

Local Market Update for November 2025

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



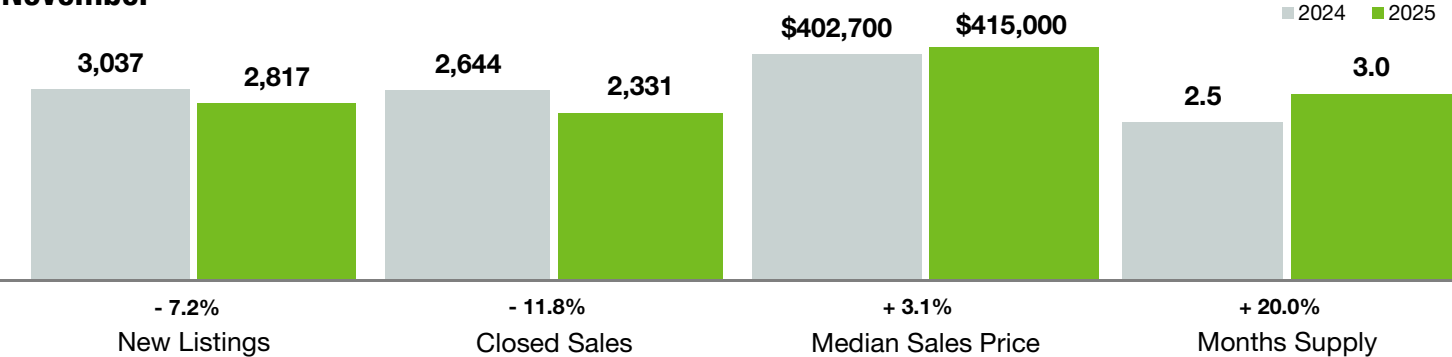
Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	3,037	2,817	- 7.2%	42,121	45,502	+ 8.0%
Pending Sales	2,419	2,558	+ 5.7%	32,206	33,320	+ 3.5%
Closed Sales	2,644	2,331	- 11.8%	31,503	32,282	+ 2.5%
Median Sales Price*	\$402,700	\$415,000	+ 3.1%	\$405,781	\$415,656	+ 2.4%
Average Sales Price*	\$501,334	\$532,438	+ 6.2%	\$512,428	\$528,934	+ 3.2%
Percent of Original List Price Received*	96.1%	95.0%	- 1.1%	97.2%	96.1%	- 1.1%
List to Close	91	98	+ 7.7%	84	93	+ 10.7%
Days on Market Until Sale	44	54	+ 22.7%	36	48	+ 33.3%
Cumulative Days on Market Until Sale	48	61	+ 27.1%	39	54	+ 38.5%
Average List Price	\$501,055	\$525,740	+ 4.9%	\$527,482	\$549,626	+ 4.2%
Inventory of Homes for Sale	7,251	8,854	+ 22.1%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

* 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.

November



Median Sales Price

Rolling 12-Month Calculation

