

# Local Market Update for August 2025

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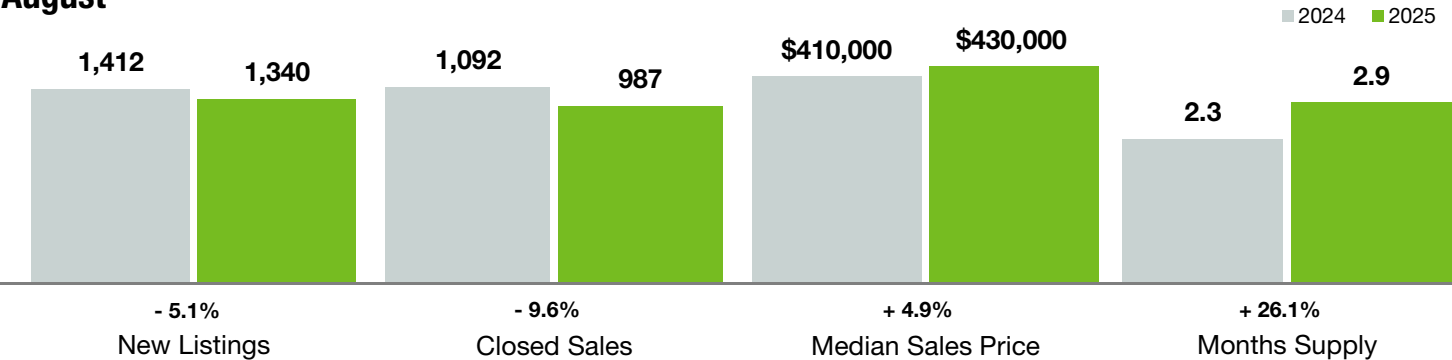
## City of Charlotte

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	1,412	1,340	- 5.1%	11,149	12,080	+ 8.4%
Pending Sales	1,003	1,076	+ 7.3%	8,718	8,865	+ 1.7%
Closed Sales	1,092	987	- 9.6%	8,413	8,412	- 0.0%
Median Sales Price*	\$410,000	\$430,000	+ 4.9%	\$419,000	\$428,000	+ 2.1%
Average Sales Price*	\$549,999	\$591,145	+ 7.5%	\$577,912	\$594,941	+ 2.9%
Percent of Original List Price Received*	97.6%	96.1%	- 1.5%	98.3%	97.0%	- 1.3%
List to Close	81	90	+ 11.1%	80	87	+ 8.7%
Days on Market Until Sale	31	44	+ 41.9%	31	41	+ 32.3%
Cumulative Days on Market Until Sale	32	48	+ 50.0%	34	46	+ 35.3%
Average List Price	\$537,392	\$585,932	+ 9.0%	\$584,998	\$600,081	+ 2.6%
Inventory of Homes for Sale	2,319	3,011	+ 29.8%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--

\* 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.

### August



### Median Sales Price

Rolling 12-Month Calculation

