

# Local Market Update for July 2025

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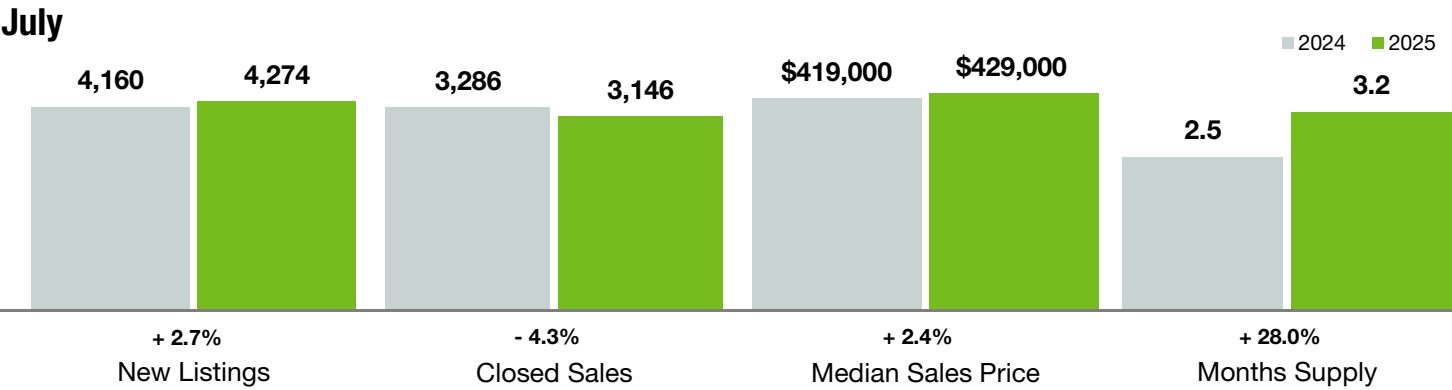


## Charlotte MSA

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

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	4,160	4,274	+ 2.7%	27,553	30,309	+ 10.0%
Pending Sales	2,969	3,261	+ 9.8%	21,362	22,070	+ 3.3%
Closed Sales	3,286	3,146	- 4.3%	20,038	20,580	+ 2.7%
Median Sales Price*	\$419,000	\$429,000	+ 2.4%	\$407,500	\$415,799	+ 2.0%
Average Sales Price*	\$534,160	\$536,221	+ 0.4%	\$515,665	\$531,313	+ 3.0%
Percent of Original List Price Received*	97.3%	96.2%	- 1.1%	97.7%	96.5%	- 1.2%
List to Close	80	84	+ 5.0%	83	91	+ 9.6%
Days on Market Until Sale	33	41	+ 24.2%	35	46	+ 31.4%
Cumulative Days on Market Until Sale	35	45	+ 28.6%	38	52	+ 36.8%
Average List Price	\$506,399	\$529,817	+ 4.6%	\$534,758	\$558,725	+ 4.5%
Inventory of Homes for Sale	6,835	9,294	+ 36.0%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--

\* 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

