

# Local Market Update for May 2026

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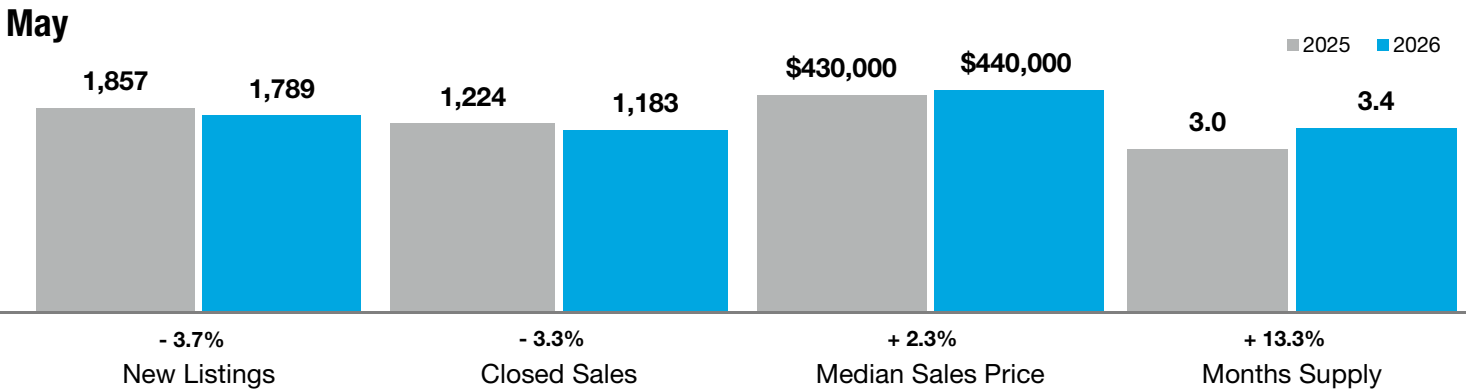


## City of Charlotte

North Carolina

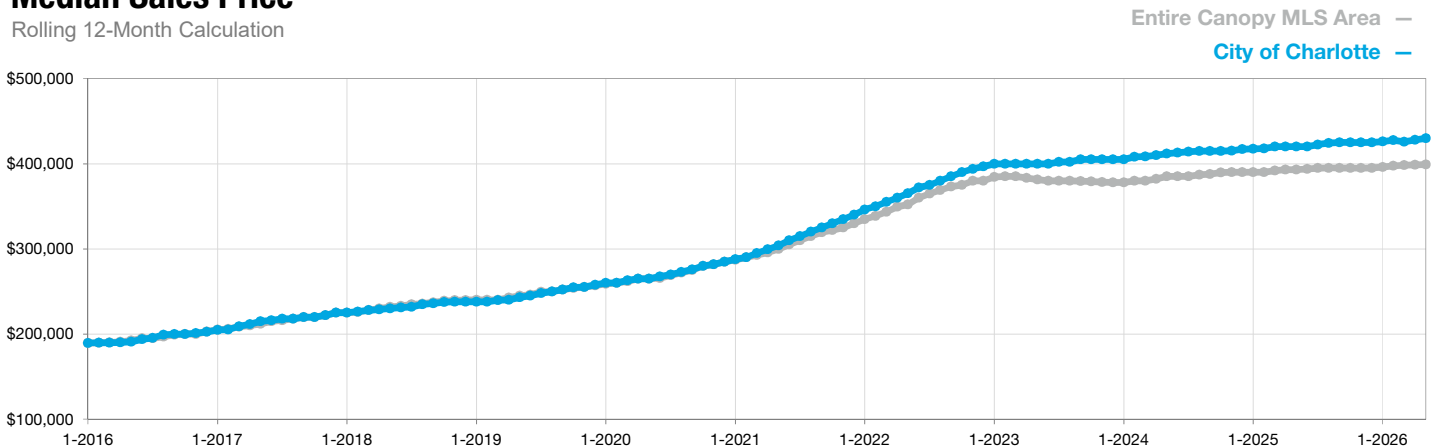
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	1,857	1,789	- 3.7%	7,813	8,195	+ 4.9%
Pending Sales	1,244	1,265	+ 1.7%	5,698	5,774	+ 1.3%
Closed Sales	1,224	1,183	- 3.3%	5,031	4,721	- 6.2%
Median Sales Price*	\$430,000	\$440,000	+ 2.3%	\$423,900	\$430,000	+ 1.4%
Average Sales Price*	\$592,815	\$637,845	+ 7.6%	\$590,120	\$597,683	+ 1.3%
Percent of Original List Price Received*	97.6%	97.2%	- 0.4%	97.1%	96.4%	- 0.7%
List to Close	80	82	+ 2.5%	88	96	+ 9.1%
Days on Market Until Sale	35	38	+ 8.6%	43	52	+ 20.9%
Cumulative Days on Market Until Sale	40	45	+ 12.5%	49	61	+ 24.5%
Average List Price	\$636,657	\$691,914	+ 8.7%	\$605,234	\$641,903	+ 6.1%
Inventory of Homes for Sale	3,089	3,476	+ 12.5%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.3%	--	--	--

\* 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.



### Median Sales Price

Rolling 12-Month Calculation



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