

Local Market Update for August 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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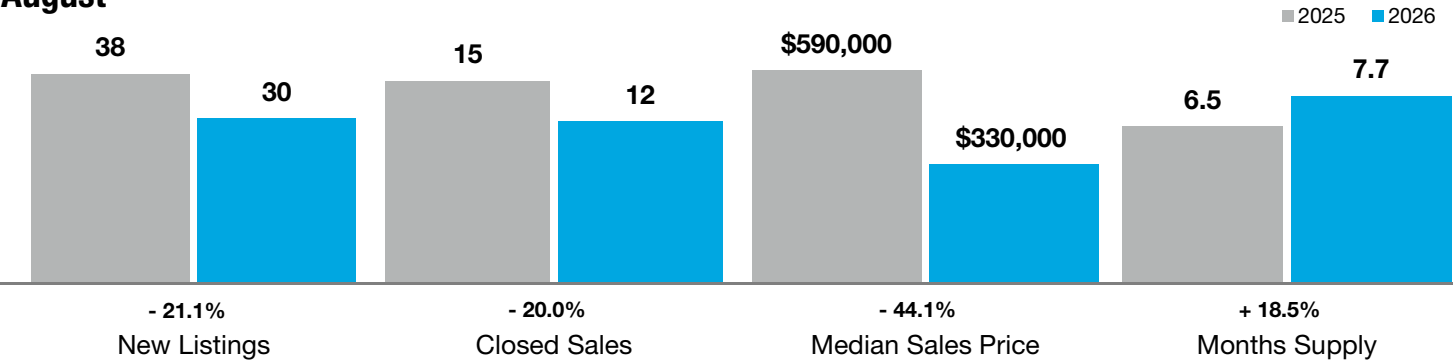
Uptown Charlotte

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	38	30	- 21.1%	263	301	+ 14.4%
Pending Sales	14	25	+ 78.6%	148	144	- 2.7%
Closed Sales	15	12	- 20.0%	148	129	- 12.8%
Median Sales Price*	\$590,000	\$330,000	- 44.1%	\$423,750	\$374,000	- 11.7%
Average Sales Price*	\$645,060	\$469,492	- 27.2%	\$510,271	\$424,323	- 16.8%
Percent of Original List Price Received*	96.3%	90.4%	- 6.1%	95.6%	93.6%	- 2.1%
List to Close	81	175	+ 116.0%	91	121	+ 33.0%
Days on Market Until Sale	44	118	+ 168.2%	52	82	+ 57.7%
Cumulative Days on Market Until Sale	44	149	+ 238.6%	69	105	+ 52.2%
Average List Price	\$520,502	\$388,665	- 25.3%	\$515,106	\$457,704	- 11.1%
Inventory of Homes for Sale	112	129	+ 15.2%	--	--	--
Months Supply of Inventory	6.5	7.7	+ 18.5%	--	--	--

* 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

