

Local Market Update for February 2025

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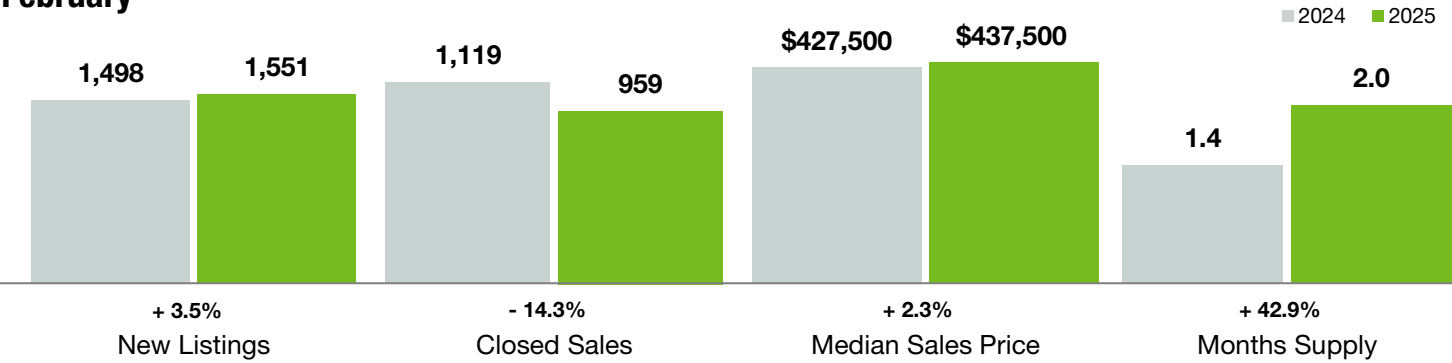
Mecklenburg County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	1,498	1,551	+ 3.5%	2,793	3,050	+ 9.2%
Pending Sales	1,327	1,304	- 1.7%	2,557	2,430	- 5.0%
Closed Sales	1,119	959	- 14.3%	1,940	1,855	- 4.4%
Median Sales Price*	\$427,500	\$437,500	+ 2.3%	\$420,000	\$432,600	+ 3.0%
Average Sales Price*	\$549,499	\$563,266	+ 2.5%	\$537,204	\$576,481	+ 7.3%
Percent of Original List Price Received*	98.1%	96.8%	- 1.3%	97.7%	96.6%	- 1.1%
List to Close	90	94	+ 4.4%	90	97	+ 7.8%
Days on Market Until Sale	40	48	+ 20.0%	39	50	+ 28.2%
Cumulative Days on Market Until Sale	44	56	+ 27.3%	42	57	+ 35.7%
Average List Price	\$634,179	\$652,080	+ 2.8%	\$616,298	\$616,232	- 0.0%
Inventory of Homes for Sale	1,725	2,575	+ 49.3%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

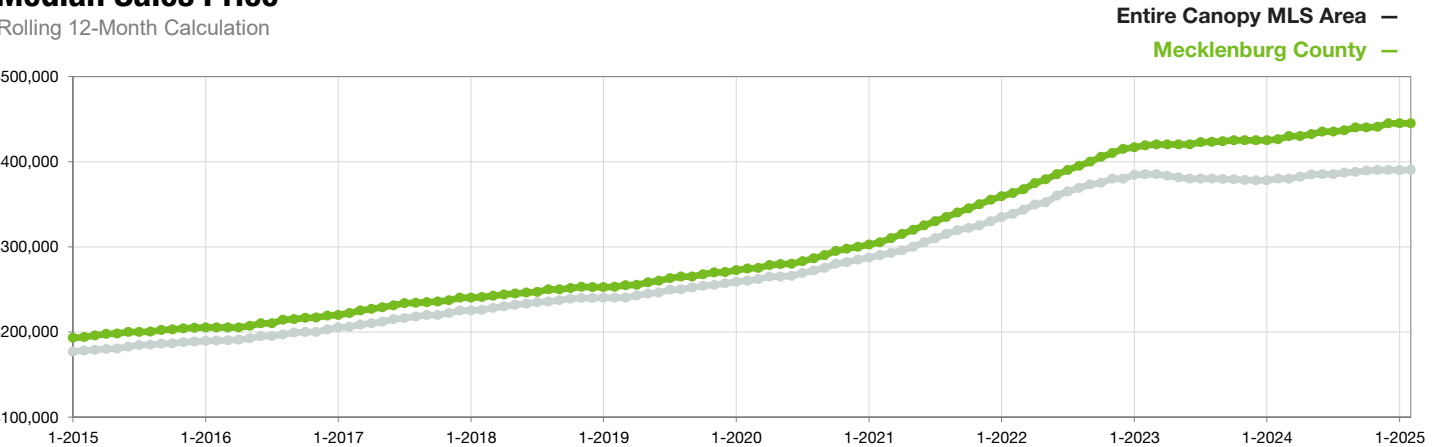
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



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