

Local Market Update for June 2025

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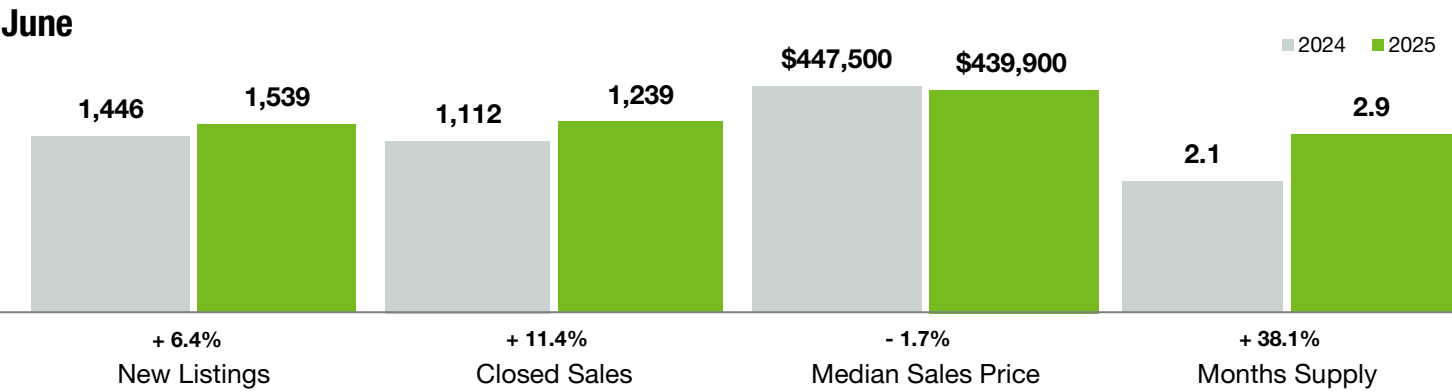


City of Charlotte

North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	1,446	1,539	+ 6.4%	8,337	9,312	+ 11.7%
Pending Sales	1,109	1,121	+ 1.1%	6,709	6,837	+ 1.9%
Closed Sales	1,112	1,239	+ 11.4%	6,176	6,247	+ 1.1%
Median Sales Price*	\$447,500	\$439,900	- 1.7%	\$418,835	\$425,000	+ 1.5%
Average Sales Price*	\$621,675	\$631,353	+ 1.6%	\$580,757	\$598,546	+ 3.1%
Percent of Original List Price Received*	98.7%	97.3%	- 1.4%	98.5%	97.2%	- 1.3%
List to Close	74	80	+ 8.1%	81	87	+ 7.4%
Days on Market Until Sale	25	34	+ 36.0%	32	42	+ 31.3%
Cumulative Days on Market Until Sale	27	36	+ 33.3%	35	47	+ 34.3%
Average List Price	\$591,129	\$624,770	+ 5.7%	\$601,353	\$611,997	+ 1.8%
Inventory of Homes for Sale	2,119	2,952	+ 39.3%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

* 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

