

Local Market Update for May 2025

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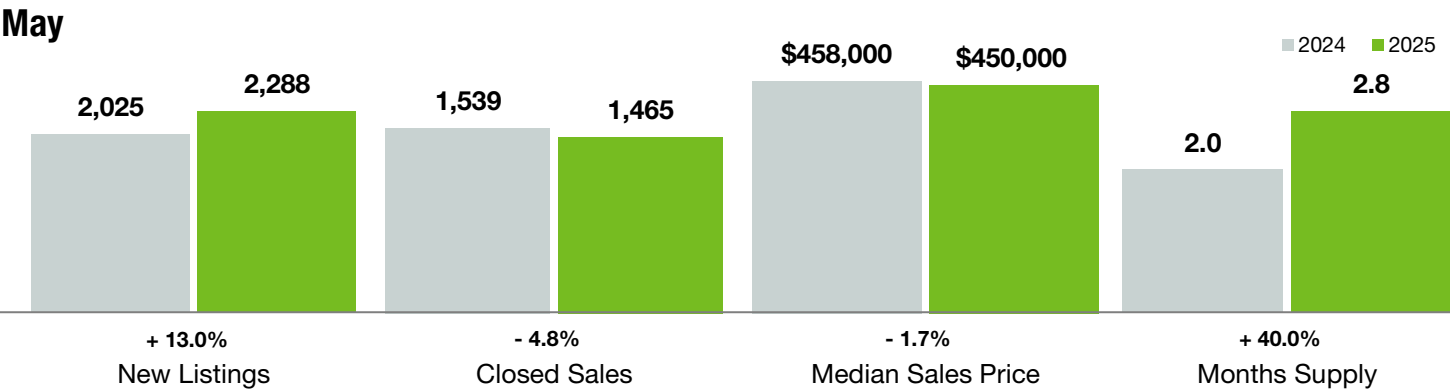


Mecklenburg County

North Carolina

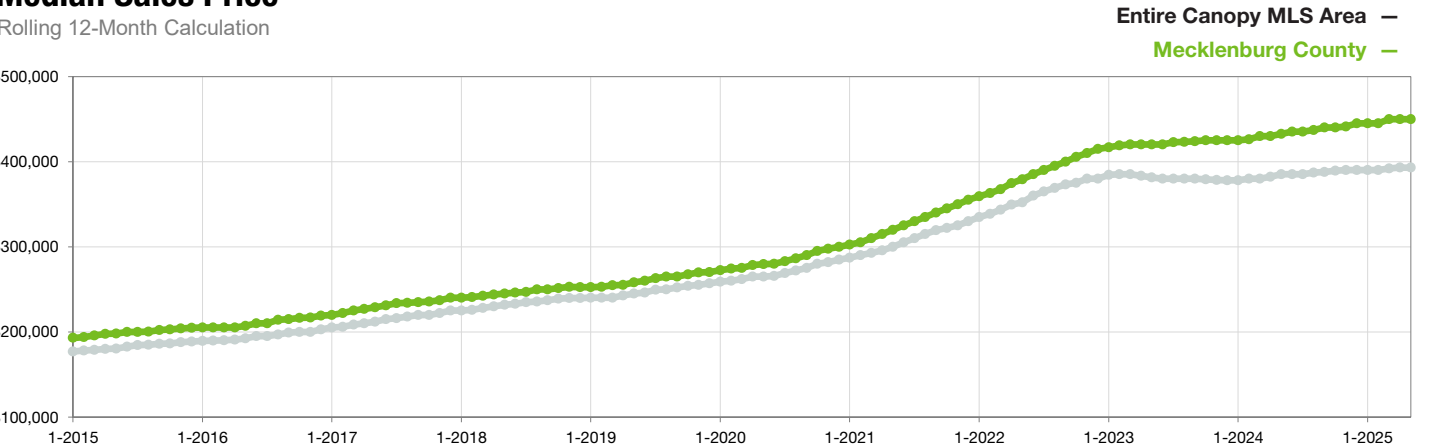
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	2,025	2,288	+ 13.0%	8,488	9,629	+ 13.4%
Pending Sales	1,415	1,621	+ 14.6%	6,920	7,164	+ 3.5%
Closed Sales	1,539	1,465	- 4.8%	6,256	6,198	- 0.9%
Median Sales Price*	\$458,000	\$450,000	- 1.7%	\$437,135	\$449,900	+ 2.9%
Average Sales Price*	\$624,983	\$625,735	+ 0.1%	\$585,372	\$612,083	+ 4.6%
Percent of Original List Price Received*	99.0%	97.6%	- 1.4%	98.5%	97.2%	- 1.3%
List to Close	73	79	+ 8.2%	81	89	+ 9.9%
Days on Market Until Sale	27	34	+ 25.9%	33	43	+ 30.3%
Cumulative Days on Market Until Sale	29	40	+ 37.9%	36	49	+ 36.1%
Average List Price	\$645,060	\$676,064	+ 4.8%	\$626,958	\$642,902	+ 2.5%
Inventory of Homes for Sale	2,449	3,578	+ 46.1%	--	--	--
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



Current as of June 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.