

# Local Market Update for December 2025

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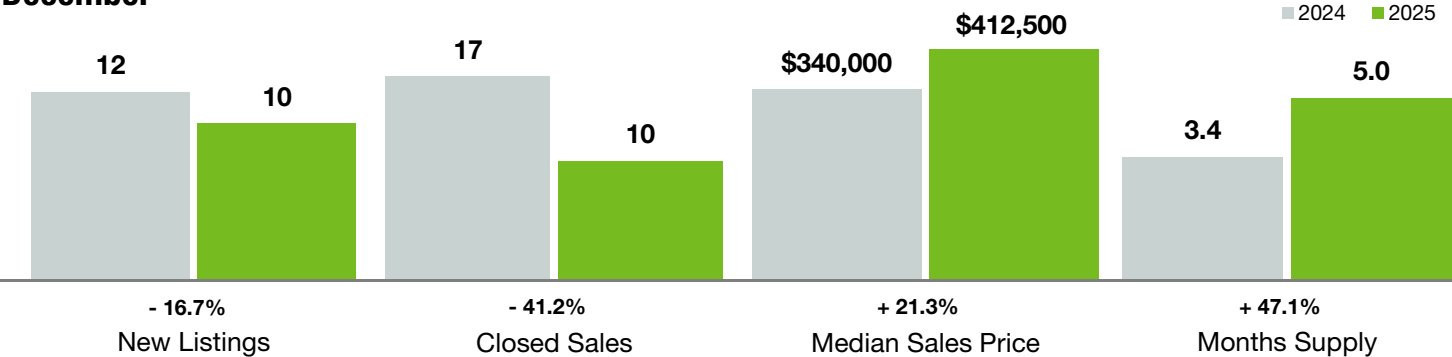
## Uptown Charlotte

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	12	10	- 16.7%	378	371	- 1.9%
Pending Sales	10	8	- 20.0%	243	205	- 15.6%
Closed Sales	17	10	- 41.2%	246	205	- 16.7%
Median Sales Price*	\$340,000	\$412,500	+ 21.3%	\$379,900	\$422,500	+ 11.2%
Average Sales Price*	\$395,023	\$562,290	+ 42.3%	\$459,813	\$520,937	+ 13.3%
Percent of Original List Price Received*	94.6%	93.9%	- 0.7%	96.3%	95.5%	- 0.8%
List to Close	107	82	- 23.4%	76	92	+ 21.1%
Days on Market Until Sale	67	51	- 23.9%	40	54	+ 35.0%
Cumulative Days on Market Until Sale	73	120	+ 64.4%	49	74	+ 51.0%
Average List Price	\$372,533	\$518,769	+ 39.3%	\$472,596	\$524,551	+ 11.0%
Inventory of Homes for Sale	69	86	+ 24.6%	--	--	--
Months Supply of Inventory	3.4	5.0	+ 47.1%	--	--	--

\* 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

