

Local Market Update for February 2025

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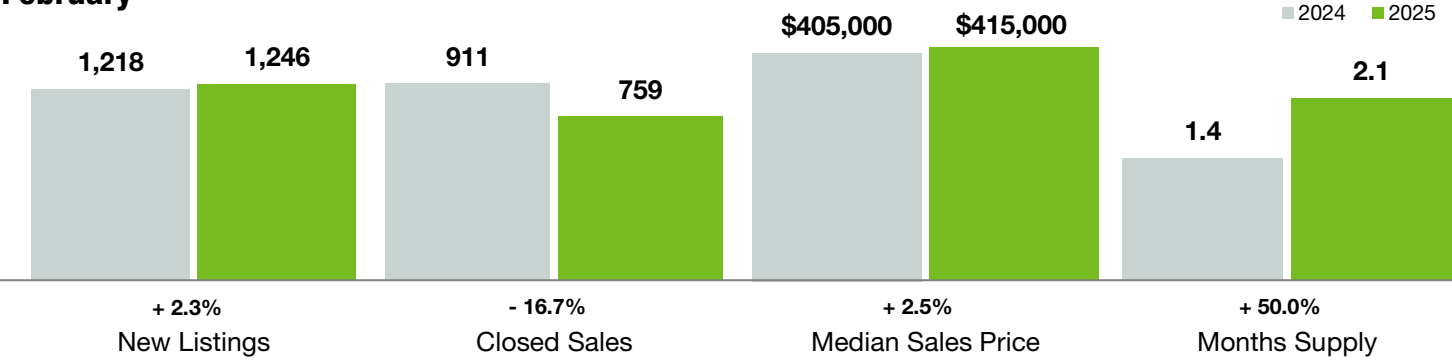
City of Charlotte

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	1,218	1,246	+ 2.3%	2,281	2,500	+ 9.6%
Pending Sales	1,082	1,046	- 3.3%	2,078	1,964	- 5.5%
Closed Sales	911	759	- 16.7%	1,571	1,502	- 4.4%
Median Sales Price*	\$405,000	\$415,000	+ 2.5%	\$400,000	\$410,000	+ 2.5%
Average Sales Price*	\$538,615	\$539,542	+ 0.2%	\$520,038	\$543,360	+ 4.5%
Percent of Original List Price Received*	98.1%	96.8%	- 1.3%	97.8%	96.5%	- 1.3%
List to Close	92	92	0.0%	92	96	+ 4.3%
Days on Market Until Sale	41	48	+ 17.1%	40	50	+ 25.0%
Cumulative Days on Market Until Sale	45	57	+ 26.7%	43	57	+ 32.6%
Average List Price	\$604,616	\$613,063	+ 1.4%	\$595,643	\$586,610	- 1.5%
Inventory of Homes for Sale	1,438	2,113	+ 46.9%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

* 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.

February



Median Sales Price

Rolling 12-Month Calculation

