

Local Market Update for July 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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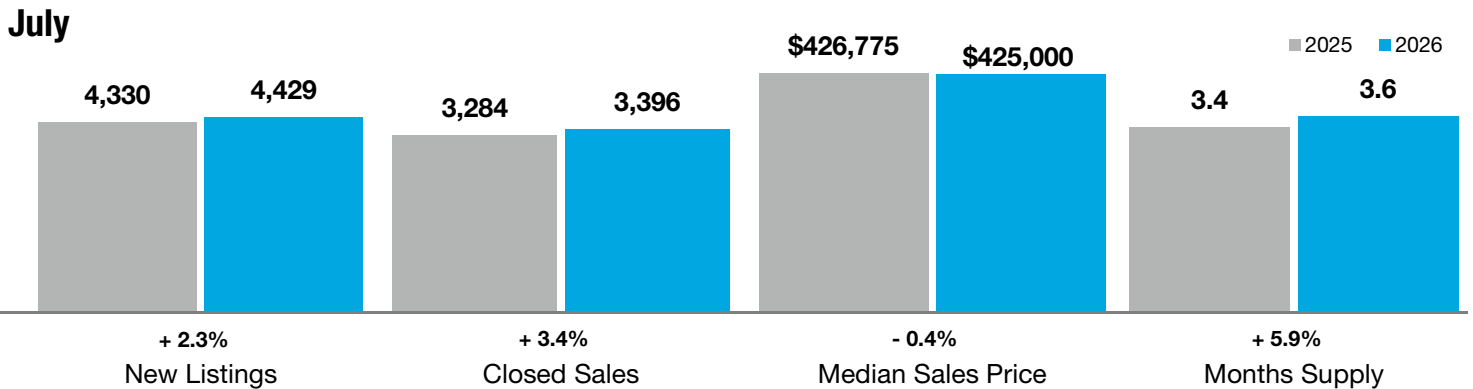


Charlotte MSA

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

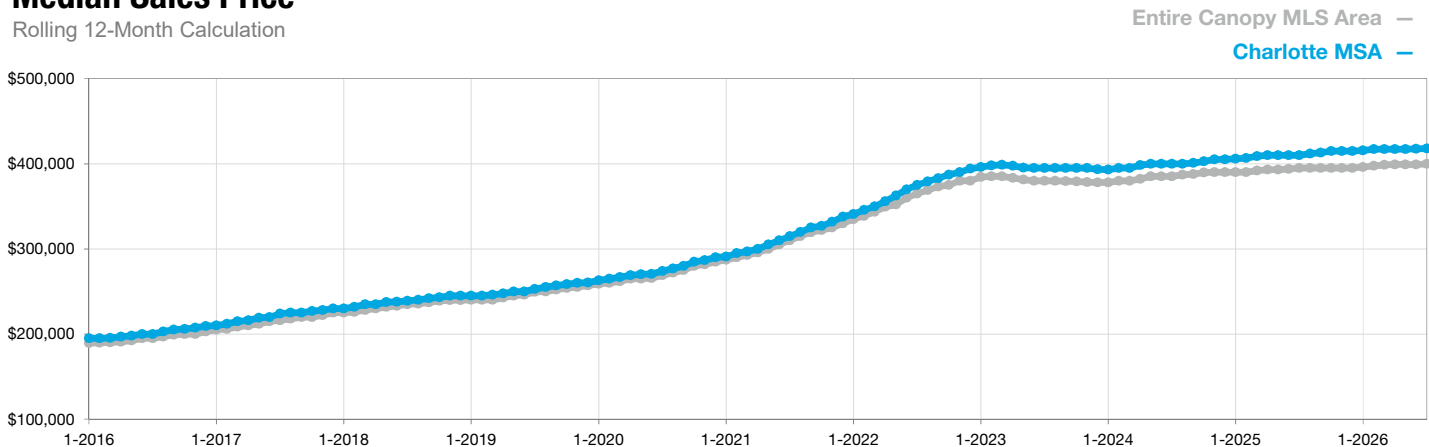
Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	4,330	4,429	+ 2.3%	30,620	31,735	+ 3.6%
Pending Sales	3,088	3,163	+ 2.4%	21,994	22,674	+ 3.1%
Closed Sales	3,284	3,396	+ 3.4%	20,787	20,926	+ 0.7%
Median Sales Price*	\$426,775	\$425,000	- 0.4%	\$415,000	\$420,000	+ 1.2%
Average Sales Price*	\$535,040	\$564,553	+ 5.5%	\$530,956	\$541,557	+ 2.0%
Percent of Original List Price Received*	96.2%	96.2%	0.0%	96.5%	96.0%	- 0.5%
List to Close	85	93	+ 9.4%	91	99	+ 8.8%
Days on Market Until Sale	42	45	+ 7.1%	47	53	+ 12.8%
Cumulative Days on Market Until Sale	46	52	+ 13.0%	52	62	+ 19.2%
Average List Price	\$516,309	\$553,960	+ 7.3%	\$553,012	\$573,164	+ 3.6%
Inventory of Homes for Sale	9,924	10,763	+ 8.5%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--

* 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 August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.