

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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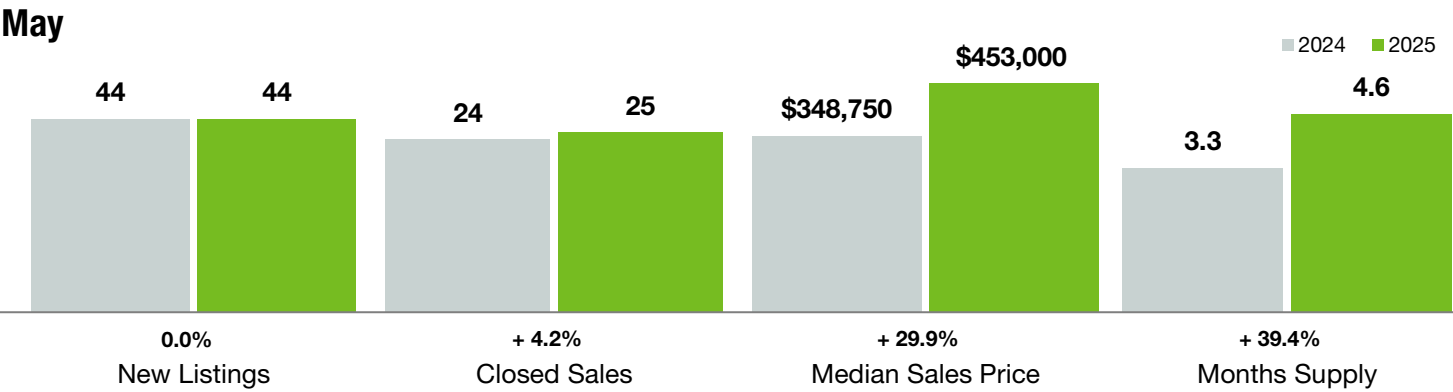


Uptown Charlotte

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	44	44	0.0%	185	164	- 11.4%
Pending Sales	26	30	+ 15.4%	126	109	- 13.5%
Closed Sales	24	25	+ 4.2%	116	90	- 22.4%
Median Sales Price*	\$348,750	\$453,000	+ 29.9%	\$435,000	\$415,000	- 4.6%
Average Sales Price*	\$380,598	\$488,802	+ 28.4%	\$502,081	\$495,160	- 1.4%
Percent of Original List Price Received*	97.6%	95.6%	- 2.0%	97.3%	95.1%	- 2.3%
List to Close	61	86	+ 41.0%	63	101	+ 60.3%
Days on Market Until Sale	26	53	+ 103.8%	30	63	+ 110.0%
Cumulative Days on Market Until Sale	35	86	+ 145.7%	42	85	+ 102.4%
Average List Price	\$574,109	\$515,918	- 10.1%	\$491,429	\$505,704	+ 2.9%
Inventory of Homes for Sale	74	86	+ 16.2%	--	--	--
Months Supply of Inventory	3.3	4.6	+ 39.4%	--	--	--

* 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

