

Local Market Update for July 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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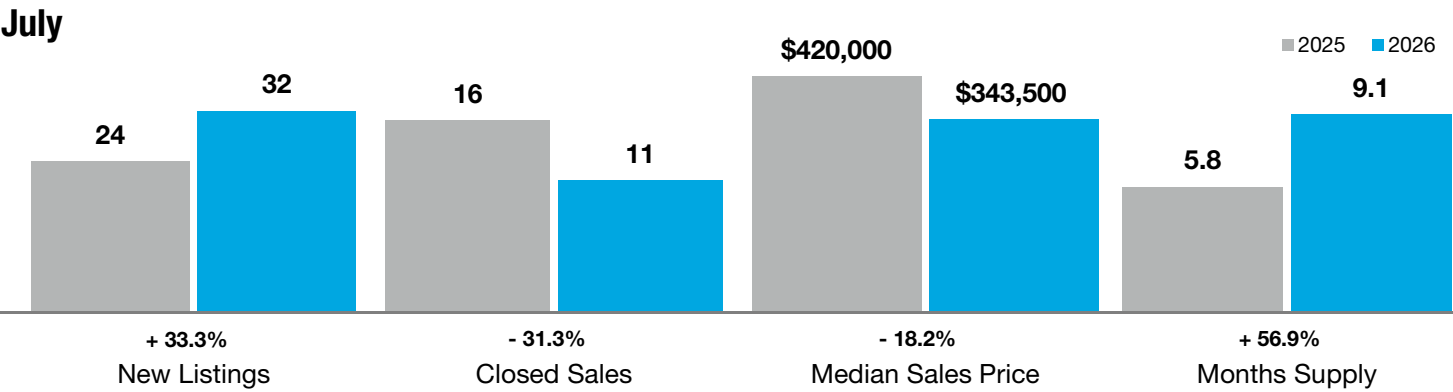


Uptown Charlotte

North Carolina

Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	24	32	+ 33.3%	225	271	+ 20.4%
Pending Sales	12	12	0.0%	134	120	- 10.4%
Closed Sales	16	11	- 31.3%	133	117	- 12.0%
Median Sales Price*	\$420,000	\$343,500	- 18.2%	\$415,000	\$374,000	- 9.9%
Average Sales Price*	\$463,563	\$372,545	- 19.6%	\$495,069	\$419,690	- 15.2%
Percent of Original List Price Received*	98.0%	90.1%	- 8.1%	95.5%	93.9%	- 1.7%
List to Close	67	142	+ 111.9%	92	115	+ 25.0%
Days on Market Until Sale	27	103	+ 281.5%	53	78	+ 47.2%
Cumulative Days on Market Until Sale	45	118	+ 162.2%	72	101	+ 40.3%
Average List Price	\$449,037	\$400,194	- 10.9%	\$514,195	\$467,131	- 9.2%
Inventory of Homes for Sale	104	144	+ 38.5%	--	--	--
Months Supply of Inventory	5.8	9.1	+ 56.9%	--	--	--

* 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

