# Local Market Update for October 2026

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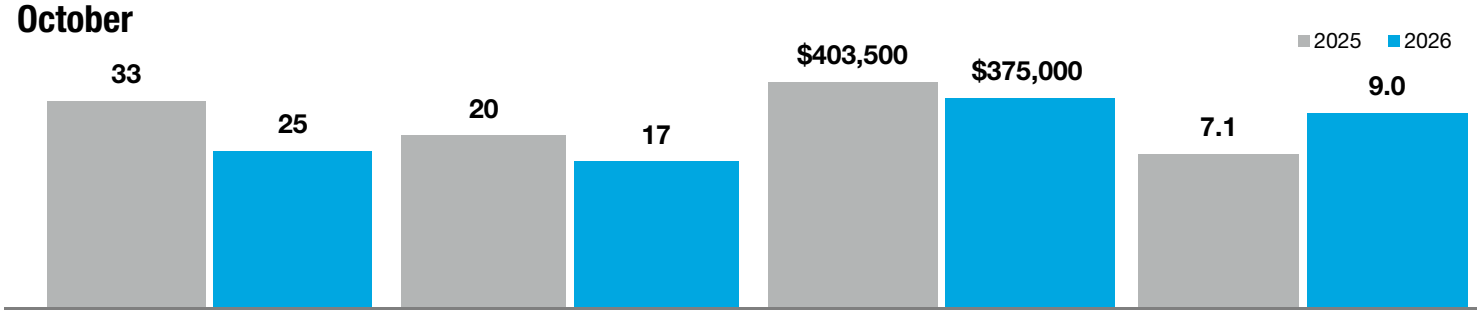
# Uptown Charlotte

North Carolina

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change | **Thru 10-2025** | **Thru 10-2026** | Percent Change |
| New Listings | 33 | **25** | - 24.2% | 337 | **369** | + 9.5% |
| Pending Sales | 16 | **16** | 0.0% | 185 | **171** | - 7.6% |
| Closed Sales | 20 | **17** | - 15.0% | 182 | **168** | - 7.7% |
| Median Sales Price* | $403,500 | **$375,000** | - 7.1% | $417,500 | **$374,500** | - 10.3% |
| Average Sales Price* | $466,477 | **$521,829** | + 11.9% | $507,177 | **$456,028** | - 10.1% |
| Percent of Original List Price Received* | 95.4% | **91.9%** | - 3.7% | 95.6% | **92.8%** | - 2.9% |
| List to Close | 97 | **114** | + 17.5% | 92 | **131** | + 42.4% |
| Days on Market Until Sale | 64 | **81** | + 26.6% | 54 | **90** | + 66.7% |
| Cumulative Days on Market Until Sale | 68 | **92** | + 35.3% | 71 | **110** | + 54.9% |
| Average List Price | $615,072 | **$565,579** | - 8.0% | $516,483 | **$466,720** | - 9.6% |
| Inventory of Homes for Sale | 125 | **142** | + 13.6% | -- | **--** | -- |
| Months Supply of Inventory | 7.1 | **9.0** | + 26.8% | -- | **--** | -- |

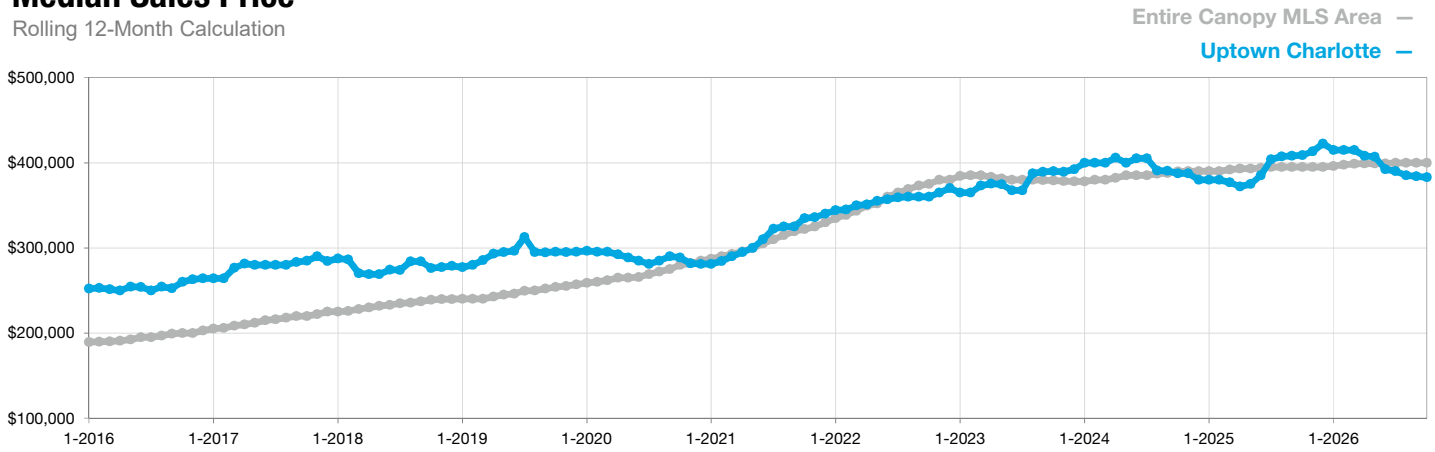
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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.