

Local Market Update for January 2026

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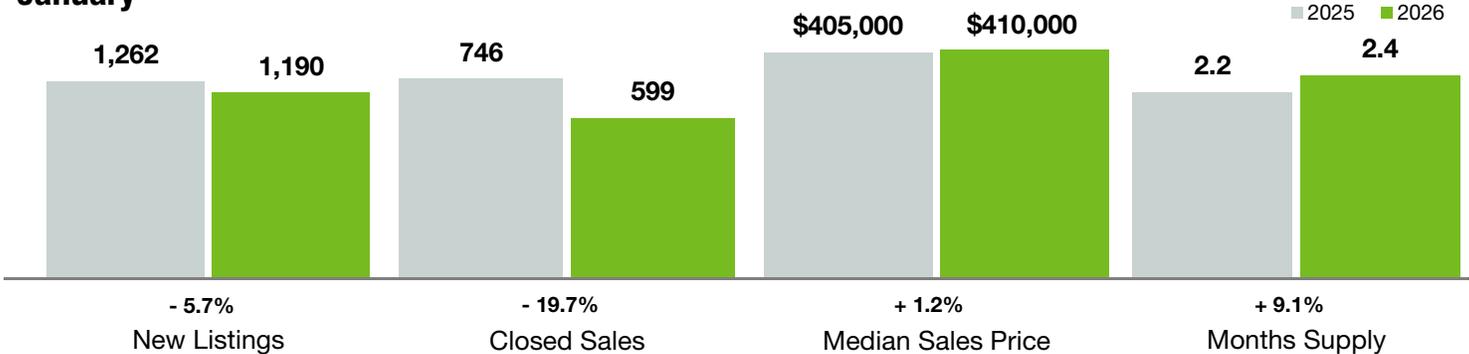
City of Charlotte

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	1,262	1,190	- 5.7%	1,262	1,190	- 5.7%
Pending Sales	907	964	+ 6.3%	907	964	+ 6.3%
Closed Sales	746	599	- 19.7%	746	599	- 19.7%
Median Sales Price*	\$405,000	\$410,000	+ 1.2%	\$405,000	\$410,000	+ 1.2%
Average Sales Price*	\$546,466	\$556,391	+ 1.8%	\$546,466	\$556,391	+ 1.8%
Percent of Original List Price Received*	96.3%	95.0%	- 1.3%	96.3%	95.0%	- 1.3%
List to Close	100	111	+ 11.0%	100	111	+ 11.0%
Days on Market Until Sale	53	63	+ 18.9%	53	63	+ 18.9%
Cumulative Days on Market Until Sale	58	72	+ 24.1%	58	72	+ 24.1%
Average List Price	\$552,356	\$576,363	+ 4.3%	\$552,356	\$576,363	+ 4.3%
Inventory of Homes for Sale	2,180	2,407	+ 10.4%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

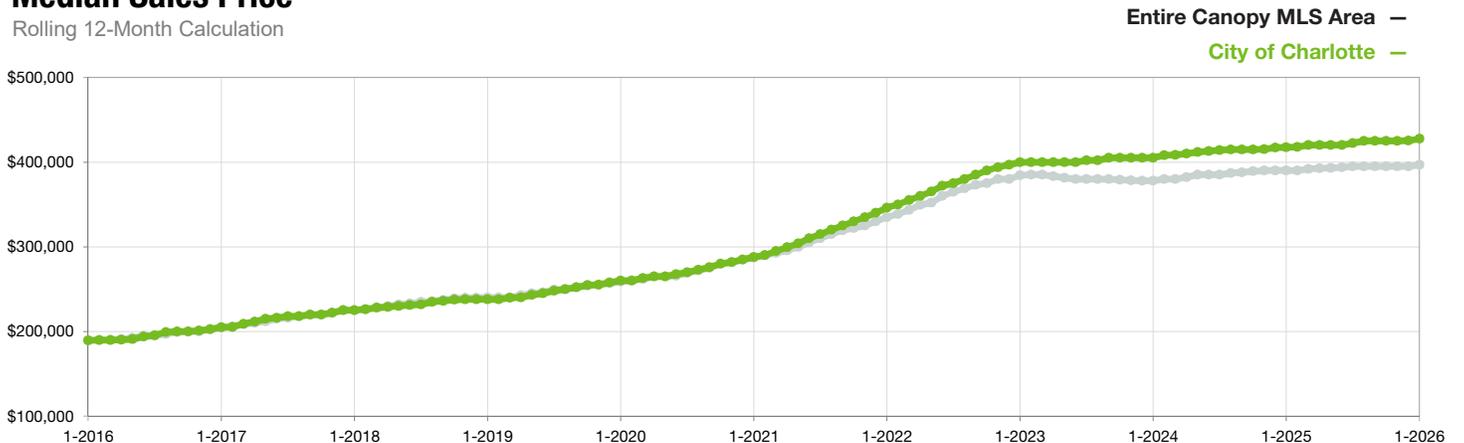
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



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