

Local Market Update for November 2025

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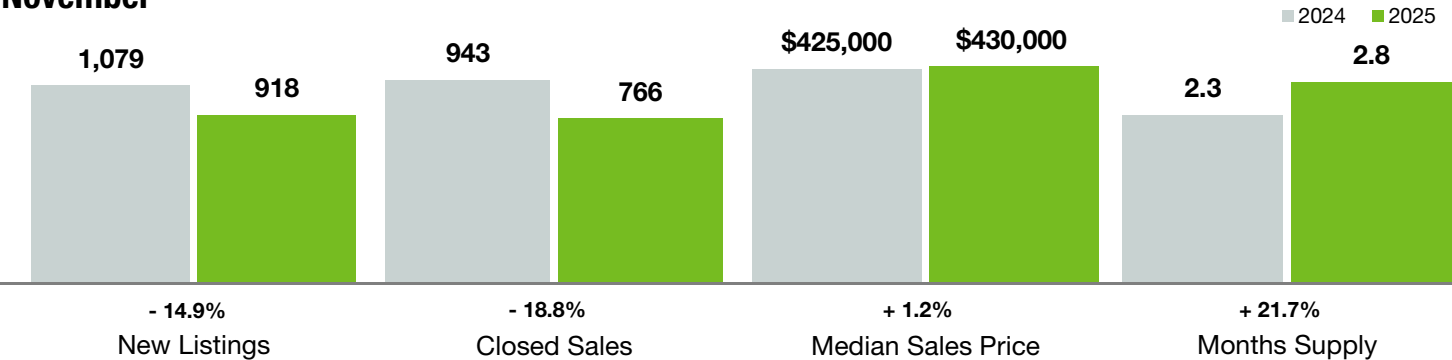
City of Charlotte

North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	1,079	918	- 14.9%	14,867	15,807	+ 6.3%
Pending Sales	861	853	- 0.9%	11,523	11,607	+ 0.7%
Closed Sales	943	766	- 18.8%	11,358	11,271	- 0.8%
Median Sales Price*	\$425,000	\$430,000	+ 1.2%	\$419,523	\$427,000	+ 1.8%
Average Sales Price*	\$575,715	\$623,684	+ 8.3%	\$574,799	\$591,407	+ 2.9%
Percent of Original List Price Received*	96.6%	95.6%	- 1.0%	97.9%	96.7%	- 1.2%
List to Close	89	91	+ 2.2%	82	88	+ 7.3%
Days on Market Until Sale	40	48	+ 20.0%	33	43	+ 30.3%
Cumulative Days on Market Until Sale	46	55	+ 19.6%	36	48	+ 33.3%
Average List Price	\$533,398	\$572,400	+ 7.3%	\$580,252	\$599,009	+ 3.2%
Inventory of Homes for Sale	2,366	2,855	+ 20.7%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

* 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

