

Local Market Update for February 2026

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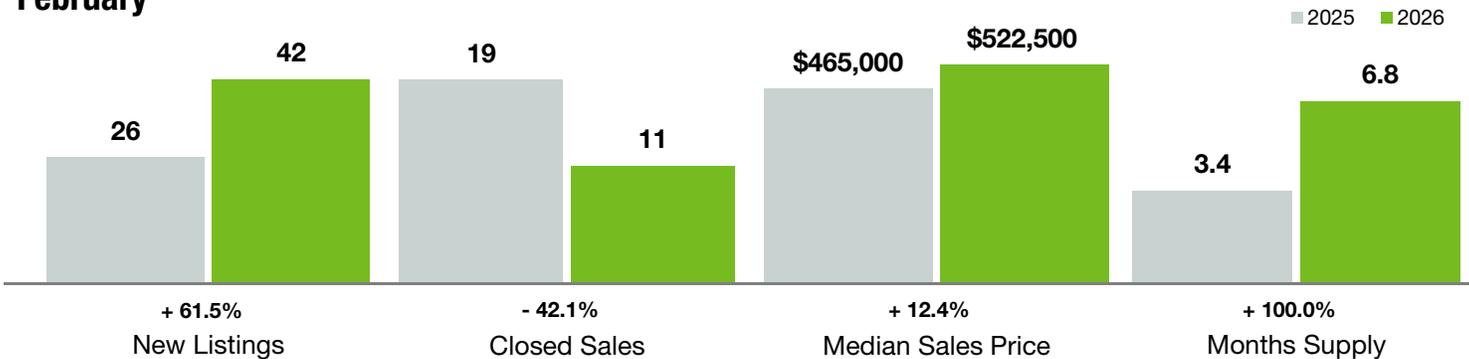
Uptown Charlotte

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	26	42	+ 61.5%	48	83	+ 72.9%
Pending Sales	17	27	+ 58.8%	41	36	- 12.2%
Closed Sales	19	11	- 42.1%	33	19	- 42.4%
Median Sales Price*	\$465,000	\$522,500	+ 12.4%	\$500,000	\$449,000	- 10.2%
Average Sales Price*	\$542,337	\$521,556	- 3.8%	\$519,933	\$498,532	- 4.1%
Percent of Original List Price Received*	93.9%	94.8%	+ 1.0%	94.7%	95.1%	+ 0.4%
List to Close	110	112	+ 1.8%	107	112	+ 4.7%
Days on Market Until Sale	76	66	- 13.2%	72	69	- 4.2%
Cumulative Days on Market Until Sale	111	74	- 33.3%	101	95	- 5.9%
Average List Price	\$464,417	\$548,152	+ 18.0%	\$447,897	\$469,465	+ 4.8%
Inventory of Homes for Sale	67	112	+ 67.2%	--	--	--
Months Supply of Inventory	3.4	6.8	+ 100.0%	--	--	--

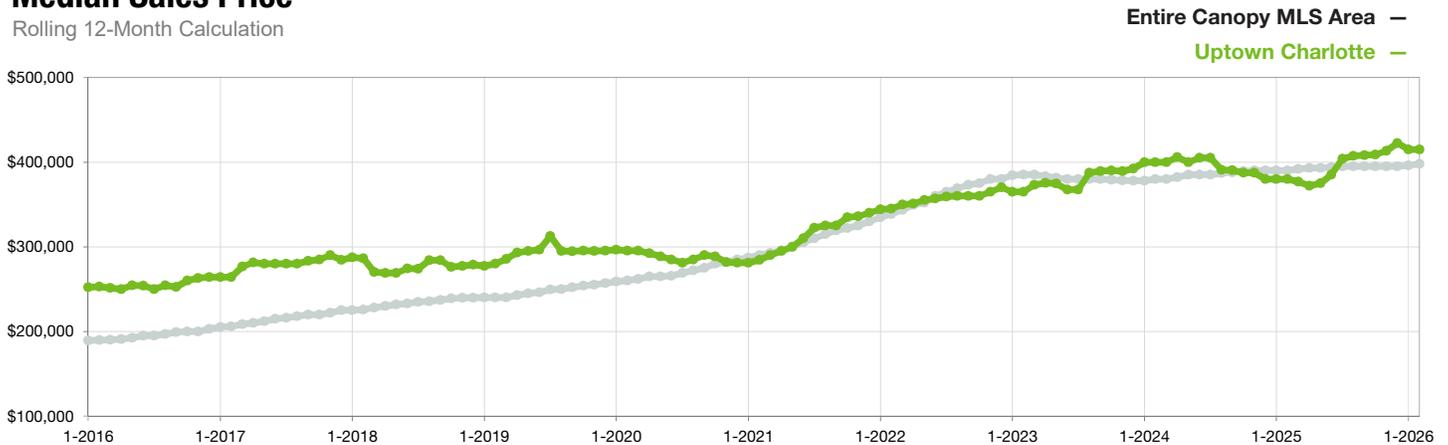
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.