

Local Market Update for August 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®



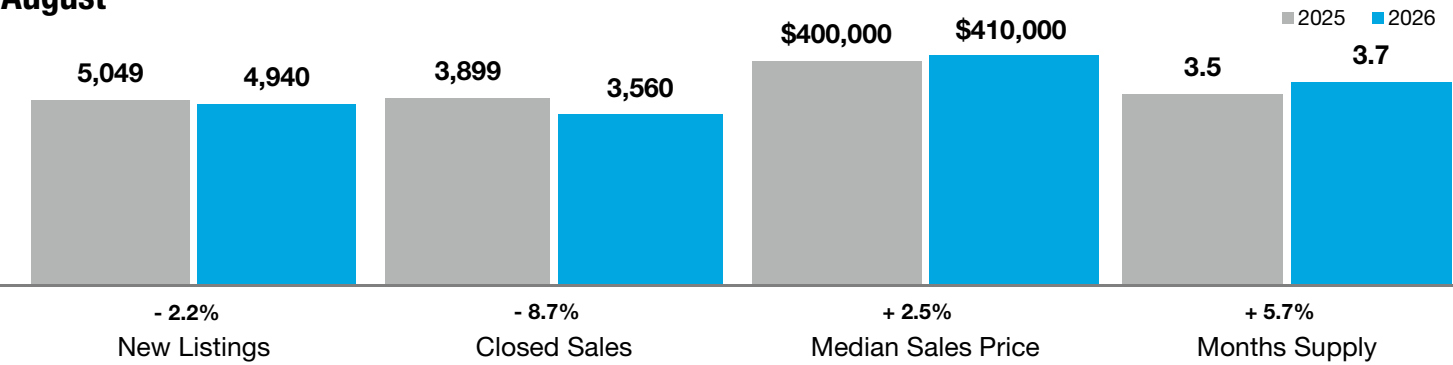
Charlotte Region

Includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina and Chester, Chesterfield, Lancaster and York Counties in South Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	5,049	4,940	- 2.2%	42,940	43,955	+ 2.4%
Pending Sales	3,831	3,763	- 1.8%	30,936	31,165	+ 0.7%
Closed Sales	3,899	3,560	- 8.7%	29,476	29,159	- 1.1%
Median Sales Price*	\$400,000	\$410,000	+ 2.5%	\$399,900	\$402,000	+ 0.5%
Average Sales Price*	\$511,538	\$530,308	+ 3.7%	\$510,231	\$524,073	+ 2.7%
Percent of Original List Price Received*	95.3%	95.5%	+ 0.2%	96.1%	95.7%	- 0.4%
List to Close	93	97	+ 4.3%	93	100	+ 7.5%
Days on Market Until Sale	48	50	+ 4.2%	49	55	+ 12.2%
Cumulative Days on Market Until Sale	53	59	+ 11.3%	55	63	+ 14.5%
Average List Price	\$513,356	\$520,021	+ 1.3%	\$535,791	\$551,473	+ 2.9%
Inventory of Homes for Sale	12,679	13,574	+ 7.1%	--	--	--
Months Supply of Inventory	3.5	3.7	+ 5.7%	--	--	--

* 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.

August



Median Sales Price

Rolling 12-Month Calculation

