

Local Market Update for November 2025

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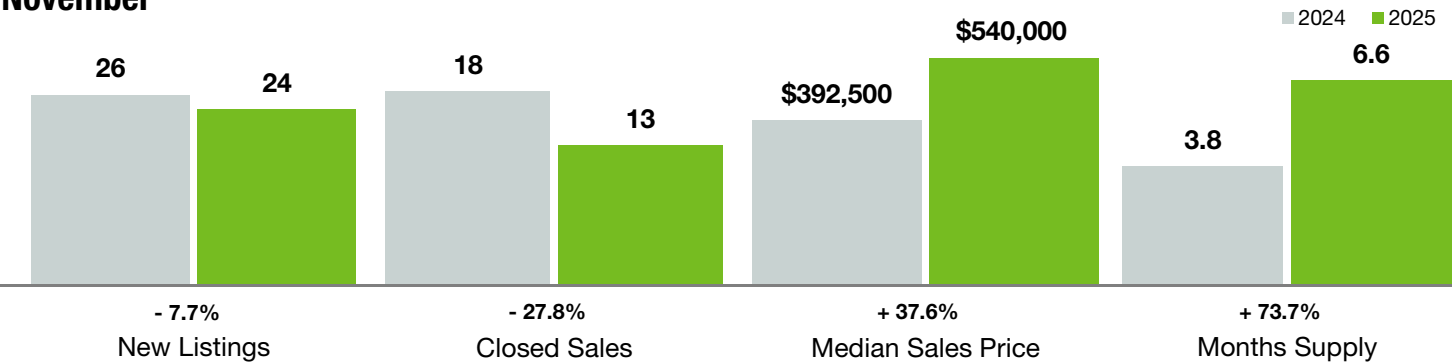
Uptown Charlotte

North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	26	24	- 7.7%	366	361	- 1.4%
Pending Sales	16	12	- 25.0%	233	197	- 15.5%
Closed Sales	18	13	- 27.8%	229	195	- 14.8%
Median Sales Price*	\$392,500	\$540,000	+ 37.6%	\$381,000	\$422,500	+ 10.9%
Average Sales Price*	\$477,222	\$681,769	+ 42.9%	\$464,622	\$518,816	+ 11.7%
Percent of Original List Price Received*	95.0%	95.2%	+ 0.2%	96.4%	95.6%	- 0.8%
List to Close	95	105	+ 10.5%	74	93	+ 25.7%
Days on Market Until Sale	58	66	+ 13.8%	38	54	+ 42.1%
Cumulative Days on Market Until Sale	67	88	+ 31.3%	47	72	+ 53.2%
Average List Price	\$444,812	\$554,929	+ 24.8%	\$475,894	\$525,401	+ 10.4%
Inventory of Homes for Sale	79	114	+ 44.3%	--	--	--
Months Supply of Inventory	3.8	6.6	+ 73.7%	--	--	--

* 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

