

# Local Market Update for December 2025

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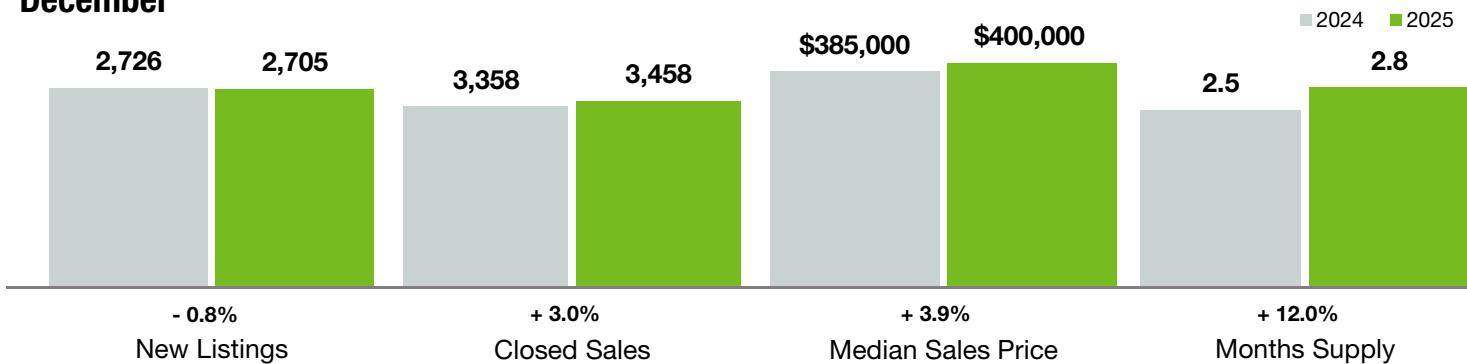
## Charlotte Region

Includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina and Chester, Chesterfield, Lancaster and York Counties in South Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2,726	<b>2,705</b>	- 0.8%	55,170	<b>59,092</b>	+ 7.1%
Pending Sales	2,509	<b>2,523</b>	+ 0.6%	42,190	<b>43,426</b>	+ 2.9%
Closed Sales	3,358	<b>3,458</b>	+ 3.0%	42,134	<b>43,361</b>	+ 2.9%
Median Sales Price*	\$385,000	<b>\$400,000</b>	+ 3.9%	\$392,000	<b>\$399,990</b>	+ 2.0%
Average Sales Price*	\$475,757	<b>\$512,430</b>	+ 7.7%	\$493,374	<b>\$509,538</b>	+ 3.3%
Percent of Original List Price Received*	95.2%	<b>94.3%</b>	- 0.9%	96.7%	<b>95.7%</b>	- 1.0%
List to Close	95	<b>105</b>	+ 10.5%	87	<b>96</b>	+ 10.3%
Days on Market Until Sale	50	<b>60</b>	+ 20.0%	39	<b>51</b>	+ 30.8%
Cumulative Days on Market Until Sale	55	<b>69</b>	+ 25.5%	43	<b>57</b>	+ 32.6%
Average List Price	\$460,107	<b>\$475,427</b>	+ 3.3%	\$510,550	<b>\$533,356</b>	+ 4.5%
Inventory of Homes for Sale	8,621	<b>9,985</b>	+ 15.8%	--	--	--
Months Supply of Inventory	2.5	<b>2.8</b>	+ 12.0%	--	--	--

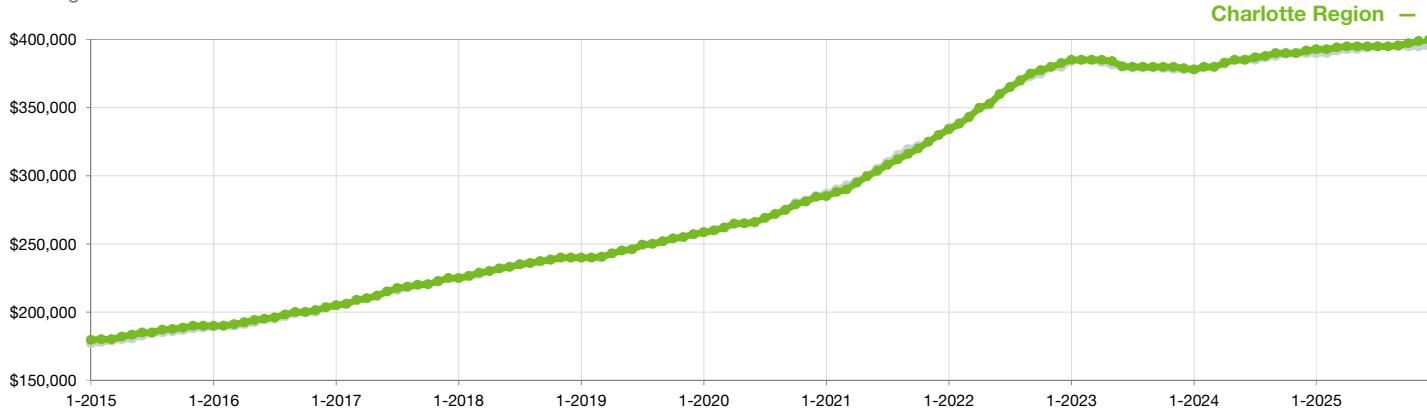
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### December



### Median Sales Price

Rolling 12-Month Calculation



Current as of January 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.