

Local Market Update for October 2025

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



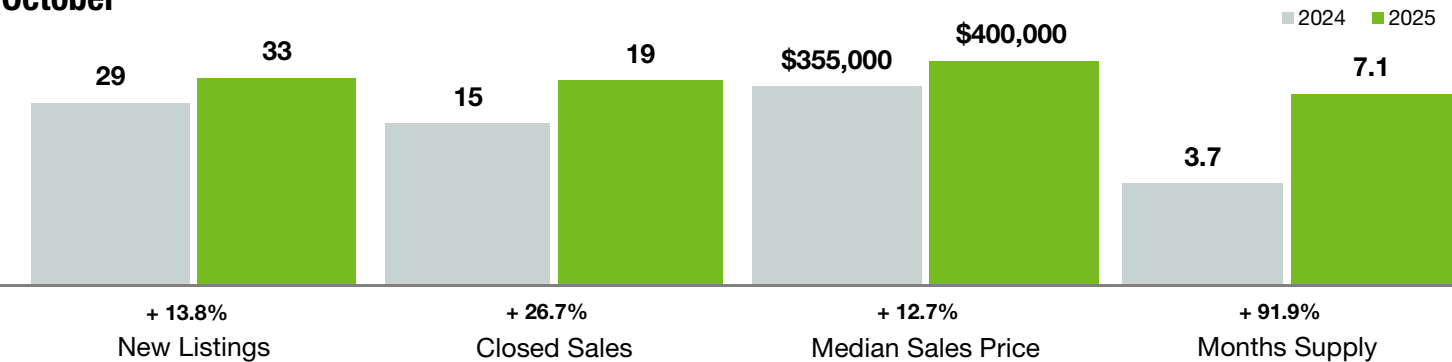
Uptown Charlotte

North Carolina

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	29	33	+ 13.8%	340	336	- 1.2%
Pending Sales	19	16	- 15.8%	217	185	- 14.7%
Closed Sales	15	19	+ 26.7%	211	181	- 14.2%
Median Sales Price*	\$355,000	\$400,000	+ 12.7%	\$381,000	\$415,000	+ 8.9%
Average Sales Price*	\$454,426	\$458,133	+ 0.8%	\$463,548	\$506,526	+ 9.3%
Percent of Original List Price Received*	94.3%	95.4%	+ 1.2%	96.5%	95.6%	- 0.9%
List to Close	88	101	+ 14.8%	72	92	+ 27.8%
Days on Market Until Sale	50	65	+ 30.0%	37	54	+ 45.9%
Cumulative Days on Market Until Sale	66	68	+ 3.0%	45	71	+ 57.8%
Average List Price	\$517,671	\$643,406	+ 24.3%	\$478,359	\$526,176	+ 10.0%
Inventory of Homes for Sale	78	124	+ 59.0%	--	--	--
Months Supply of Inventory	3.7	7.1	+ 91.9%	--	--	--

* 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.

October



Median Sales Price

Rolling 12-Month Calculation

