

Local Market Update for December 2025

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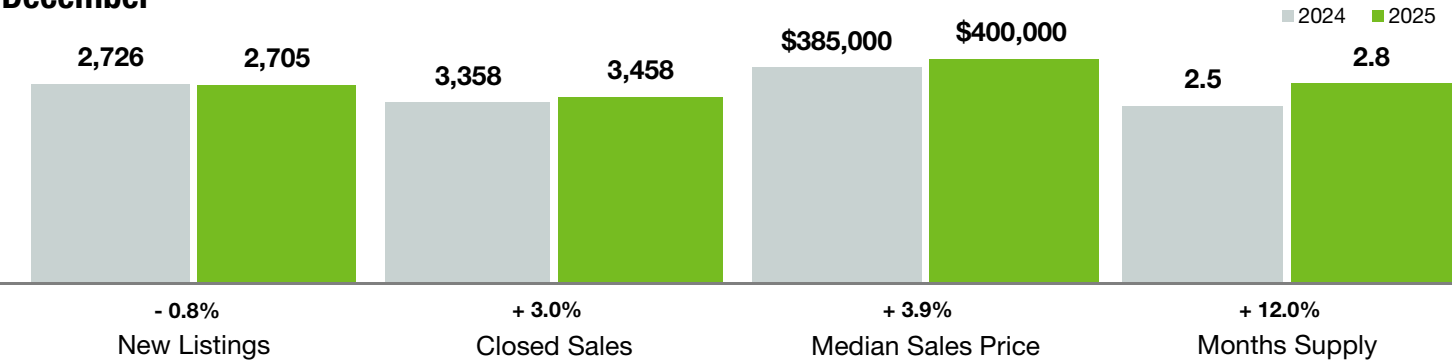
Charlotte Region

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

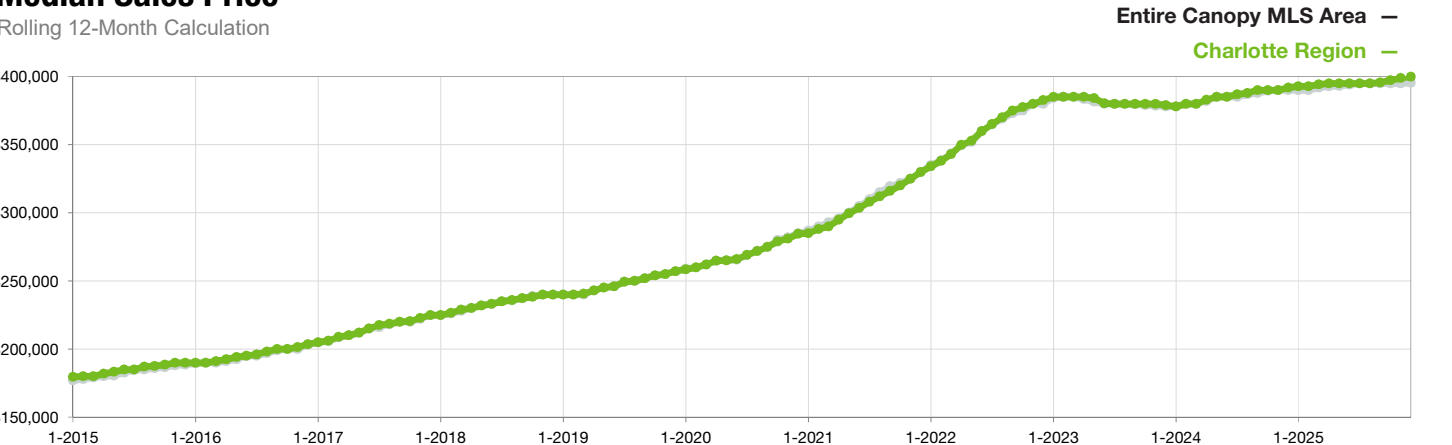
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.