

# Local Market Update for February 2026

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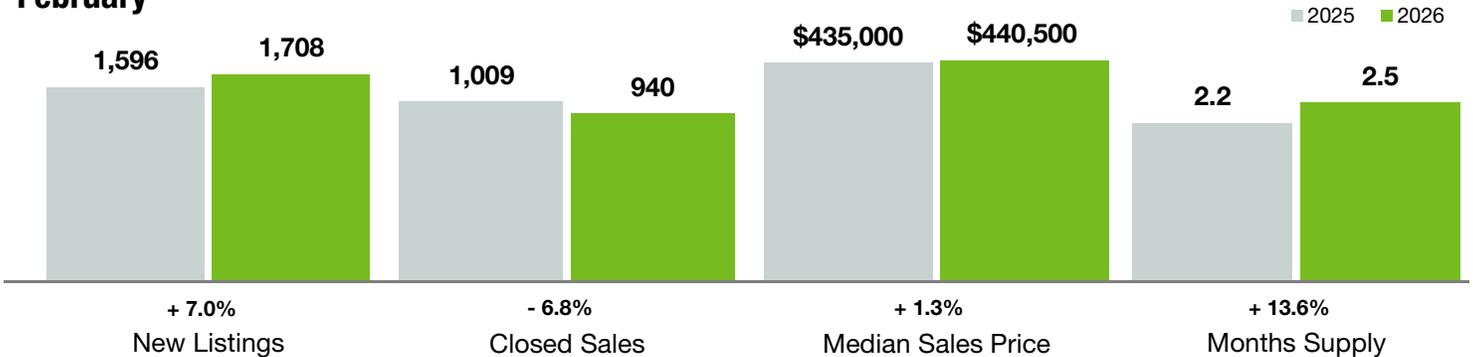
## Mecklenburg County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	1,596	1,708	+ 7.0%	3,107	3,173	+ 2.1%
Pending Sales	1,263	1,266	+ 0.2%	2,379	2,430	+ 2.1%
Closed Sales	1,009	940	- 6.8%	1,909	1,748	- 8.4%
Median Sales Price*	\$435,000	\$440,500	+ 1.3%	\$429,000	\$440,000	+ 2.6%
Average Sales Price*	\$560,149	\$562,847	+ 0.5%	\$574,098	\$579,285	+ 0.9%
Percent of Original List Price Received*	96.8%	95.4%	- 1.4%	96.6%	95.2%	- 1.4%
List to Close	94	113	+ 20.2%	97	112	+ 15.5%
Days on Market Until Sale	49	67	+ 36.7%	50	66	+ 32.0%
Cumulative Days on Market Until Sale	57	76	+ 33.3%	57	75	+ 31.6%
Average List Price	\$636,881	\$656,353	+ 3.1%	\$604,849	\$624,719	+ 3.3%
Inventory of Homes for Sale	2,760	3,191	+ 15.6%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

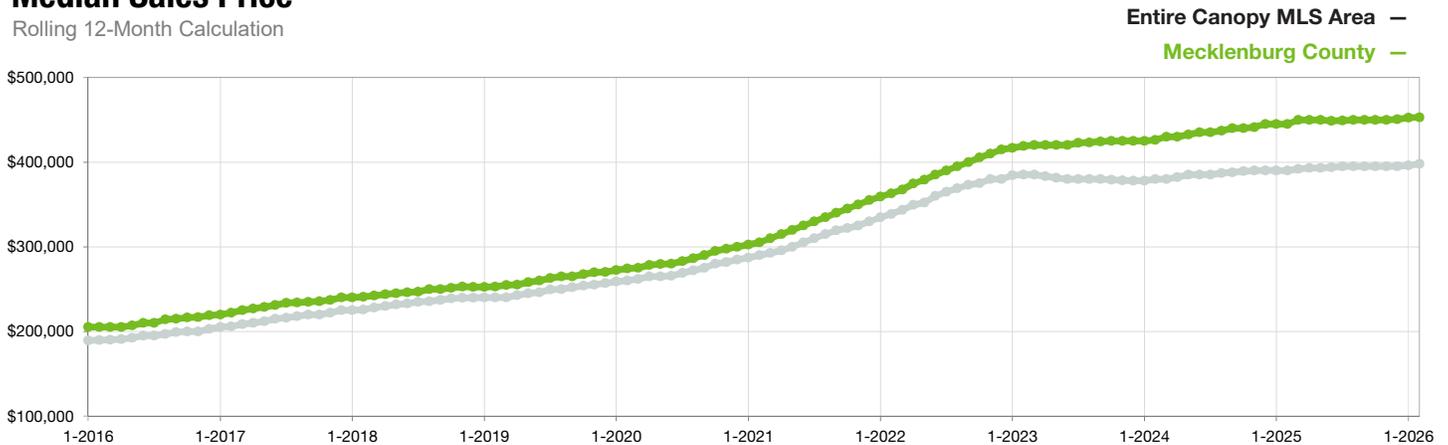
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### 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.