

Local Market Update for August 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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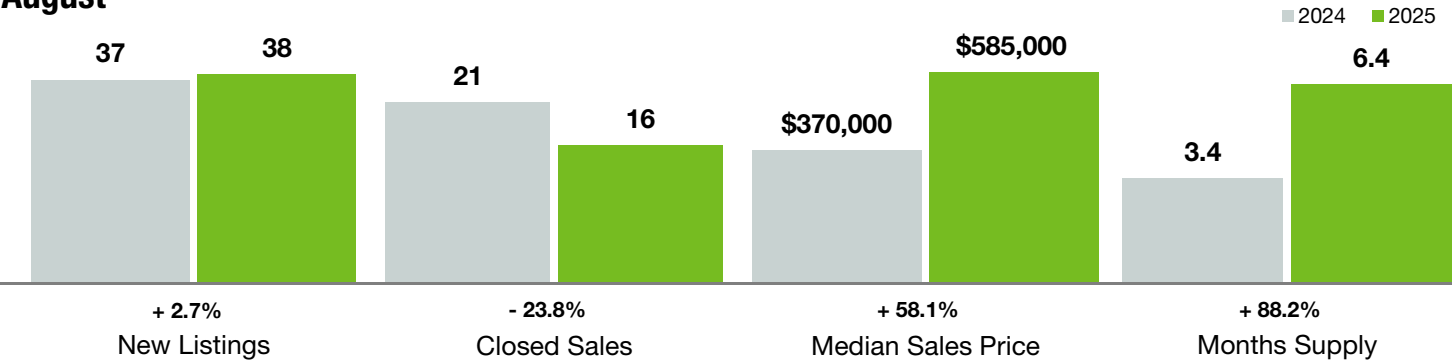
Uptown Charlotte

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	37	38	+ 2.7%	273	264	- 3.3%
Pending Sales	23	14	- 39.1%	184	149	- 19.0%
Closed Sales	21	16	- 23.8%	177	149	- 15.8%
Median Sales Price*	\$370,000	\$585,000	+ 58.1%	\$391,000	\$422,500	+ 8.1%
Average Sales Price*	\$410,519	\$617,556	+ 50.4%	\$470,799	\$508,222	+ 7.9%
Percent of Original List Price Received*	94.9%	95.9%	+ 1.1%	96.7%	95.6%	- 1.1%
List to Close	95	79	- 16.8%	70	91	+ 30.0%
Days on Market Until Sale	56	41	- 26.8%	35	51	+ 45.7%
Cumulative Days on Market Until Sale	60	42	- 30.0%	44	69	+ 56.8%
Average List Price	\$419,081	\$537,279	+ 28.2%	\$470,616	\$521,978	+ 10.9%
Inventory of Homes for Sale	73	111	+ 52.1%	--	--	--
Months Supply of Inventory	3.4	6.4	+ 88.2%	--	--	--

* 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

