

Local Market Update for September 2026

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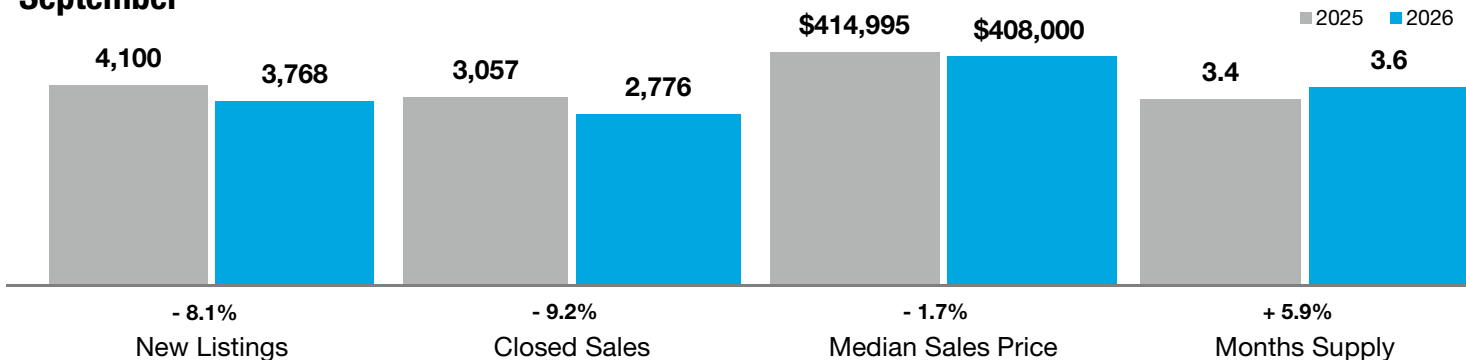
Charlotte MSA

Includes Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union Counties in North Carolina and Chester, Lancaster and York Counties in South Carolina

Key Metrics	September			Year to Date		
	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	4,100	3,768	- 8.1%	38,815	39,559	+ 1.9%
Pending Sales	2,861	2,687	- 6.1%	27,970	28,027	+ 0.2%
Closed Sales	3,057	2,776	- 9.2%	26,991	26,818	- 0.6%
Median Sales Price*	\$414,995	\$408,000	- 1.7%	\$415,255	\$419,900	+ 1.1%
Average Sales Price*	\$518,916	\$524,836	+ 1.1%	\$528,986	\$539,576	+ 2.0%
Percent of Original List Price Received*	95.3%	95.2%	- 0.1%	96.3%	95.9%	- 0.4%
List to Close	100	101	+ 1.0%	92	99	+ 7.6%
Days on Market Until Sale	53	54	+ 1.9%	47	53	+ 12.8%
Cumulative Days on Market Until Sale	58	61	+ 5.2%	53	61	+ 15.1%
Average List Price	\$549,435	\$574,335	+ 4.5%	\$549,455	\$565,809	+ 3.0%
Inventory of Homes for Sale	10,058	10,682	+ 6.2%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--

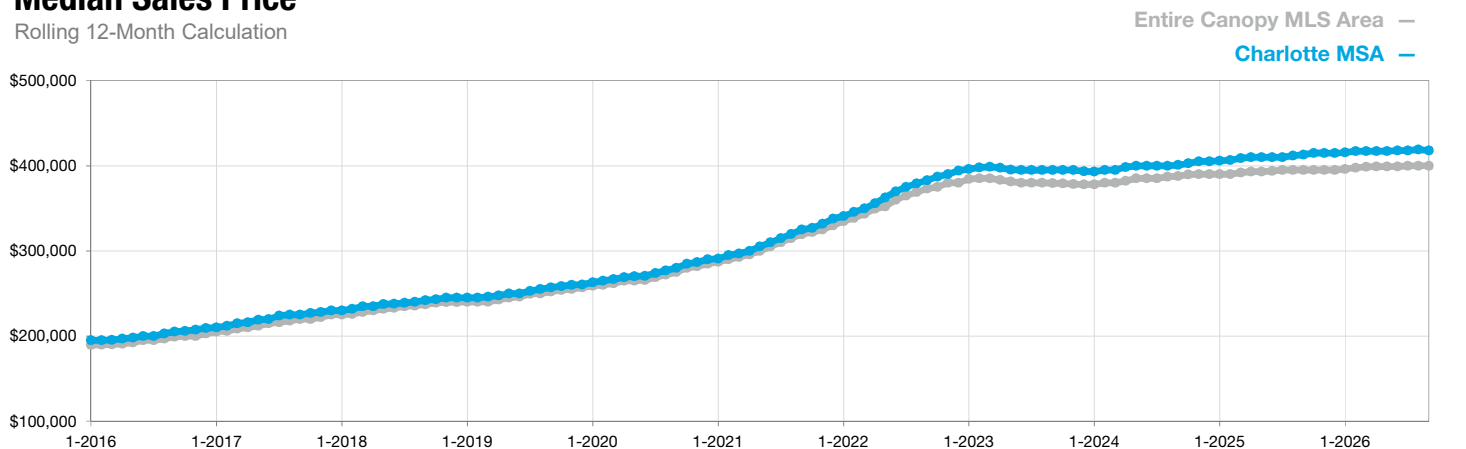
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

September



Median Sales Price

Rolling 12-Month Calculation



Current as of October 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.