

Local Market Update for January 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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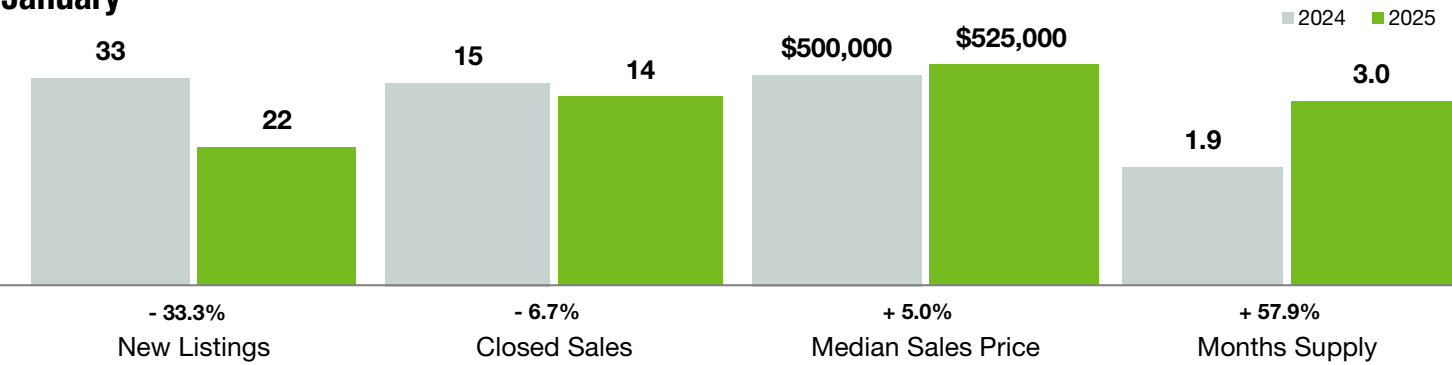
Uptown Charlotte

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	33	22	- 33.3%	33	22	- 33.3%
Pending Sales	31	25	- 19.4%	31	25	- 19.4%
Closed Sales	15	14	- 6.7%	15	14	- 6.7%
Median Sales Price*	\$500,000	\$525,000	+ 5.0%	\$500,000	\$525,000	+ 5.0%
Average Sales Price*	\$504,793	\$489,529	- 3.0%	\$504,793	\$489,529	- 3.0%
Percent of Original List Price Received*	97.5%	95.6%	- 1.9%	97.5%	95.6%	- 1.9%
List to Close	56	103	+ 83.9%	56	103	+ 83.9%
Days on Market Until Sale	24	66	+ 175.0%	24	66	+ 175.0%
Cumulative Days on Market Until Sale	53	87	+ 64.2%	53	87	+ 64.2%
Average List Price	\$526,824	\$452,054	- 14.2%	\$526,824	\$452,054	- 14.2%
Inventory of Homes for Sale	40	59	+ 47.5%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

* 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

