Local Market Update for October 2026

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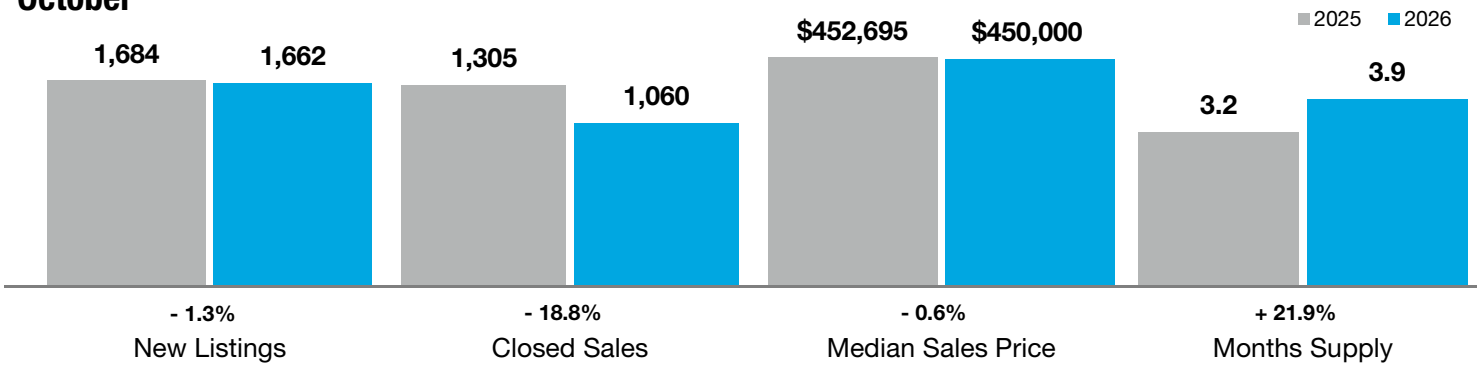
Mecklenburg County

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	1,684	**1,662**	- 1.3%	18,586	**19,077**	+ 2.6%
Pending Sales	1,206	**1,001**	- 17.0%	13,495	**12,899**	- 4.4%
Closed Sales	1,305	**1,060**	- 18.8%	13,223	**12,609**	- 4.6%
Median Sales Price*	$452,695	**$450,000**	- 0.6%	$451,995	**$455,000**	+ 0.7%
Average Sales Price*	$602,515	**$620,436**	+ 3.0%	$609,166	**$628,076**	+ 3.1%
Percent of Original List Price Received*	95.8%	**95.1%**	- 0.7%	96.8%	**96.2%**	- 0.6%
List to Close	94	**100**	+ 6.4%	88	**95**	+ 8.0%
Days on Market Until Sale	49	**52**	+ 6.1%	42	**49**	+ 16.7%
Cumulative Days on Market Until Sale	56	**59**	+ 5.4%	48	**56**	+ 16.7%
Average List Price	$631,298	**$679,256**	+ 7.6%	$628,144	**$654,491**	+ 4.2%
Inventory of Homes for Sale	4,116	**4,775**	+ 16.0%	--	**--**	--
Months Supply of Inventory	3.2	**3.9**	+ 21.9%	--	**--**	--

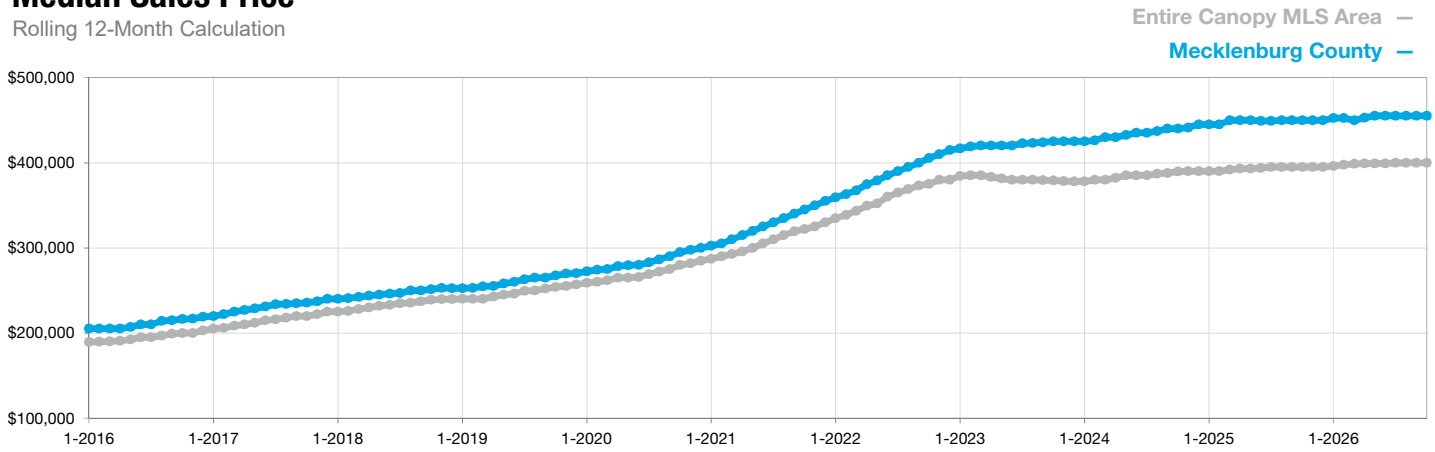
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.