Local Market Update for October 2026

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

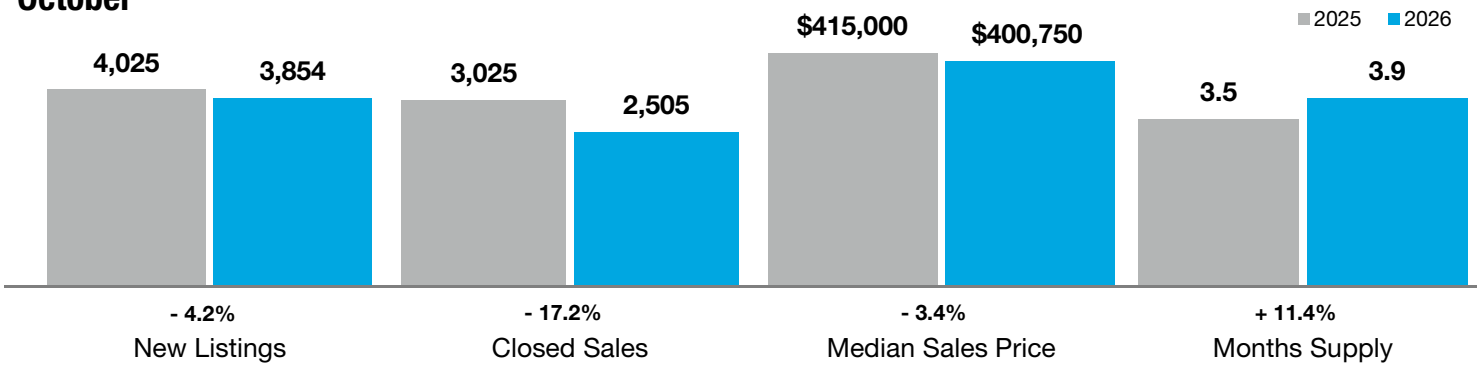
Charlotte MSA

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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	4,025	**3,854**	- 4.2%	42,840	**43,470**	+ 1.5%
Pending Sales	2,789	**2,397**	- 14.1%	30,759	**30,192**	- 1.8%
Closed Sales	3,025	**2,505**	- 17.2%	30,018	**29,442**	- 1.9%
Median Sales Price*	$415,000	**$400,750**	- 3.4%	$415,000	**$416,900**	+ 0.5%
Average Sales Price*	$522,708	**$525,906**	+ 0.6%	$528,386	**$537,886**	+ 1.8%
Percent of Original List Price Received*	95.1%	**95.1%**	0.0%	96.1%	**95.8%**	- 0.3%
List to Close	98	**102**	+ 4.1%	93	**99**	+ 6.5%
Days on Market Until Sale	53	**55**	+ 3.8%	48	**53**	+ 10.4%
Cumulative Days on Market Until Sale	59	**64**	+ 8.5%	53	**62**	+ 17.0%
Average List Price	$538,586	**$564,151**	+ 4.7%	$548,420	**$564,012**	+ 2.8%
Inventory of Homes for Sale	10,153	**11,207**	+ 10.4%	--	**--**	--
Months Supply of Inventory	3.5	**3.9**	+ 11.4%	--	**--**	--

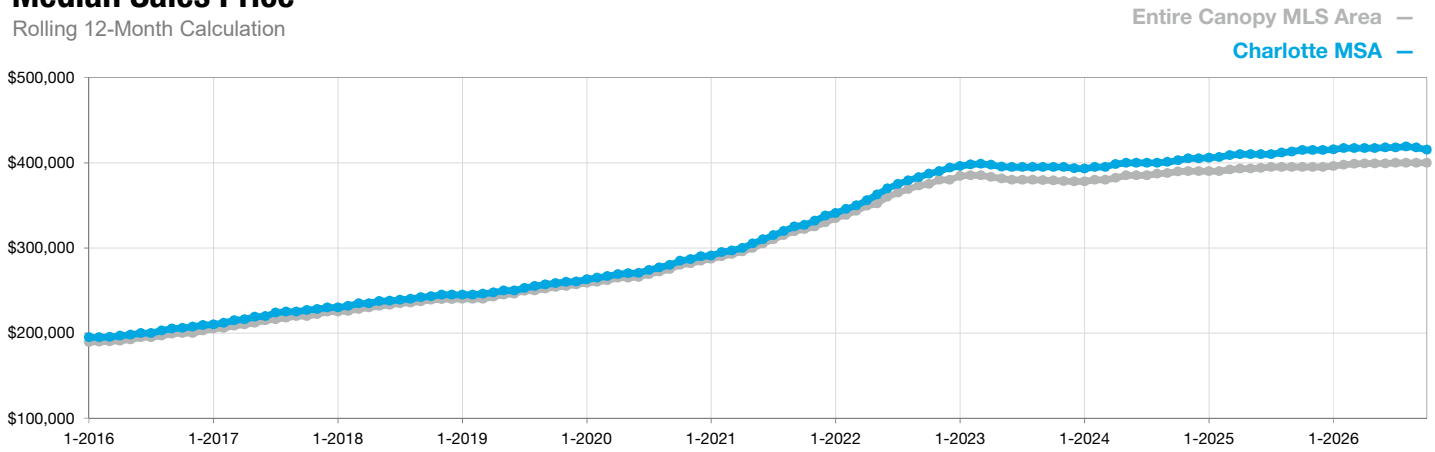
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



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