

Local Market Update for April 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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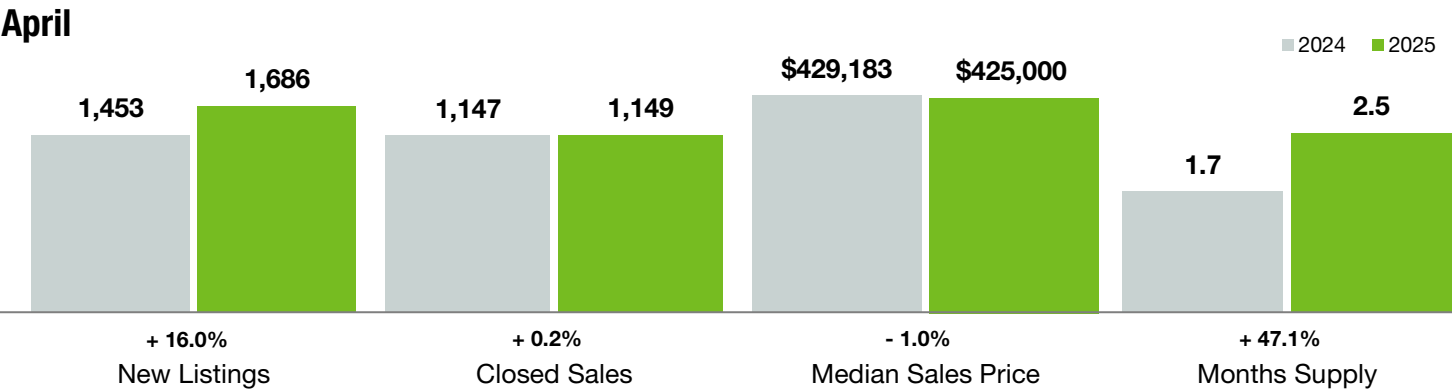


City of Charlotte

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1,453	1,686	+ 16.0%	5,257	5,911	+ 12.4%
Pending Sales	1,188	1,284	+ 8.1%	4,473	4,523	+ 1.1%
Closed Sales	1,147	1,149	+ 0.2%	3,844	3,753	- 2.4%
Median Sales Price*	\$429,183	\$425,000	- 1.0%	\$410,000	\$420,000	+ 2.4%
Average Sales Price*	\$626,085	\$618,125	- 1.3%	\$561,349	\$591,121	+ 5.3%
Percent of Original List Price Received*	99.1%	97.8%	- 1.3%	98.3%	97.0%	- 1.3%
List to Close	80	84	+ 5.0%	85	91	+ 7.1%
Days on Market Until Sale	32	39	+ 21.9%	36	46	+ 27.8%
Cumulative Days on Market Until Sale	36	43	+ 19.4%	39	53	+ 35.9%
Average List Price	\$629,775	\$660,785	+ 4.9%	\$597,599	\$603,243	+ 0.9%
Inventory of Homes for Sale	1,683	2,535	+ 50.6%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--

* 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

