

Local Market Update for July 2025

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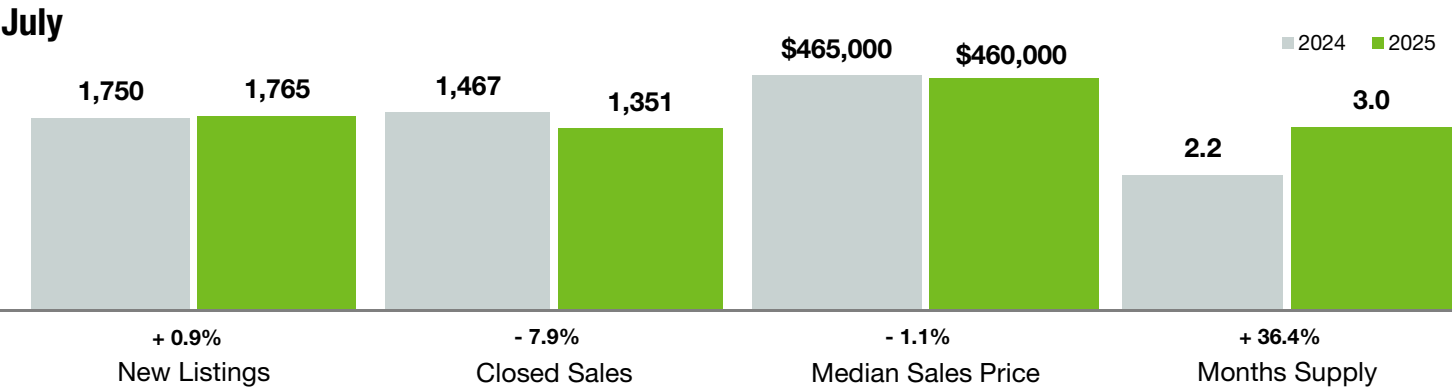


Mecklenburg County

North Carolina

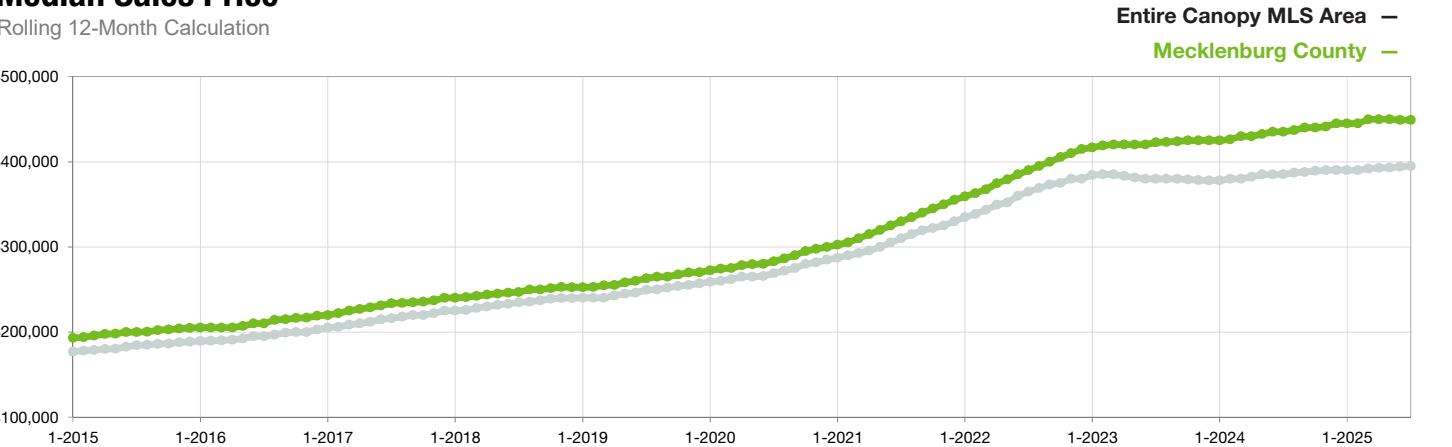
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	1,750	1,765	+ 0.9%	12,063	13,347	+ 10.6%
Pending Sales	1,280	1,391	+ 8.7%	9,596	9,769	+ 1.8%
Closed Sales	1,467	1,351	- 7.9%	9,108	9,166	+ 0.6%
Median Sales Price*	\$465,000	\$460,000	- 1.1%	\$445,500	\$450,000	+ 1.0%
Average Sales Price*	\$628,446	\$605,485	- 3.7%	\$600,224	\$614,294	+ 2.3%
Percent of Original List Price Received*	98.0%	96.9%	- 1.1%	98.4%	97.2%	- 1.2%
List to Close	75	80	+ 6.7%	79	86	+ 8.9%
Days on Market Until Sale	29	37	+ 27.6%	31	40	+ 29.0%
Cumulative Days on Market Until Sale	30	40	+ 33.3%	34	45	+ 32.4%
Average List Price	\$568,093	\$592,445	+ 4.3%	\$617,793	\$632,799	+ 2.4%
Inventory of Homes for Sale	2,715	3,796	+ 39.8%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

* 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



Current as of August 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.