

Charlotte Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association

FOR MORE INFORMATION CONTACT A REALTOR®



For Week Ending October 3, 2026

Data current as of October 12, 2026

Newly pending sales fell 8.5% from a year earlier in September and 11.2% from August, according to Zillow's September Market Report. Zillow's count of closed sales was 319,346, down 2.5% from a year earlier and 5.6% from August. The typical U.S. home value was \$366,913, up 1% from a year ago, while a typical mortgage payment of \$1,922 was 6.7% higher than last year, assuming a 20% down payment and excluding taxes and insurance. With 1.39 million homes for sale, 2.5% more than a year ago, and price cuts on 27.4% of listings, buyers still in the market have more room to negotiate.

In the Charlotte region, for the week ending October 3:

- New Listings increased 0.6% to 1,142
- Pending Sales decreased 6.9% to 800
- Inventory increased 7.2% to 14,021

For the month of September:

- Median Sales Price decreased 1.3% to \$390,000
- List to Close increased 2.0% to 102
- Percent of Original List Price Received remained flat at 95.1
- Months Supply of Homes for Sale increased 8.6% to 3.8

Quick Facts

+ 0.6%	- 6.9%	+ 7.2%
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

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

List to Close	5
Days on Market Until Sale	6
Cumulative Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of Original List Price Received	10
Housing Affordability Index	11
Months Supply of Homes for Sale	12

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

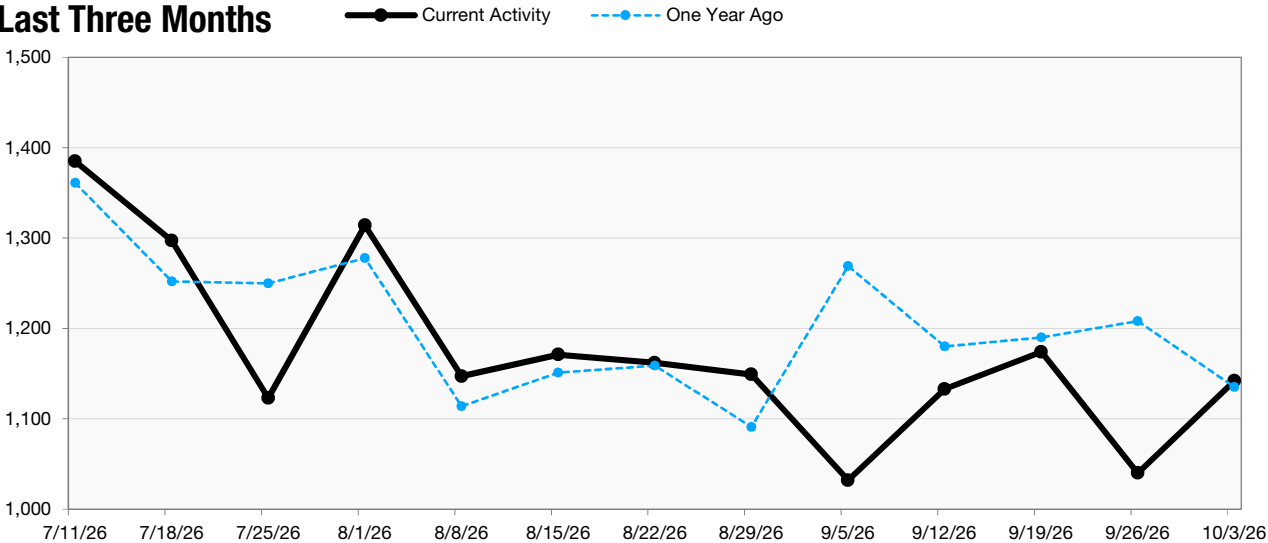


New Listings

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

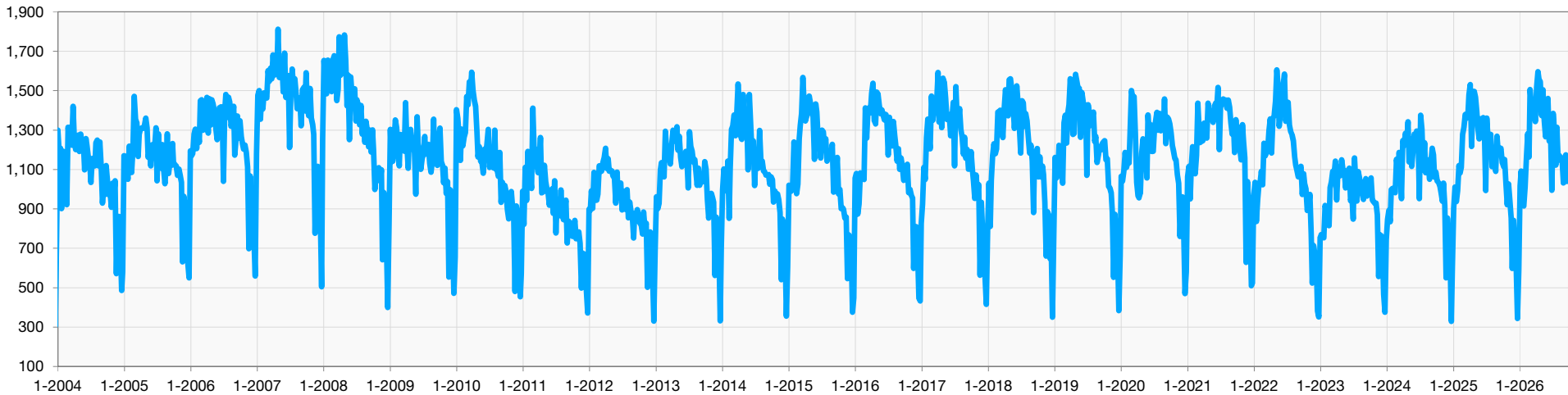


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
7/11/2026	1,385	1,361	+ 1.8%
7/18/2026	1,297	1,252	+ 3.6%
7/25/2026	1,123	1,250	- 10.2%
8/1/2026	1,314	1,278	+ 2.8%
8/8/2026	1,147	1,114	+ 3.0%
8/15/2026	1,171	1,151	+ 1.7%
8/22/2026	1,162	1,159	+ 0.3%
8/29/2026	1,149	1,091	+ 5.3%
9/5/2026	1,032	1,269	- 18.7%
9/12/2026	1,133	1,180	- 4.0%
9/19/2026	1,174	1,190	- 1.3%
9/26/2026	1,040	1,208	- 13.9%
10/3/2026	1,142	1,135	+ 0.6%
3-Month Total	15,269	15,638	- 2.4%

Historical New Listing Activity



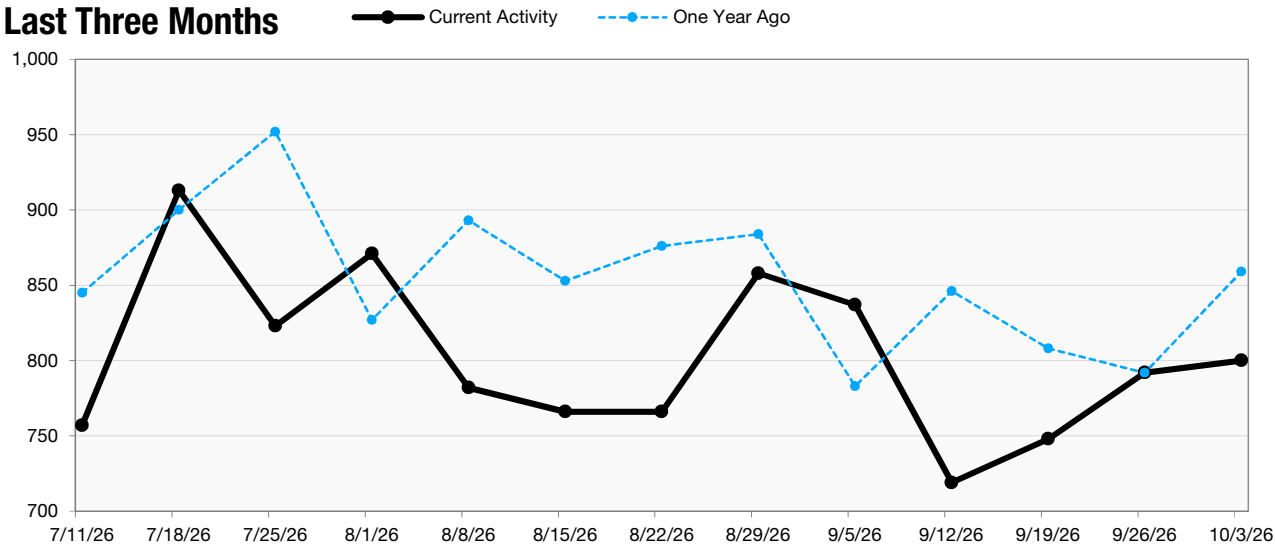
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.

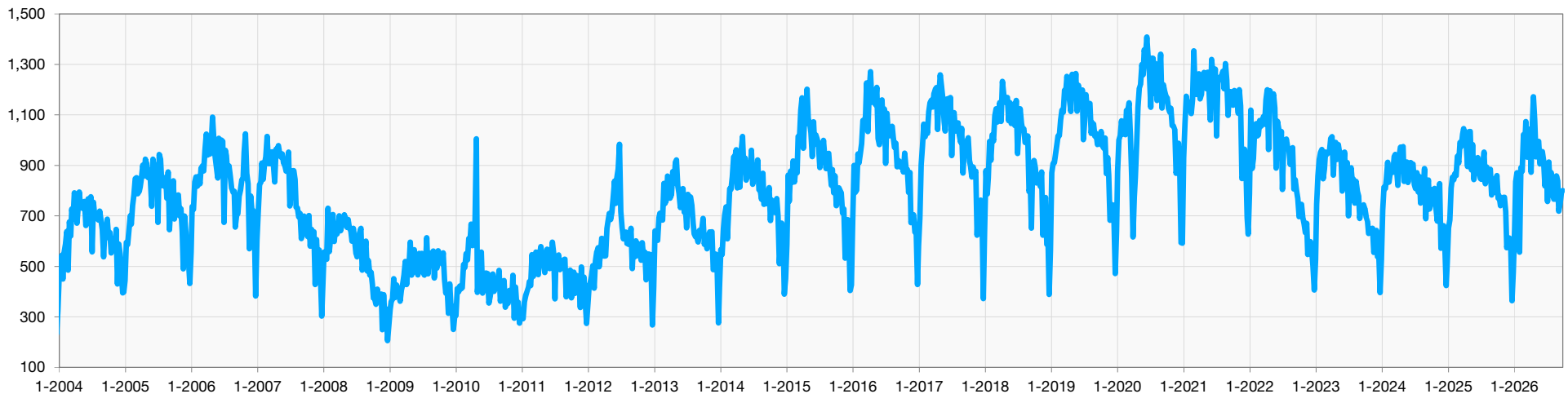


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
7/11/2026	757	845	- 10.4%
7/18/2026	913	900	+ 1.4%
7/25/2026	823	952	- 13.6%
8/1/2026	871	827	+ 5.3%
8/8/2026	782	893	- 12.4%
8/15/2026	766	853	- 10.2%
8/22/2026	766	876	- 12.6%
8/29/2026	858	884	- 2.9%
9/5/2026	837	783	+ 6.9%
9/12/2026	719	846	- 15.0%
9/19/2026	748	808	- 7.4%
9/26/2026	792	792	0.0%
10/3/2026	800	859	- 6.9%
3-Month Total	10,432	11,118	- 6.2%

Historical Pending Sales Activity



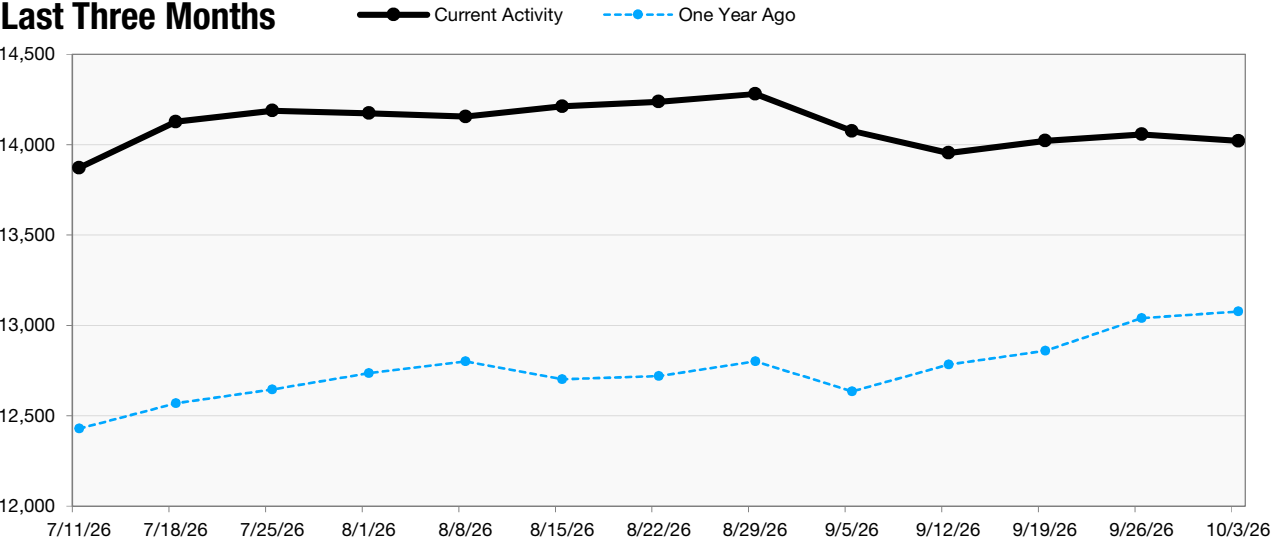
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes 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.

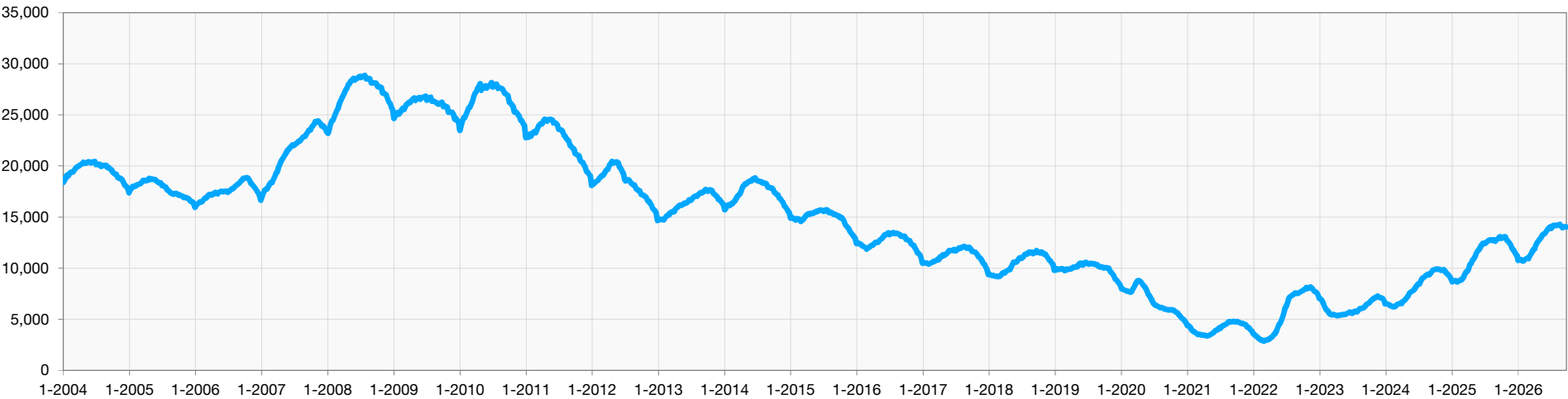


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
7/11/2026	13,872	12,429	+ 11.6%
7/18/2026	14,127	12,570	+ 12.4%
7/25/2026	14,188	12,645	+ 12.2%
8/1/2026	14,174	12,736	+ 11.3%
8/8/2026	14,156	12,802	+ 10.6%
8/15/2026	14,212	12,702	+ 11.9%
8/22/2026	14,238	12,720	+ 11.9%
8/29/2026	14,281	12,802	+ 11.6%
9/5/2026	14,076	12,635	+ 11.4%
9/12/2026	13,955	12,783	+ 9.2%
9/19/2026	14,022	12,860	+ 9.0%
9/26/2026	14,057	13,041	+ 7.8%
10/3/2026	14,021	13,077	+ 7.2%
3-Month Avg	14,106	12,754	+ 10.6%

Historical Inventory Activity



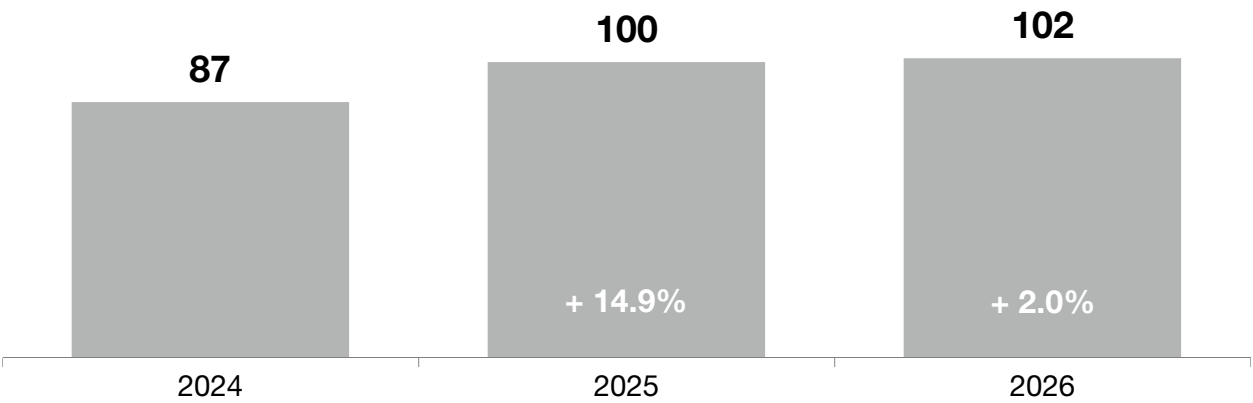
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

List to Close

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

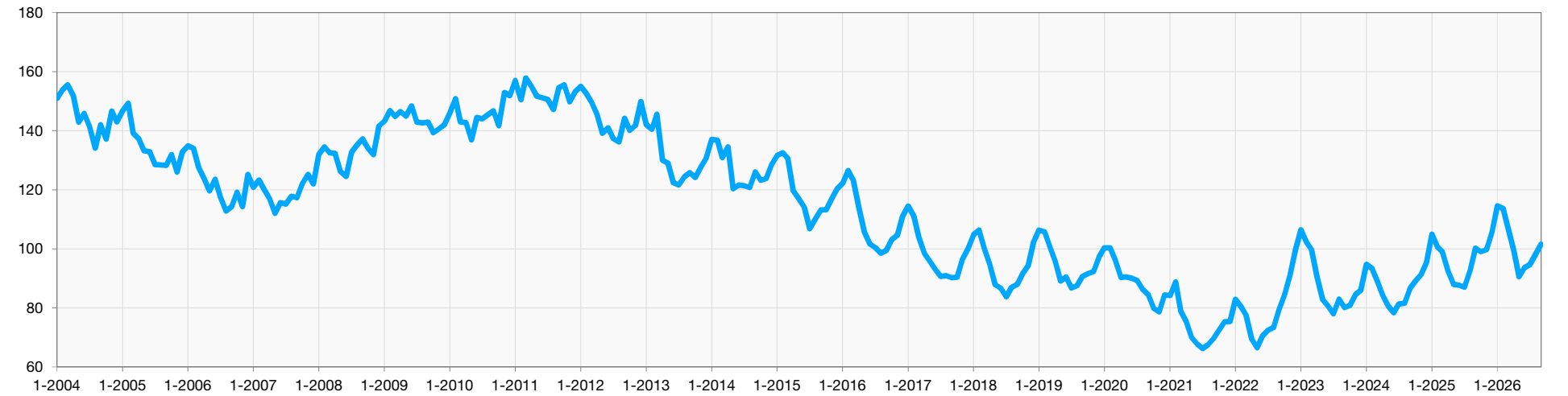


September



Month	Current Activity	One Year Previous	+ / -
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%
September 2026	102	100	+ 2.0%
12-Month Avg	100	93	+ 7.5%

Historical List to Close



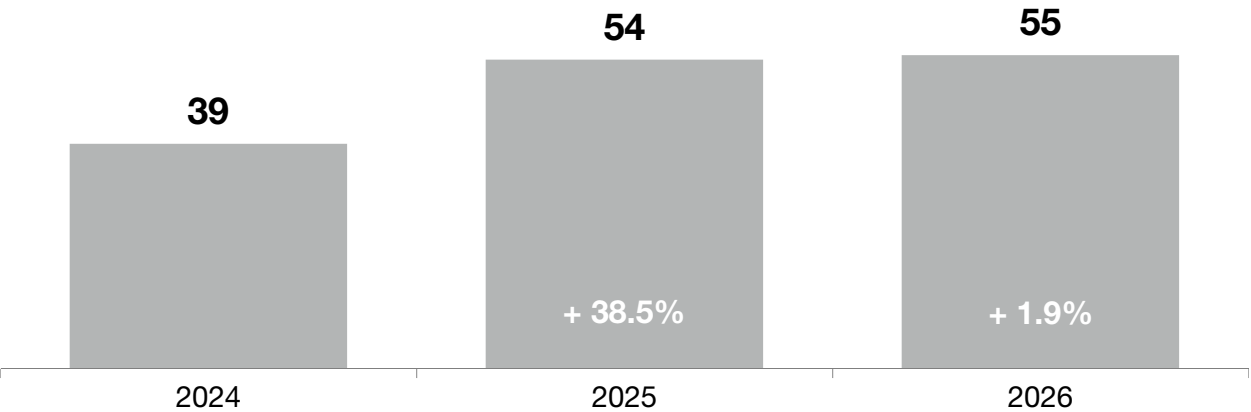
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.



September



Month	Current Activity	One Year Previous	+/-
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%
September 2026	55	54	+ 1.9%
12-Month Avg	55	48	+ 14.6%

Historical Days on Market



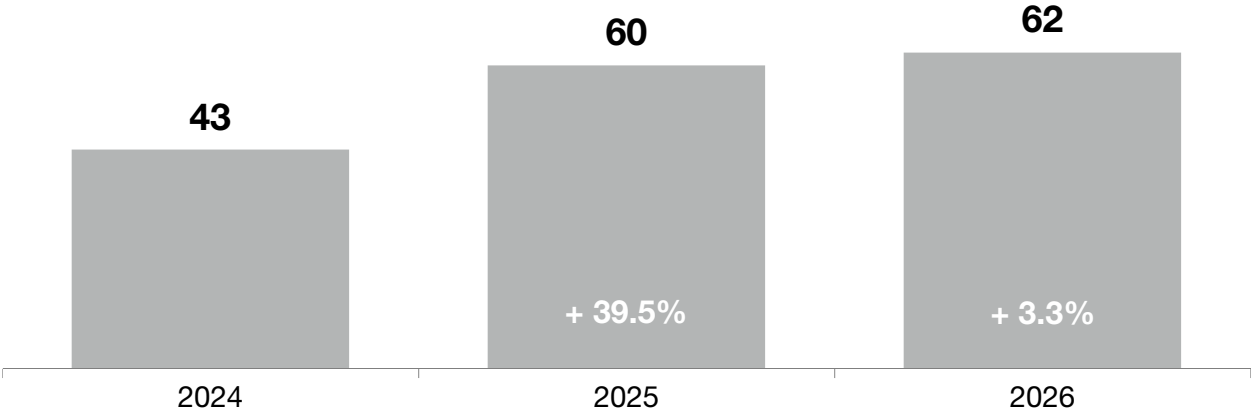
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.



September



Month	Current Activity	One Year Previous	+/-
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%
September 2026	62	60	+ 3.3%
12-Month Avg	63	54	+ 16.7%

Historical Cumulative Days on Market



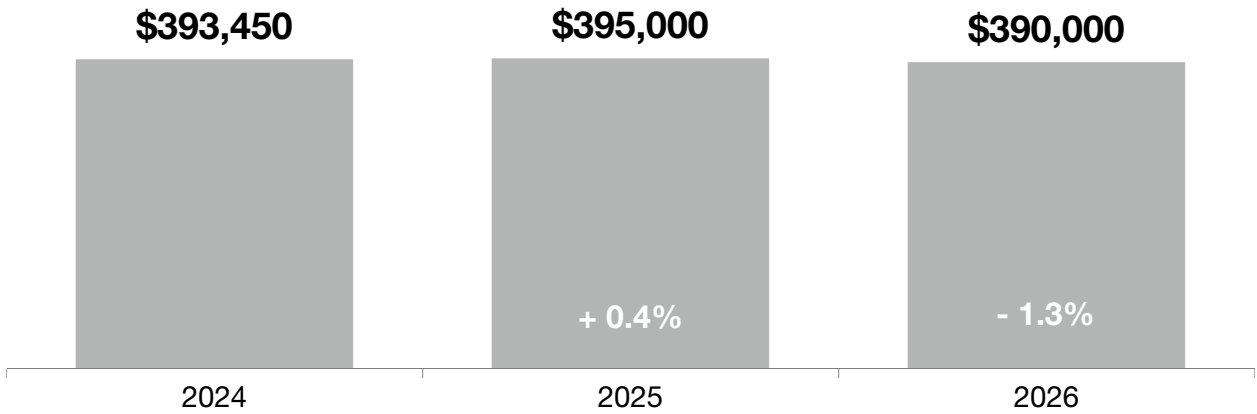
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Median Sales Price

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

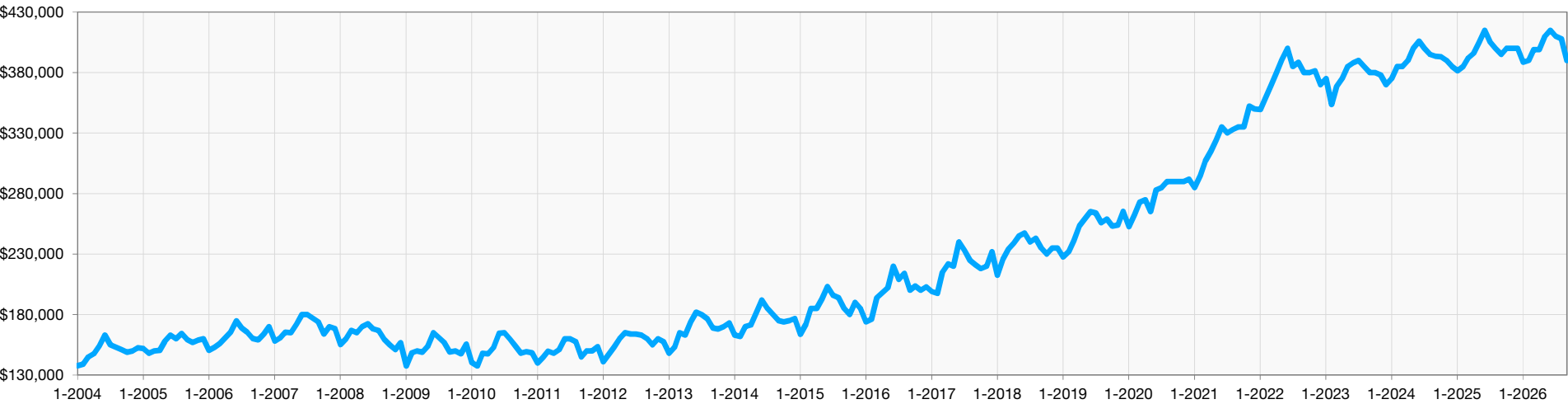


September



Month	Current Activity	One Year Previous	+ / -
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%
July 2026	\$410,000	\$405,530	+ 1.1%
August 2026	\$408,000	\$400,000	+ 2.0%
September 2026	\$390,000	\$395,000	- 1.3%
12-Month Avg	\$400,000	\$395,900	+ 1.0%

Historical Median Sales Price



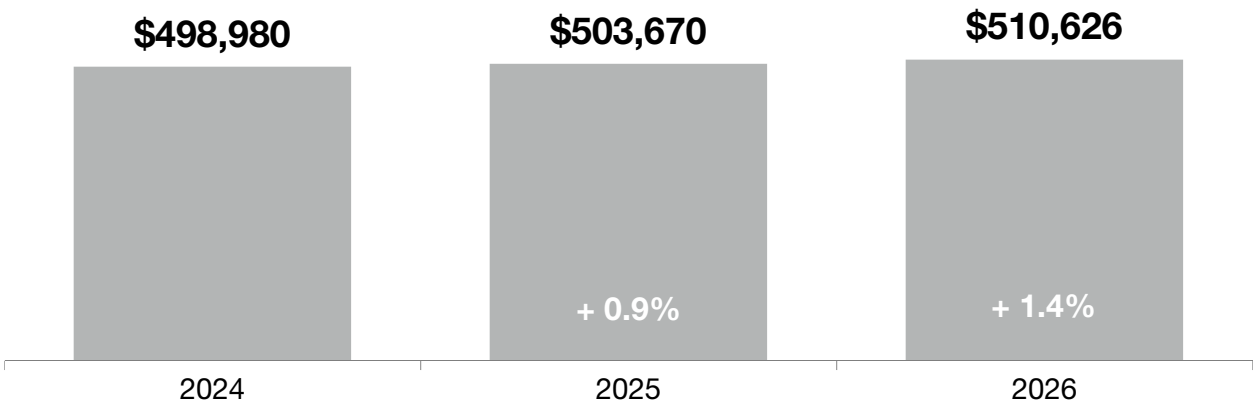
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Average Sales Price

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

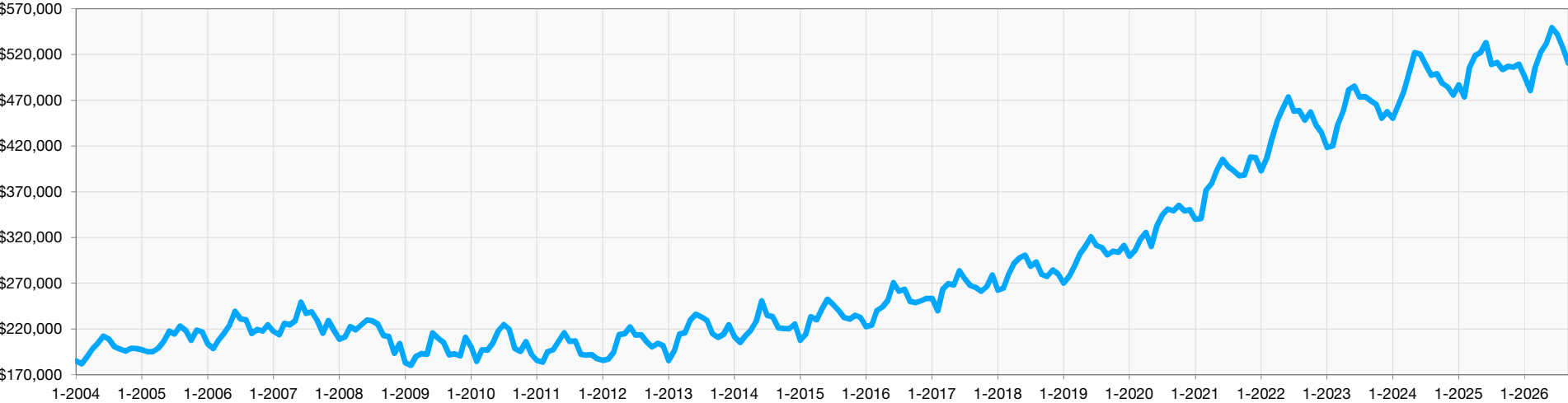


September



Month	Current Activity	One Year Previous	+ / -
October 2025	\$507,173	\$488,519	+ 3.8%
November 2025	\$506,084	\$484,637	+ 4.4%
December 2025	\$509,385	\$475,620	+ 7.1%
January 2026	\$495,568	\$487,043	+ 1.8%
February 2026	\$480,694	\$473,655	+ 1.5%
March 2026	\$506,246	\$505,448	+ 0.2%
April 2026	\$522,535	\$518,838	+ 0.7%
May 2026	\$532,130	\$521,947	+ 2.0%
June 2026	\$549,499	\$533,142	+ 3.1%
July 2026	\$542,542	\$509,227	+ 6.5%
August 2026	\$527,711	\$511,492	+ 3.2%
September 2026	\$510,626	\$503,670	+ 1.4%
12-Month Avg	\$518,727	\$503,268	+ 3.1%

Historical Average Sales Price



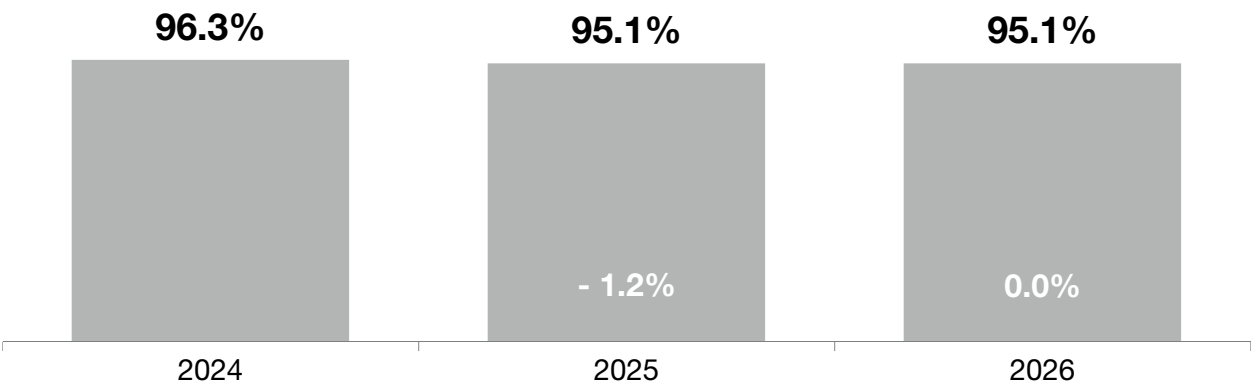
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.



September



Month	Current Activity	One Year Previous	+ / -
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%
September 2026	95.1%	95.1%	0.0%
12-Month Avg	95.4%	95.9%	- 0.5%

Historical Percent of Original List Price Received



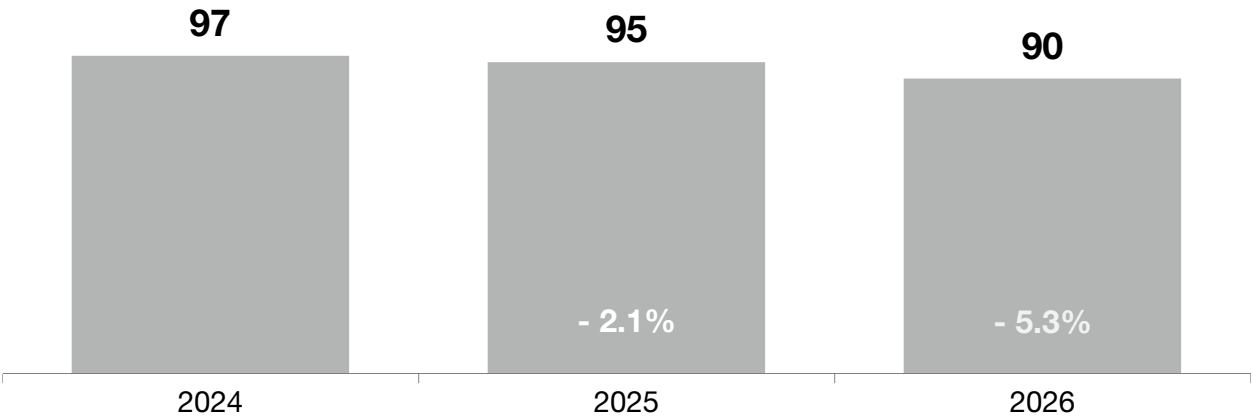
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.**

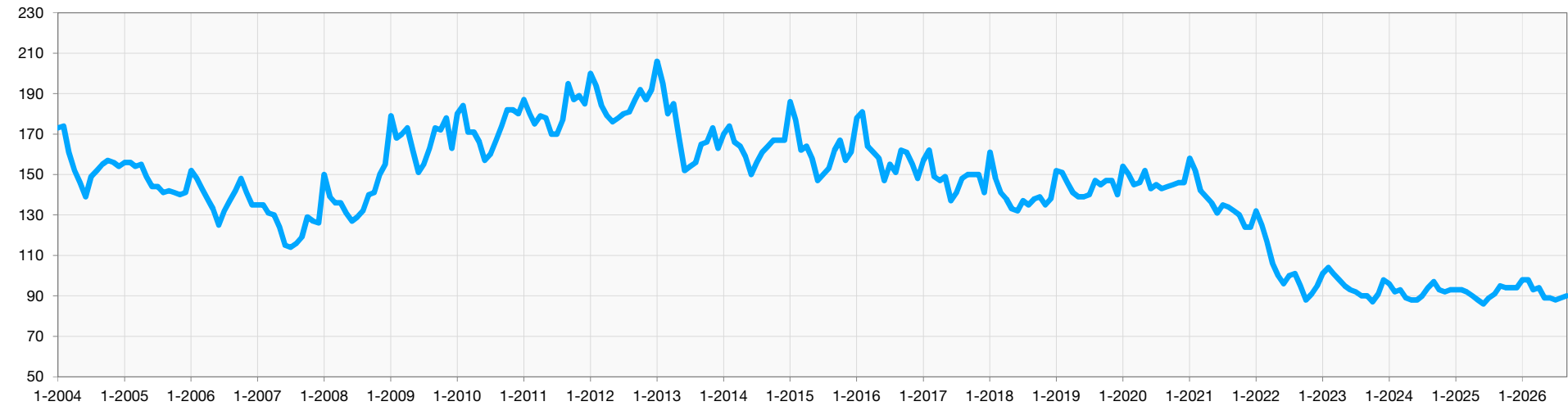


September



Month	Current Activity	One Year Previous	+ / -
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%
July 2026	88	89	- 1.1%
August 2026	89	91	- 2.2%
September 2026	90	95	- 5.3%
12-Month Avg	93	91	+ 2.2%

Historical Housing Affordability Index



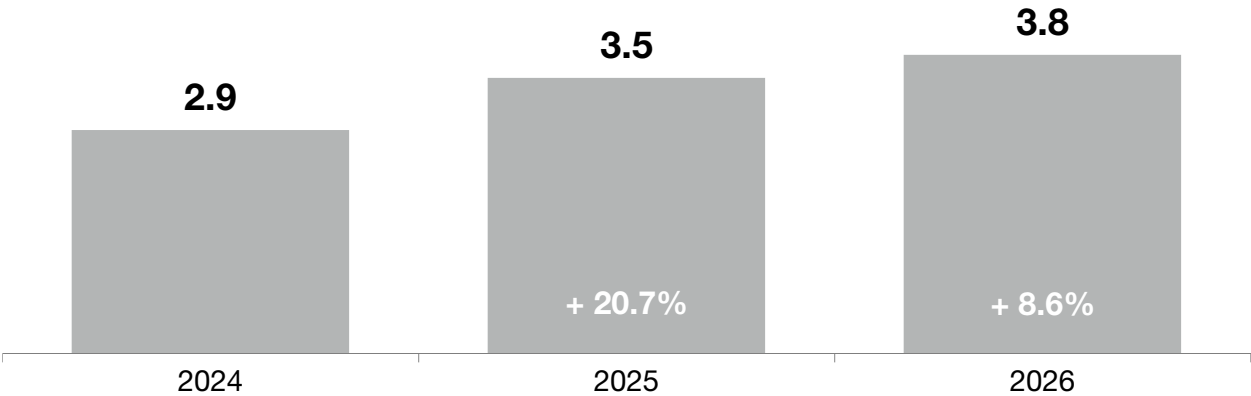
Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

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.

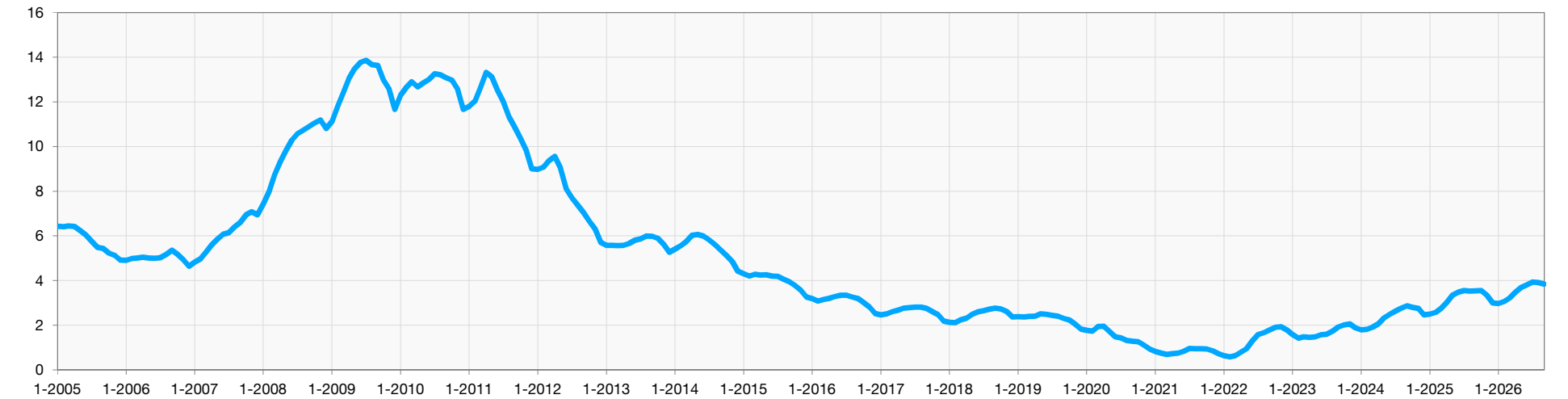


September



Month	Current Activity	One Year Previous	+ / -
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	3.9	3.5	+ 11.4%
September 2026	3.8	3.5	+ 8.6%
12-Month Avg	3.5	3.0	+ 16.7%

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.