

Local Market Update for July 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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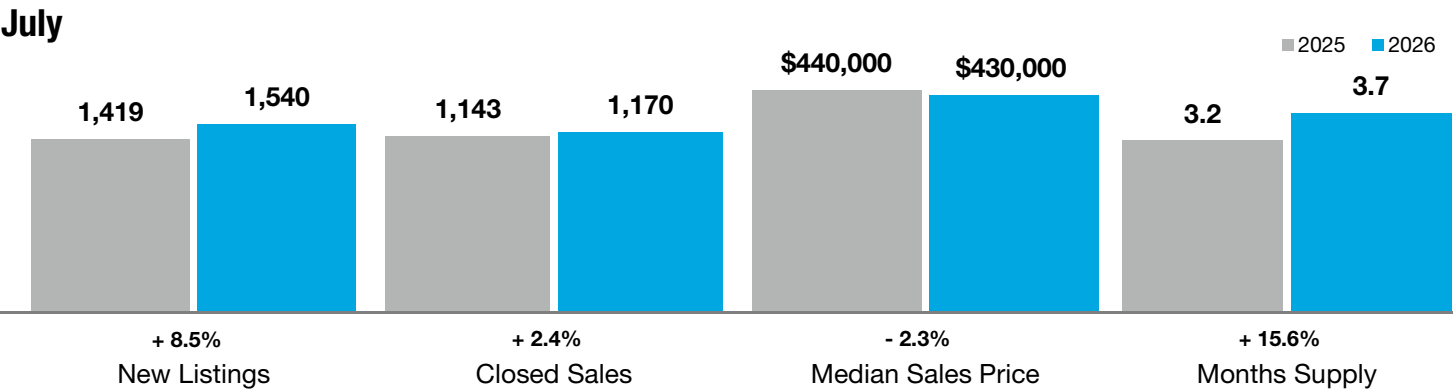


City of Charlotte

North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	1,419	1,540	+ 8.5%	10,788	11,405	+ 5.7%
Pending Sales	1,034	1,041	+ 0.7%	7,790	7,846	+ 0.7%
Closed Sales	1,143	1,170	+ 2.4%	7,452	7,212	- 3.2%
Median Sales Price*	\$440,000	\$430,000	- 2.3%	\$427,125	\$430,000	+ 0.7%
Average Sales Price*	\$582,056	\$629,472	+ 8.1%	\$594,961	\$610,856	+ 2.7%
Percent of Original List Price Received*	96.9%	96.5%	- 0.4%	97.1%	96.5%	- 0.6%
List to Close	83	89	+ 7.2%	86	94	+ 9.3%
Days on Market Until Sale	38	40	+ 5.3%	41	48	+ 17.1%
Cumulative Days on Market Until Sale	42	46	+ 9.5%	46	56	+ 21.7%
Average List Price	\$550,804	\$587,606	+ 6.7%	\$598,629	\$631,761	+ 5.5%
Inventory of Homes for Sale	3,242	3,754	+ 15.8%	--	--	--
Months Supply of Inventory	3.2	3.7	+ 15.6%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

