

Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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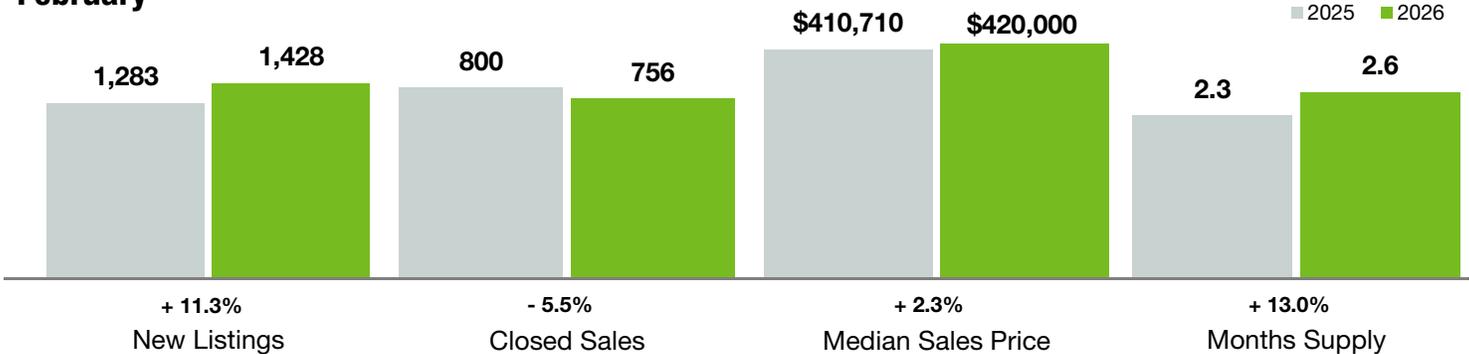
City of Charlotte

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	1,283	1,428	+ 11.3%	2,545	2,627	+ 3.2%
Pending Sales	1,008	1,020	+ 1.2%	1,915	1,948	+ 1.7%
Closed Sales	800	756	- 5.5%	1,546	1,375	- 11.1%
Median Sales Price*	\$410,710	\$420,000	+ 2.3%	\$410,000	\$415,000	+ 1.2%
Average Sales Price*	\$535,326	\$541,397	+ 1.1%	\$540,702	\$547,226	+ 1.2%
Percent of Original List Price Received*	96.8%	95.3%	- 1.5%	96.5%	95.2%	- 1.3%
List to Close	93	113	+ 21.5%	96	112	+ 16.7%
Days on Market Until Sale	48	68	+ 41.7%	50	66	+ 32.0%
Cumulative Days on Market Until Sale	57	77	+ 35.1%	58	75	+ 29.3%
Average List Price	\$601,722	\$631,068	+ 4.9%	\$576,905	\$604,538	+ 4.8%
Inventory of Homes for Sale	2,274	2,640	+ 16.1%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

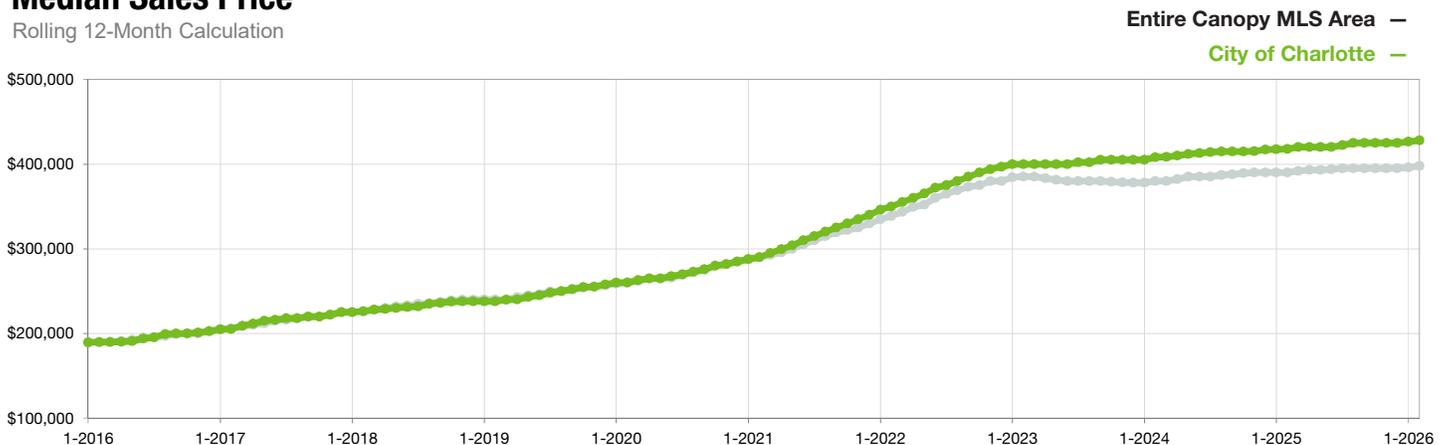
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.