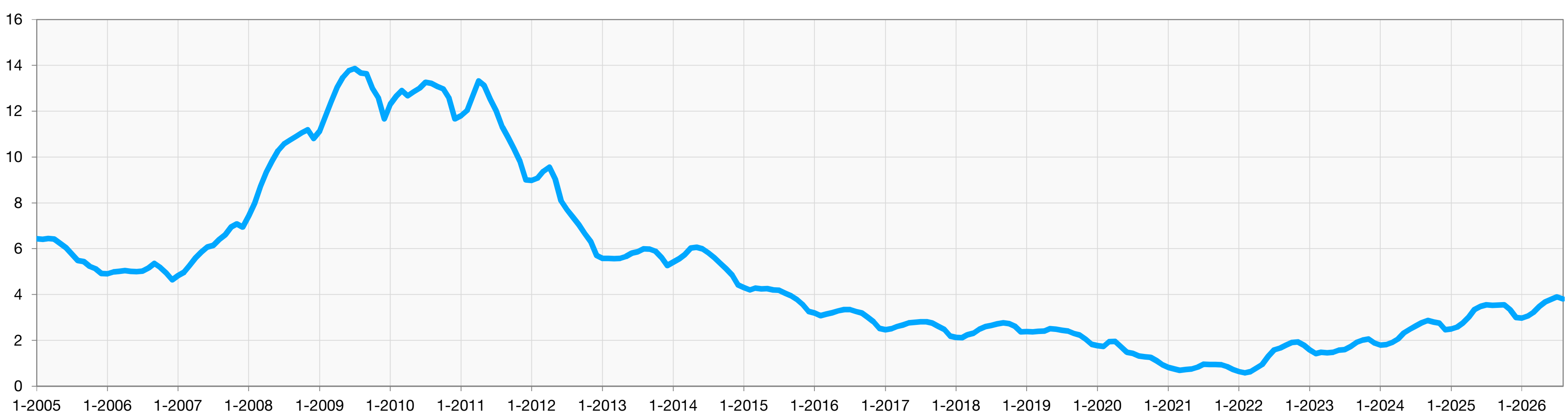
The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

August



Month	Current Activity	One Year Previous	+ / –
September 2025	3.5	2.9	+ 20.7%
October 2025	3.6	2.8	+ 28.6%
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	3.5	3.0	+ 16.7%
May 2026	3.7	3.3	+ 12.1%
June 2026	3.8	3.5	+ 8.6%
July 2026	3.9	3.6	+ 8.3%
August 2026	**3.8**	**3.5**	**+ 8.6%**
12-Month Avg	3.4	3.0	+ 13.3%

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.