

Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®



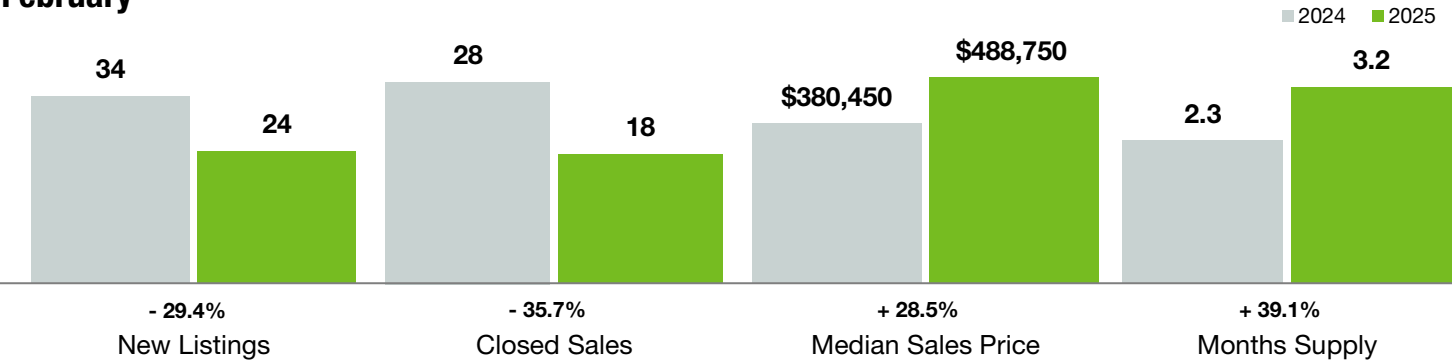
Uptown Charlotte

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	34	24	- 29.4%	67	45	- 32.8%
Pending Sales	19	18	- 5.3%	50	42	- 16.0%
Closed Sales	28	18	- 35.7%	43	32	- 25.6%
Median Sales Price*	\$380,450	\$488,750	+ 28.5%	\$480,000	\$506,250	+ 5.5%
Average Sales Price*	\$561,864	\$553,855	- 1.4%	\$541,956	\$525,712	- 3.0%
Percent of Original List Price Received*	97.6%	93.8%	- 3.9%	97.6%	94.6%	- 3.1%
List to Close	61	113	+ 85.2%	59	109	+ 84.7%
Days on Market Until Sale	29	78	+ 169.0%	27	73	+ 170.4%
Cumulative Days on Market Until Sale	38	116	+ 205.3%	43	103	+ 139.5%
Average List Price	\$535,471	\$456,493	- 14.7%	\$531,212	\$447,790	- 15.7%
Inventory of Homes for Sale	49	62	+ 26.5%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

* 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

