

# Local Market Update for May 2025

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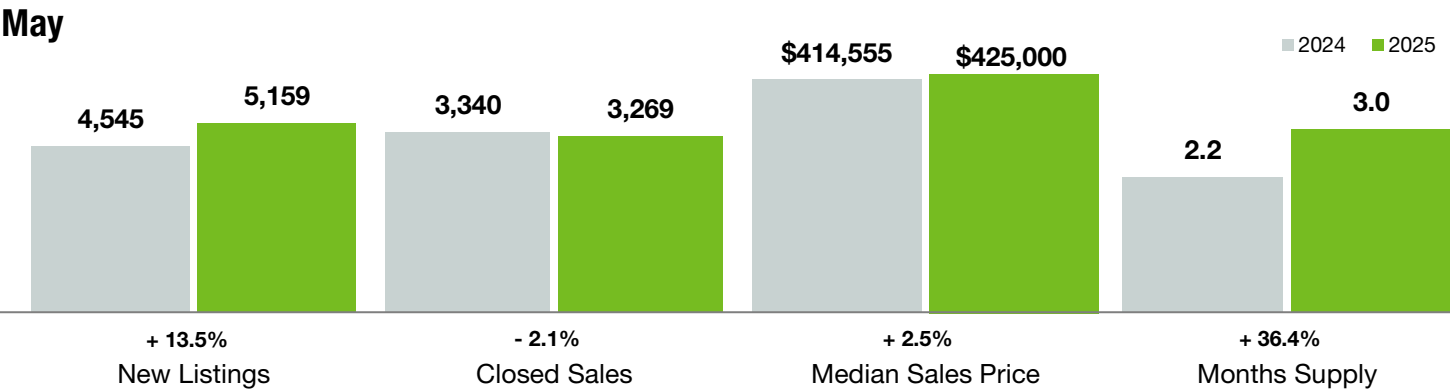


## Charlotte MSA

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

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	4,545	5,159	+ 13.5%	19,111	21,560	+ 12.8%
Pending Sales	3,176	3,688	+ 16.1%	15,233	15,993	+ 5.0%
Closed Sales	3,340	3,269	- 2.1%	13,630	13,818	+ 1.4%
Median Sales Price*	\$414,555	\$425,000	+ 2.5%	\$400,000	\$410,000	+ 2.5%
Average Sales Price*	\$535,292	\$547,176	+ 2.2%	\$505,316	\$525,848	+ 4.1%
Percent of Original List Price Received*	98.3%	96.9%	- 1.4%	97.7%	96.5%	- 1.2%
List to Close	78	85	+ 9.0%	85	94	+ 10.6%
Days on Market Until Sale	31	41	+ 32.3%	37	49	+ 32.4%
Cumulative Days on Market Until Sale	33	47	+ 42.4%	40	56	+ 40.0%
Average List Price	\$562,767	\$603,542	+ 7.2%	\$539,972	\$568,411	+ 5.3%
Inventory of Homes for Sale	6,039	8,597	+ 42.4%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

\* 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

