

Local Market Update for July 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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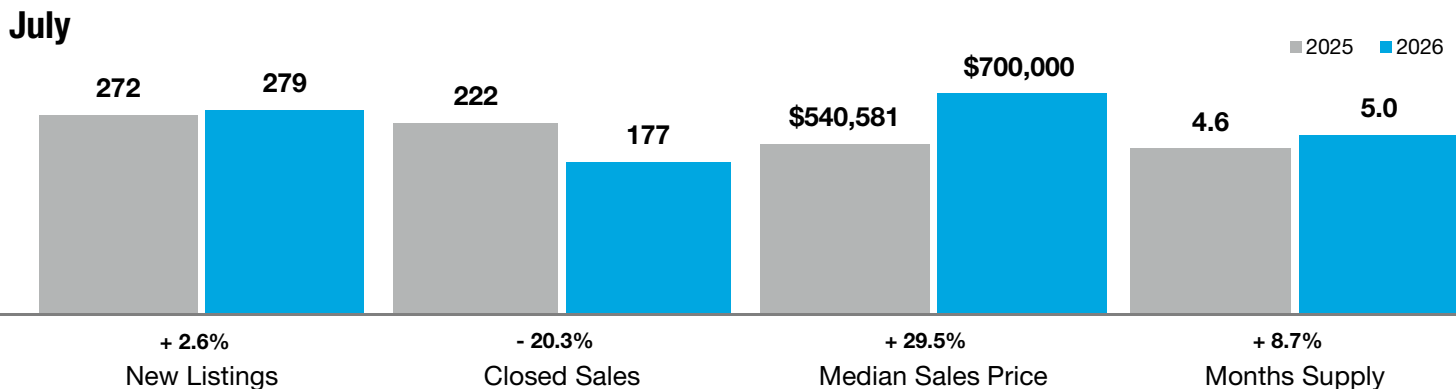


Lake Norman

North Carolina

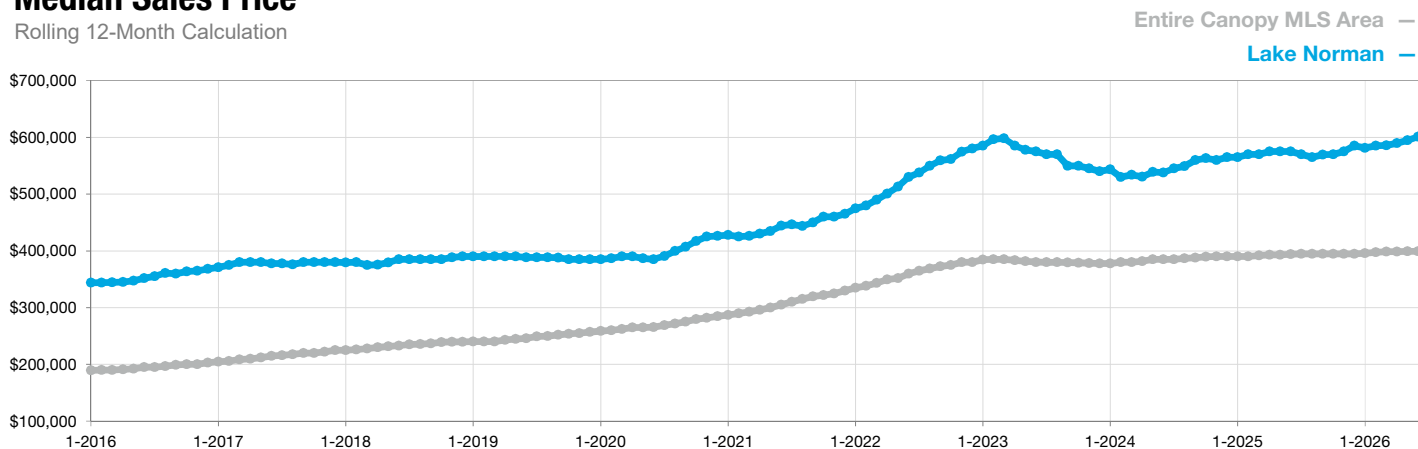
Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	272	279	+ 2.6%	1,959	1,891	- 3.5%
Pending Sales	229	196	- 14.4%	1,280	1,201	- 6.2%
Closed Sales	222	177	- 20.3%	1,178	1,085	- 7.9%
Median Sales Price*	\$540,581	\$700,000	+ 29.5%	\$574,697	\$640,000	+ 11.4%
Average Sales Price*	\$776,870	\$1,065,679	+ 37.2%	\$861,177	\$972,106	+ 12.9%
Percent of Original List Price Received*	94.2%	94.0%	- 0.2%	94.6%	94.7%	+ 0.1%
List to Close	98	97	- 1.0%	102	102	0.0%
Days on Market Until Sale	53	58	+ 9.4%	57	60	+ 5.3%
Cumulative Days on Market Until Sale	65	67	+ 3.1%	69	71	+ 2.9%
Average List Price	\$875,624	\$1,088,821	+ 24.3%	\$990,534	\$1,096,816	+ 10.7%
Inventory of Homes for Sale	784	792	+ 1.0%	--	--	--
Months Supply of Inventory	4.6	5.0	+ 8.7%	--	--	--

* 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.