

# Local Market Update for August 2025

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



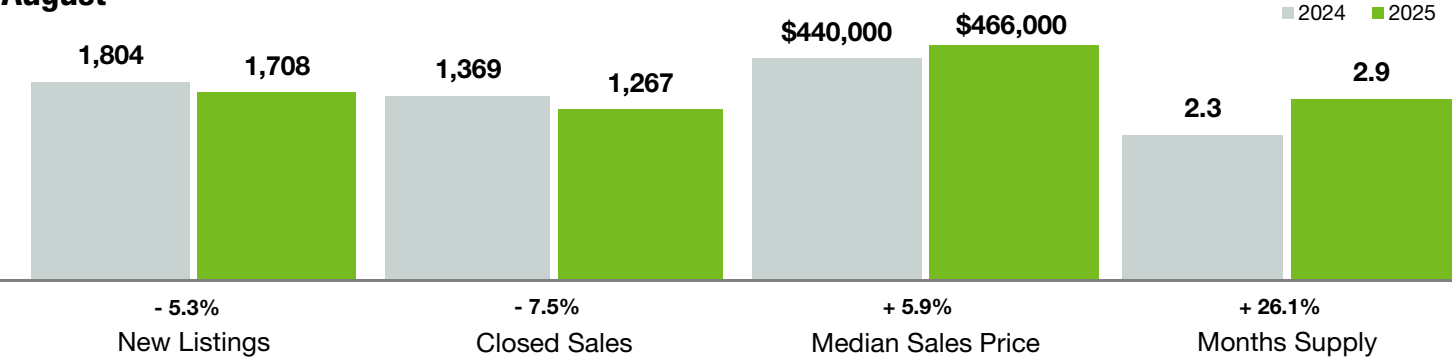
## Mecklenburg County

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	1,804	1,708	- 5.3%	13,869	15,071	+ 8.7%
Pending Sales	1,245	1,400	+ 12.4%	10,843	11,108	+ 2.4%
Closed Sales	1,369	1,267	- 7.5%	10,477	10,503	+ 0.2%
Median Sales Price*	\$440,000	\$466,000	+ 5.9%	\$445,000	\$454,095	+ 2.0%
Average Sales Price*	\$577,609	\$604,635	+ 4.7%	\$597,268	\$612,843	+ 2.6%
Percent of Original List Price Received*	97.5%	96.2%	- 1.3%	98.3%	97.1%	- 1.2%
List to Close	78	89	+ 14.1%	79	86	+ 8.9%
Days on Market Until Sale	30	44	+ 46.7%	31	41	+ 32.3%
Cumulative Days on Market Until Sale	31	48	+ 54.8%	33	46	+ 39.4%
Average List Price	\$563,454	\$633,823	+ 12.5%	\$610,534	\$631,306	+ 3.4%
Inventory of Homes for Sale	2,906	3,778	+ 30.0%	--	--	--
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

