

# Local Market Update for May 2025

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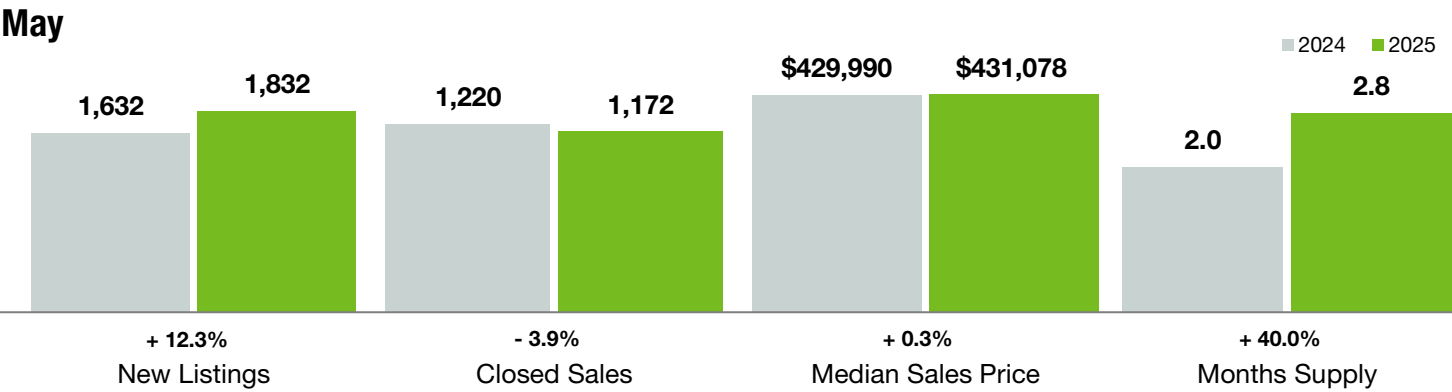


## City of Charlotte

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	1,632	1,832	+ 12.3%	6,890	7,752	+ 12.5%
Pending Sales	1,127	1,327	+ 17.7%	5,600	5,786	+ 3.3%
Closed Sales	1,220	1,172	- 3.9%	5,064	4,967	- 1.9%
Median Sales Price*	\$429,990	\$431,078	+ 0.3%	\$415,000	\$425,000	+ 2.4%
Average Sales Price*	\$604,616	\$597,773	- 1.1%	\$571,768	\$591,923	+ 3.5%
Percent of Original List Price Received*	99.1%	97.6%	- 1.5%	98.5%	97.2%	- 1.3%
List to Close	73	80	+ 9.6%	82	88	+ 7.3%
Days on Market Until Sale	27	35	+ 29.6%	33	44	+ 33.3%
Cumulative Days on Market Until Sale	30	40	+ 33.3%	37	49	+ 32.4%
Average List Price	\$621,979	\$650,068	+ 4.5%	\$603,502	\$611,988	+ 1.4%
Inventory of Homes for Sale	2,006	2,845	+ 41.8%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--

\* 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

