

Local Market Update for July 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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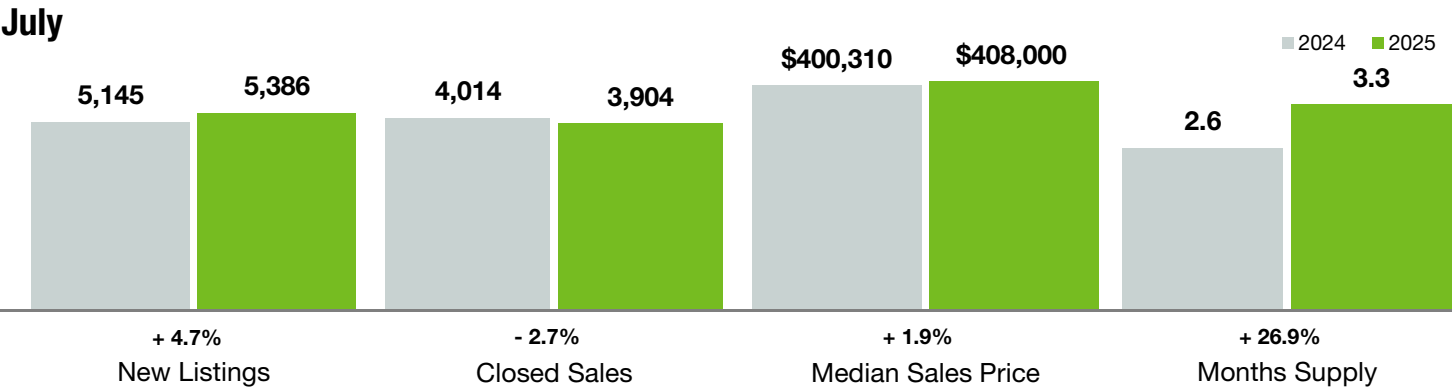


Charlotte Region

Includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina and Chester, Chesterfield, 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	5,145	5,386	+ 4.7%	34,106	37,517	+ 10.0%
Pending Sales	3,659	4,103	+ 12.1%	26,292	27,259	+ 3.7%
Closed Sales	4,014	3,904	- 2.7%	24,668	25,314	+ 2.6%
Median Sales Price*	\$400,310	\$408,000	+ 1.9%	\$392,500	\$399,900	+ 1.9%
Average Sales Price*	\$509,070	\$510,806	+ 0.3%	\$496,286	\$510,461	+ 2.9%
Percent of Original List Price Received*	97.0%	95.9%	- 1.1%	97.3%	96.2%	- 1.1%
List to Close	81	86	+ 6.2%	85	93	+ 9.4%
Days on Market Until Sale	35	43	+ 22.9%	37	48	+ 29.7%
Cumulative Days on Market Until Sale	37	48	+ 29.7%	41	55	+ 34.1%
Average List Price	\$498,537	\$518,142	+ 3.9%	\$519,711	\$544,843	+ 4.8%
Inventory of Homes for Sale	8,914	11,898	+ 33.5%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--

* 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

