

Local Market Update for August 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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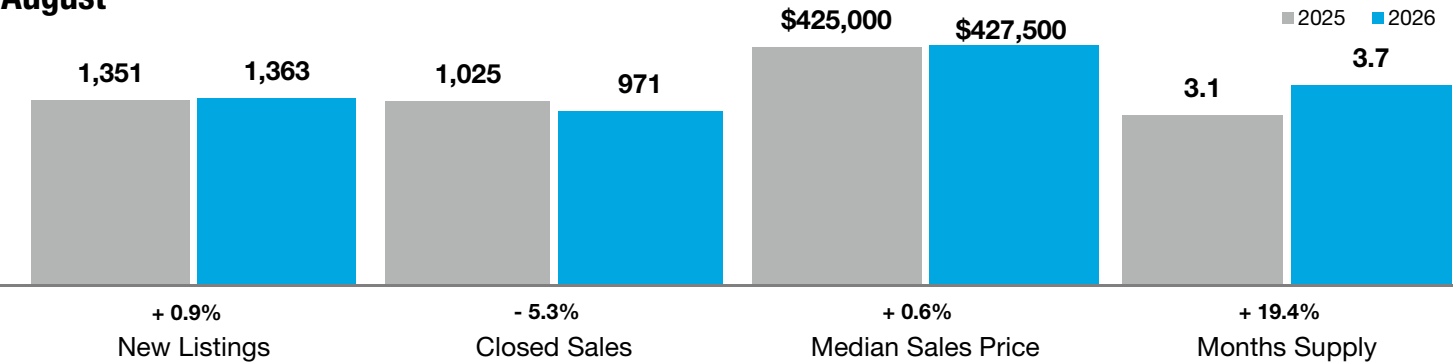
City of Charlotte

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	1,351	1,363	+ 0.9%	12,139	12,784	+ 5.3%
Pending Sales	1,028	983	- 4.4%	8,817	8,767	- 0.6%
Closed Sales	1,025	971	- 5.3%	8,477	8,222	- 3.0%
Median Sales Price*	\$425,000	\$427,500	+ 0.6%	\$426,685	\$430,000	+ 0.8%
Average Sales Price*	\$585,041	\$584,158	- 0.2%	\$593,762	\$607,575	+ 2.3%
Percent of Original List Price Received*	96.1%	95.9%	- 0.2%	97.0%	96.4%	- 0.6%
List to Close	90	95	+ 5.6%	87	94	+ 8.0%
Days on Market Until Sale	44	47	+ 6.8%	41	48	+ 17.1%
Cumulative Days on Market Until Sale	48	55	+ 14.6%	46	56	+ 21.7%
Average List Price	\$568,916	\$564,825	- 0.7%	\$595,321	\$622,598	+ 4.6%
Inventory of Homes for Sale	3,229	3,737	+ 15.7%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.4%	--	--	--

* 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

