

Local Market Update for April 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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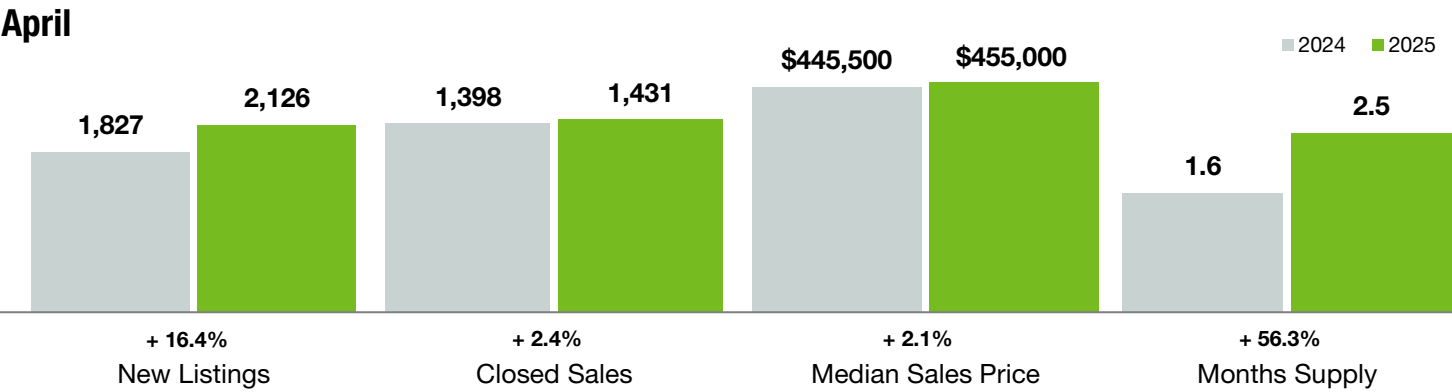


Mecklenburg County

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	1,827	2,126	+ 16.4%	6,462	7,325	+ 13.4%
Pending Sales	1,486	1,585	+ 6.7%	5,505	5,613	+ 2.0%
Closed Sales	1,398	1,431	+ 2.4%	4,717	4,684	- 0.7%
Median Sales Price*	\$445,500	\$455,000	+ 2.1%	\$430,000	\$449,000	+ 4.4%
Average Sales Price*	\$624,199	\$625,490	+ 0.2%	\$572,463	\$609,223	+ 6.4%
Percent of Original List Price Received*	99.1%	97.7%	- 1.4%	98.3%	97.1%	- 1.2%
List to Close	80	84	+ 5.0%	84	91	+ 8.3%
Days on Market Until Sale	31	38	+ 22.6%	35	46	+ 31.4%
Cumulative Days on Market Until Sale	34	44	+ 29.4%	38	52	+ 36.8%
Average List Price	\$658,337	\$685,518	+ 4.1%	\$621,151	\$635,981	+ 2.4%
Inventory of Homes for Sale	2,061	3,162	+ 53.4%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

* 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

