

Local Market Update for July 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®

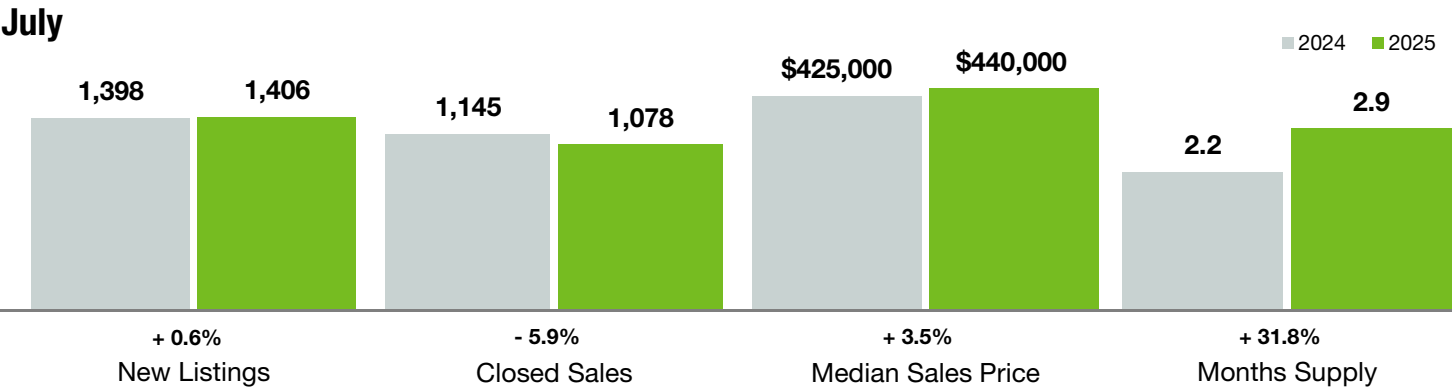


City of Charlotte

North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	1,398	1,406	+ 0.6%	9,735	10,731	+ 10.2%
Pending Sales	1,004	1,094	+ 9.0%	7,713	7,846	+ 1.7%
Closed Sales	1,145	1,078	- 5.9%	7,321	7,365	+ 0.6%
Median Sales Price*	\$425,000	\$440,000	+ 3.5%	\$420,000	\$427,521	+ 1.8%
Average Sales Price*	\$589,193	\$583,650	- 0.9%	\$582,077	\$595,519	+ 2.3%
Percent of Original List Price Received*	97.9%	97.0%	- 0.9%	98.4%	97.1%	- 1.3%
List to Close	78	81	+ 3.8%	80	86	+ 7.5%
Days on Market Until Sale	30	37	+ 23.3%	32	41	+ 28.1%
Cumulative Days on Market Until Sale	31	41	+ 32.3%	34	46	+ 35.3%
Average List Price	\$537,685	\$562,499	+ 4.6%	\$592,162	\$603,658	+ 1.9%
Inventory of Homes for Sale	2,225	3,015	+ 35.5%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

* 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

