

Local Market Update for January 2025

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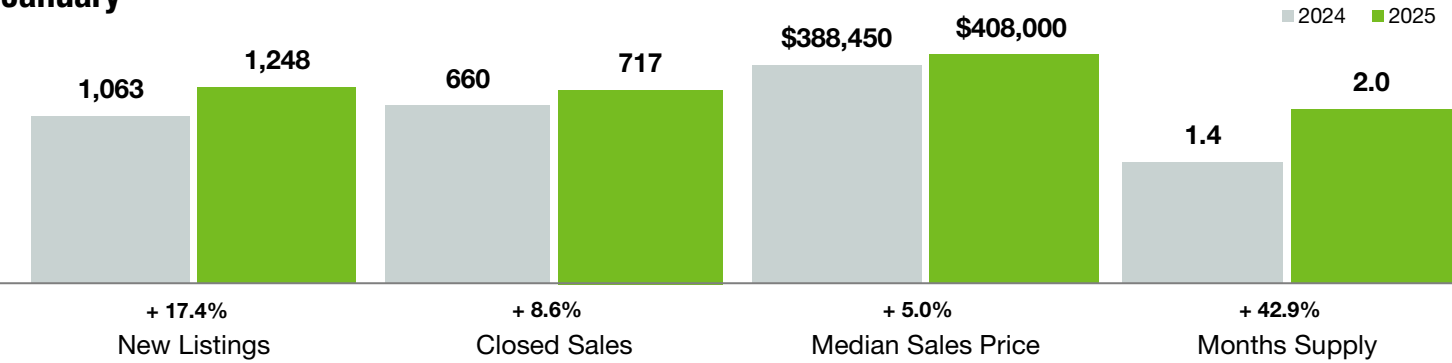
City of Charlotte

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	1,063	1,248	+ 17.4%	1,063	1,248	+ 17.4%
Pending Sales	997	945	- 5.2%	997	945	- 5.2%
Closed Sales	660	717	+ 8.6%	660	717	+ 8.6%
Median Sales Price*	\$388,450	\$408,000	+ 5.0%	\$388,450	\$408,000	+ 5.0%
Average Sales Price*	\$494,397	\$552,681	+ 11.8%	\$494,397	\$552,681	+ 11.8%
Percent of Original List Price Received*	97.3%	96.3%	- 1.0%	97.3%	96.3%	- 1.0%
List to Close	91	100	+ 9.9%	91	100	+ 9.9%
Days on Market Until Sale	38	53	+ 39.5%	38	53	+ 39.5%
Cumulative Days on Market Until Sale	39	58	+ 48.7%	39	58	+ 48.7%
Average List Price	\$585,428	\$564,696	- 3.5%	\$585,428	\$564,696	- 3.5%
Inventory of Homes for Sale	1,434	2,036	+ 42.0%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

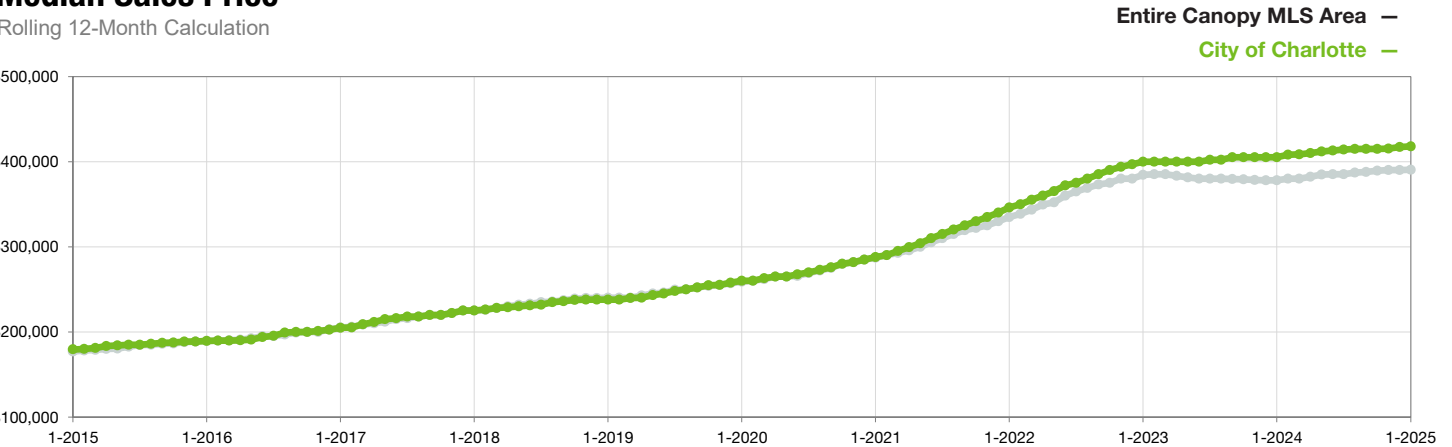
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



Current as of February 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.