

Local Market Update for April 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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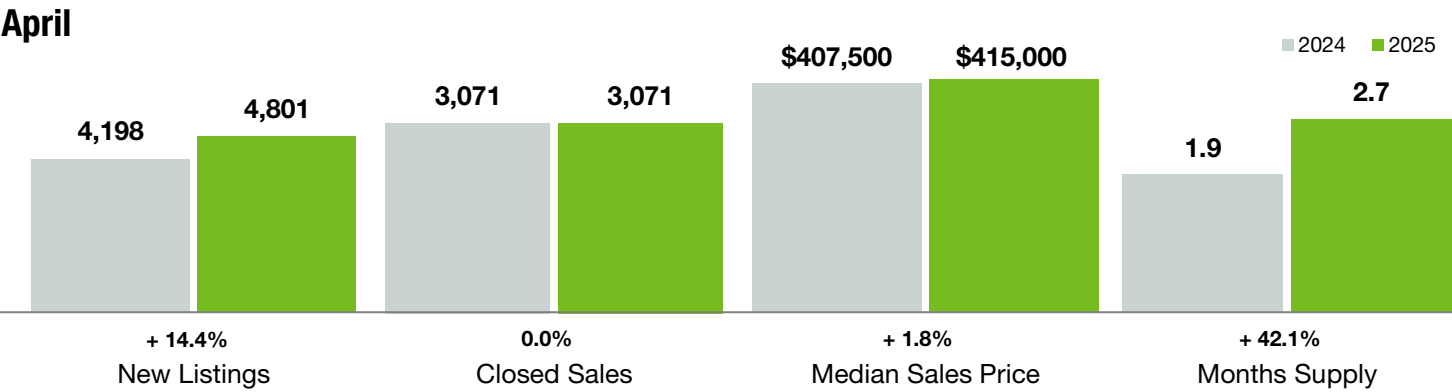


Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	4,198	4,801	+ 14.4%	14,564	16,355	+ 12.3%
Pending Sales	3,270	3,584	+ 9.6%	12,056	12,517	+ 3.8%
Closed Sales	3,071	3,071	0.0%	10,289	10,419	+ 1.3%
Median Sales Price*	\$407,500	\$415,000	+ 1.8%	\$398,000	\$406,900	+ 2.2%
Average Sales Price*	\$522,347	\$540,198	+ 3.4%	\$495,591	\$520,118	+ 4.9%
Percent of Original List Price Received*	98.2%	97.1%	- 1.1%	97.5%	96.4%	- 1.1%
List to Close	81	89	+ 9.9%	87	97	+ 11.5%
Days on Market Until Sale	33	44	+ 33.3%	38	51	+ 34.2%
Cumulative Days on Market Until Sale	37	50	+ 35.1%	42	58	+ 38.1%
Average List Price	\$561,485	\$604,755	+ 7.7%	\$532,795	\$560,770	+ 5.3%
Inventory of Homes for Sale	5,278	7,710	+ 46.1%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

