

# Local Market Update for February 2026

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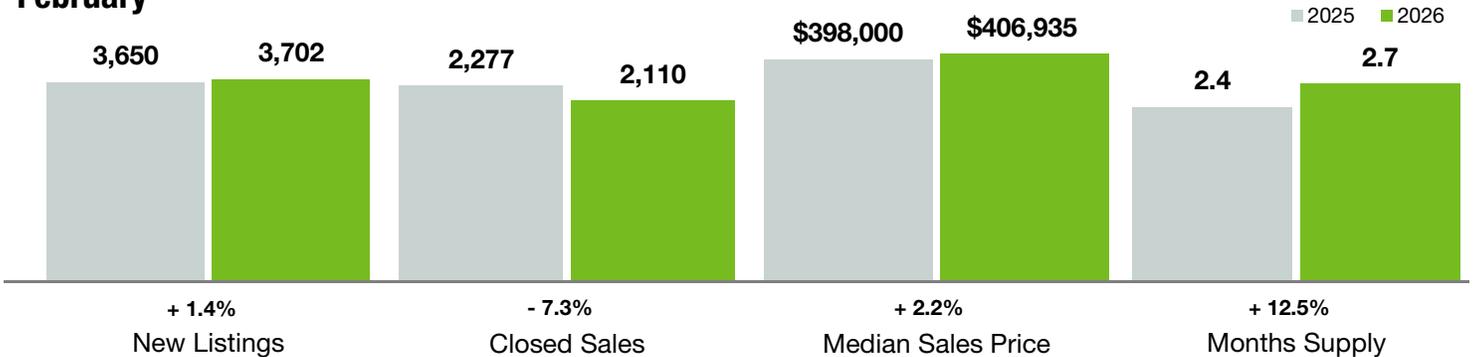
## Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	3,650	<b>3,702</b>	+ 1.4%	7,008	<b>7,114</b>	+ 1.5%
Pending Sales	2,833	<b>2,897</b>	+ 2.3%	5,402	<b>5,582</b>	+ 3.3%
Closed Sales	2,277	<b>2,110</b>	- 7.3%	4,356	<b>3,988</b>	- 8.4%
Median Sales Price*	\$398,000	<b>\$406,935</b>	+ 2.2%	\$398,000	<b>\$405,000</b>	+ 1.8%
Average Sales Price*	\$489,317	<b>\$494,853</b>	+ 1.1%	\$498,516	<b>\$502,872</b>	+ 0.9%
Percent of Original List Price Received*	96.2%	<b>95.1%</b>	- 1.1%	95.9%	<b>94.8%</b>	- 1.1%
List to Close	100	<b>113</b>	+ 13.0%	102	<b>114</b>	+ 11.8%
Days on Market Until Sale	54	<b>68</b>	+ 25.9%	55	<b>68</b>	+ 23.6%
Cumulative Days on Market Until Sale	62	<b>80</b>	+ 29.0%	62	<b>78</b>	+ 25.8%
Average List Price	\$540,363	<b>\$572,617</b>	+ 6.0%	\$526,864	<b>\$548,932</b>	+ 4.2%
Inventory of Homes for Sale	6,881	<b>8,075</b>	+ 17.4%	--	--	--
Months Supply of Inventory	2.4	<b>2.7</b>	+ 12.5%	--	--	--

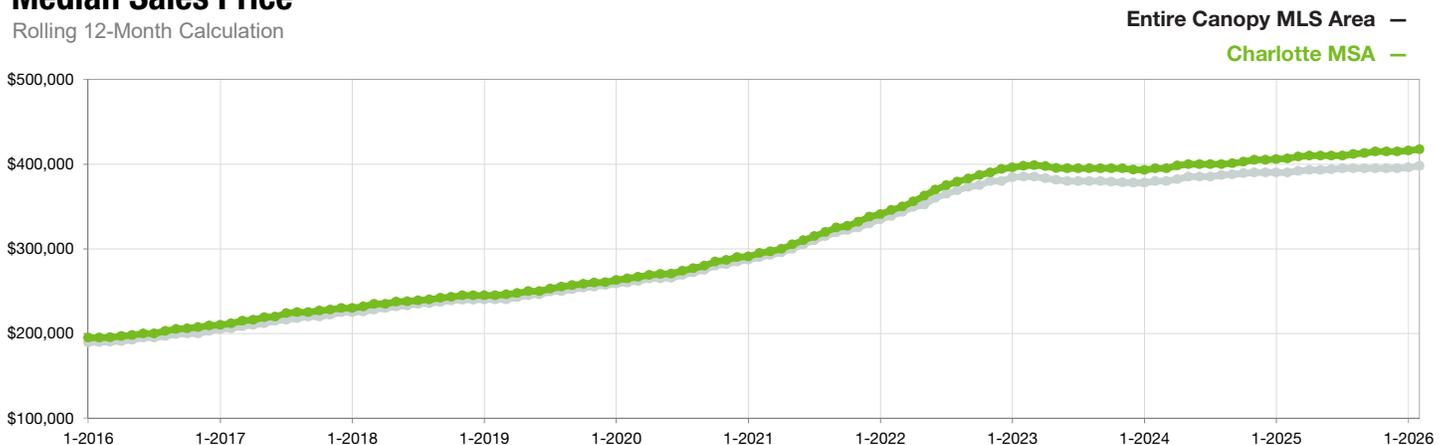
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### February



### Median Sales Price

Rolling 12-Month Calculation



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