

Local Market Update for December 2025

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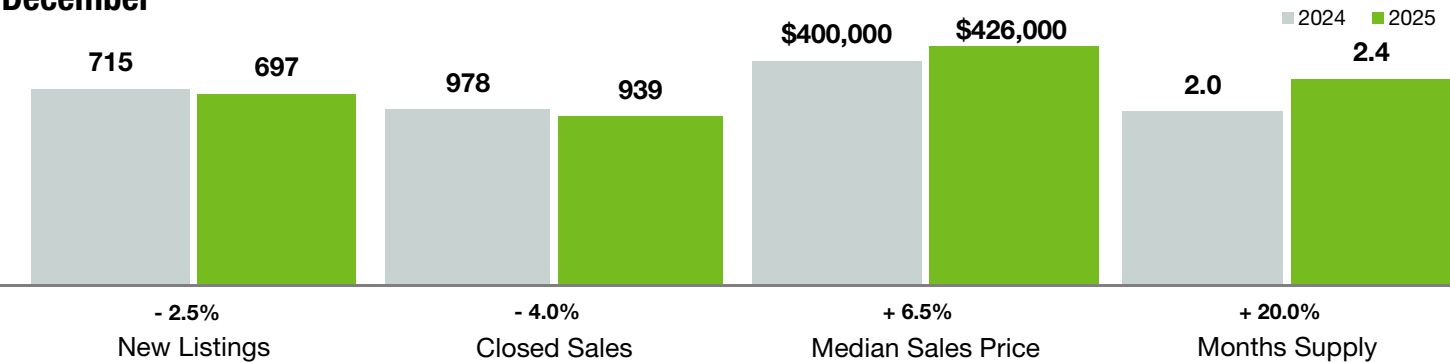
City of Charlotte

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	715	697	- 2.5%	15,584	16,522	+ 6.0%
Pending Sales	711	660	- 7.2%	12,236	12,234	- 0.0%
Closed Sales	978	939	- 4.0%	12,336	12,245	- 0.7%
Median Sales Price*	\$400,000	\$426,000	+ 6.5%	\$417,000	\$425,900	+ 2.1%
Average Sales Price*	\$533,184	\$594,158	+ 11.4%	\$571,499	\$590,909	+ 3.4%
Percent of Original List Price Received*	95.7%	95.1%	- 0.6%	97.8%	96.6%	- 1.2%
List to Close	93	101	+ 8.6%	83	89	+ 7.2%
Days on Market Until Sale	48	55	+ 14.6%	34	44	+ 29.4%
Cumulative Days on Market Until Sale	52	64	+ 23.1%	37	50	+ 35.1%
Average List Price	\$472,775	\$508,201	+ 7.5%	\$575,387	\$594,632	+ 3.3%
Inventory of Homes for Sale	2,043	2,420	+ 18.5%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 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.

December



Median Sales Price

Rolling 12-Month Calculation

