

# Local Market Update for May 2026

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

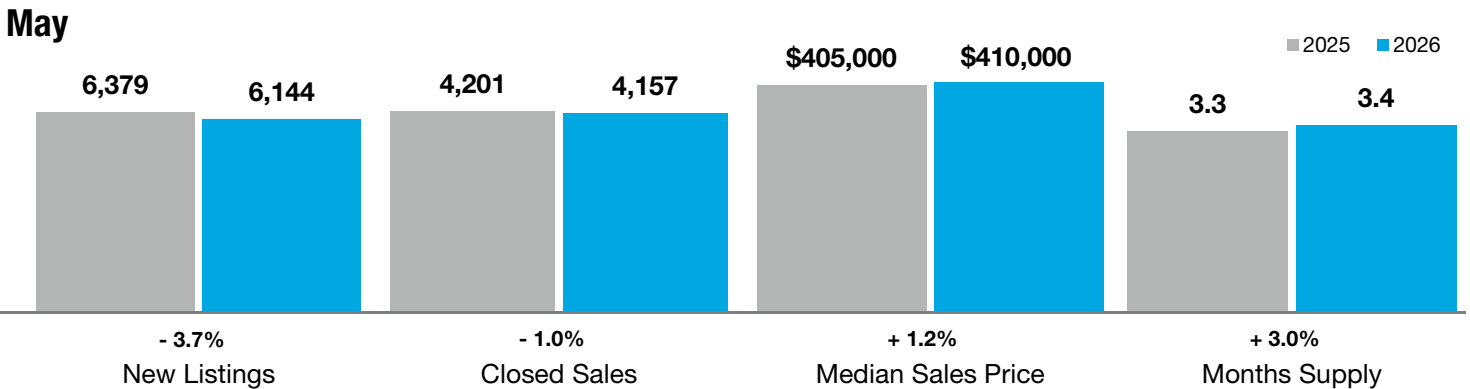


## Charlotte Region

Includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina and Chester, Chesterfield, Lancaster and York Counties in South Carolina

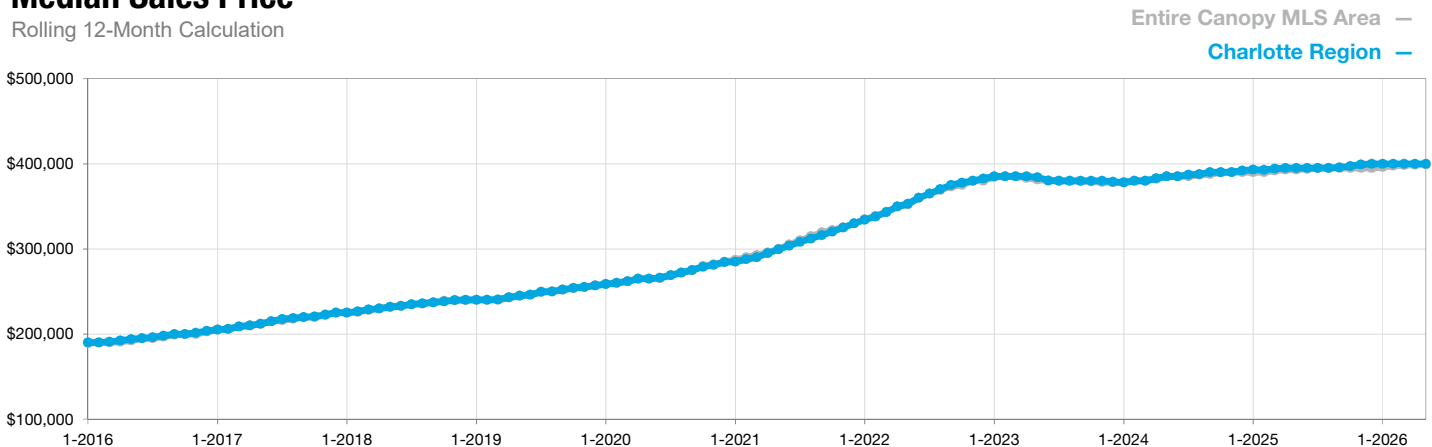
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	6,379	<b>6,144</b>	- 3.7%	26,893	<b>27,603</b>	+ 2.6%
Pending Sales	4,185	<b>4,515</b>	+ 7.9%	19,356	<b>20,127</b>	+ 4.0%
Closed Sales	4,201	<b>4,157</b>	- 1.0%	17,203	<b>16,695</b>	- 3.0%
Median Sales Price*	\$405,000	<b>\$410,000</b>	+ 1.2%	\$394,950	<b>\$399,000</b>	+ 1.0%
Average Sales Price*	\$521,889	<b>\$534,625</b>	+ 2.4%	\$504,436	<b>\$511,441</b>	+ 1.4%
Percent of Original List Price Received*	96.6%	<b>96.3%</b>	- 0.3%	96.2%	<b>95.6%</b>	- 0.6%
List to Close	88	<b>90</b>	+ 2.3%	96	<b>103</b>	+ 7.3%
Days on Market Until Sale	44	<b>47</b>	+ 6.8%	51	<b>59</b>	+ 15.7%
Cumulative Days on Market Until Sale	50	<b>54</b>	+ 8.0%	58	<b>69</b>	+ 19.0%
Average List Price	\$572,802	<b>\$593,987</b>	+ 3.7%	\$546,845	<b>\$560,988</b>	+ 2.6%
Inventory of Homes for Sale	11,883	<b>12,619</b>	+ 6.2%	--	--	--
Months Supply of Inventory	3.3	<b>3.4</b>	+ 3.0%	--	--	--

\* 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.



### Median Sales Price

Rolling 12-Month Calculation



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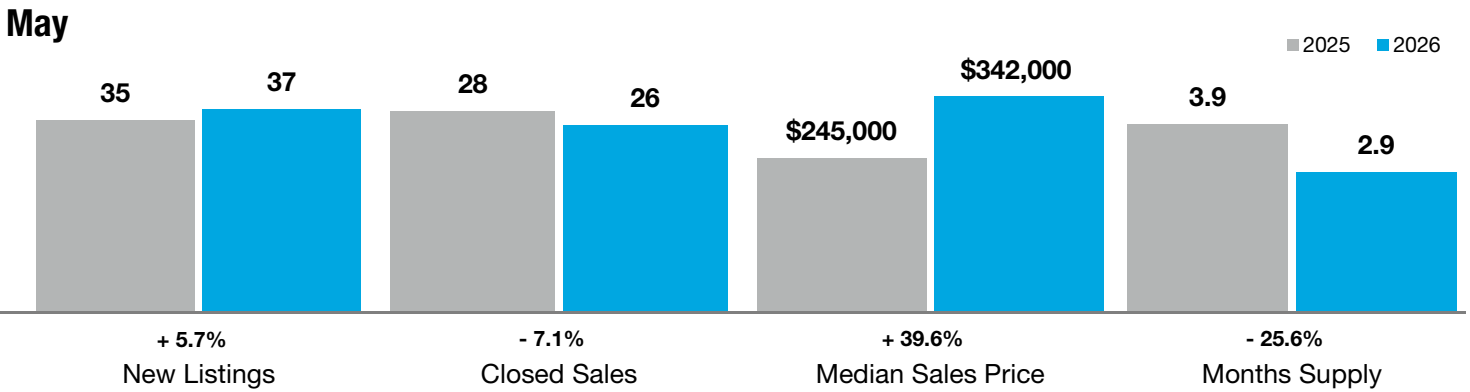


## Alexander County

North Carolina

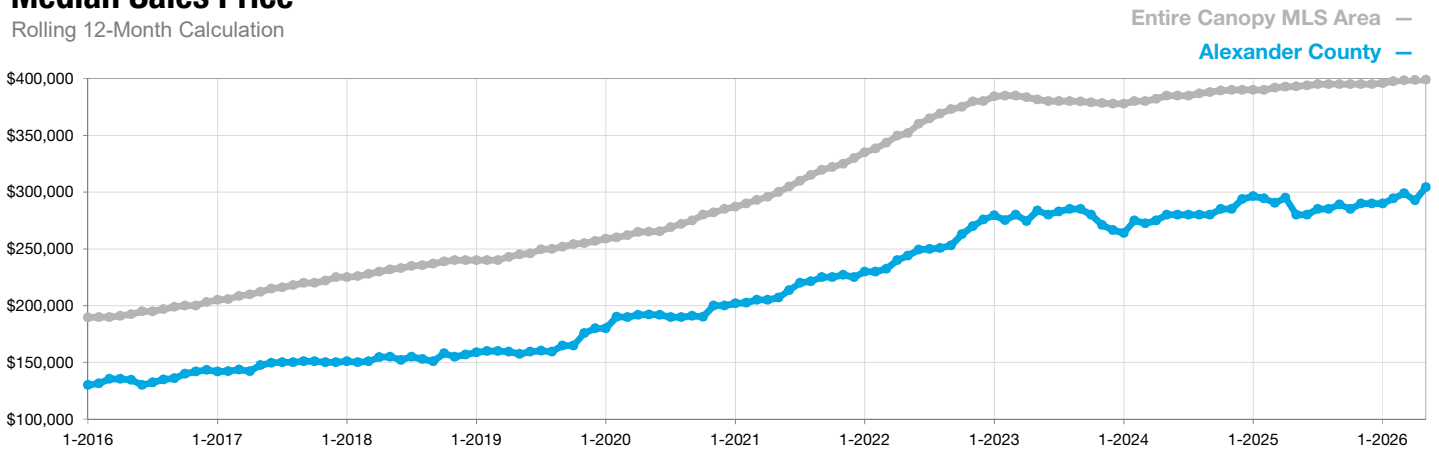
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	35	37	+ 5.7%	155	156	+ 0.6%
Pending Sales	24	26	+ 8.3%	120	121	+ 0.8%
Closed Sales	28	26	- 7.1%	113	103	- 8.8%
Median Sales Price*	\$245,000	\$342,000	+ 39.6%	\$274,000	\$315,000	+ 15.0%
Average Sales Price*	\$301,825	\$387,946	+ 28.5%	\$362,808	\$358,704	- 1.1%
Percent of Original List Price Received*	95.2%	93.0%	- 2.3%	96.4%	94.1%	- 2.4%
List to Close	108	102	- 5.6%	100	101	+ 1.0%
Days on Market Until Sale	63	59	- 6.3%	52	56	+ 7.7%
Cumulative Days on Market Until Sale	71	70	- 1.4%	61	63	+ 3.3%
Average List Price	\$360,336	\$455,988	+ 26.5%	\$361,933	\$432,466	+ 19.5%
Inventory of Homes for Sale	86	71	- 17.4%	--	--	--
Months Supply of Inventory	3.9	2.9	- 25.6%	--	--	--

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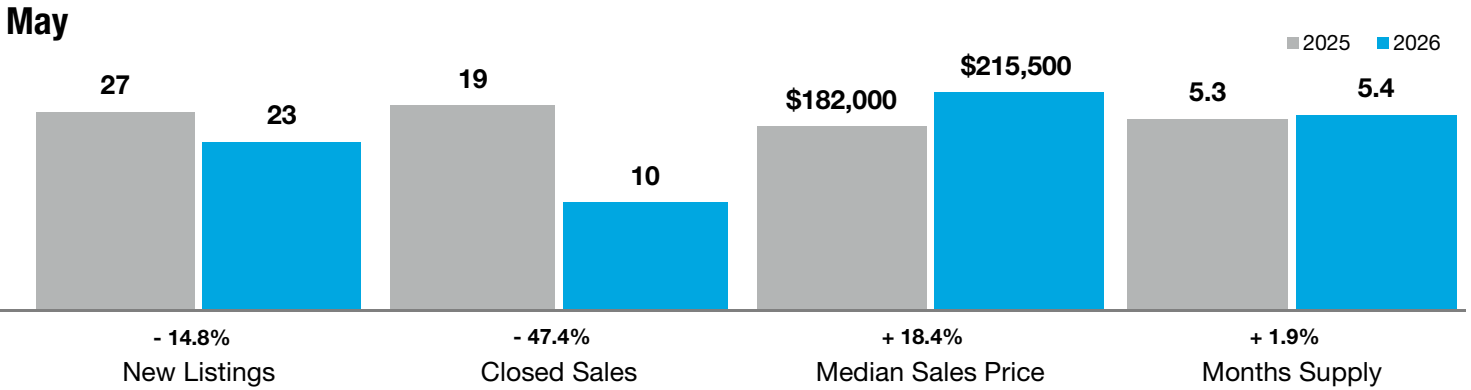


## Anson County

North Carolina

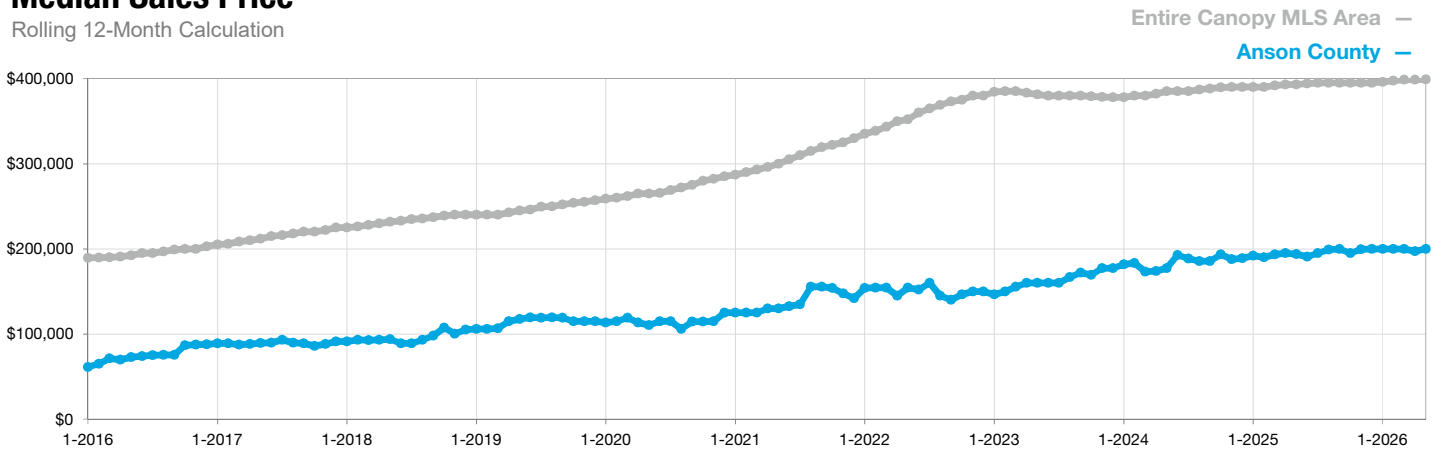
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	27	23	- 14.8%	109	108	- 0.9%
Pending Sales	17	13	- 23.5%	76	64	- 15.8%
Closed Sales	19	10	- 47.4%	61	57	- 6.6%
Median Sales Price*	\$182,000	\$215,500	+ 18.4%	\$197,925	\$209,000	+ 5.6%
Average Sales Price*	\$236,803	\$265,080	+ 11.9%	\$257,894	\$220,237	- 14.6%
Percent of Original List Price Received*	91.1%	98.8%	+ 8.5%	90.4%	93.1%	+ 3.0%
List to Close	108	102	- 5.6%	114	117	+ 2.6%
Days on Market Until Sale	51	55	+ 7.8%	65	62	- 4.6%
Cumulative Days on Market Until Sale	57	68	+ 19.3%	77	77	0.0%
Average List Price	\$214,445	\$211,713	- 1.3%	\$220,355	\$237,567	+ 7.8%
Inventory of Homes for Sale	70	67	- 4.3%	--	--	--
Months Supply of Inventory	5.3	5.4	+ 1.9%	--	--	--

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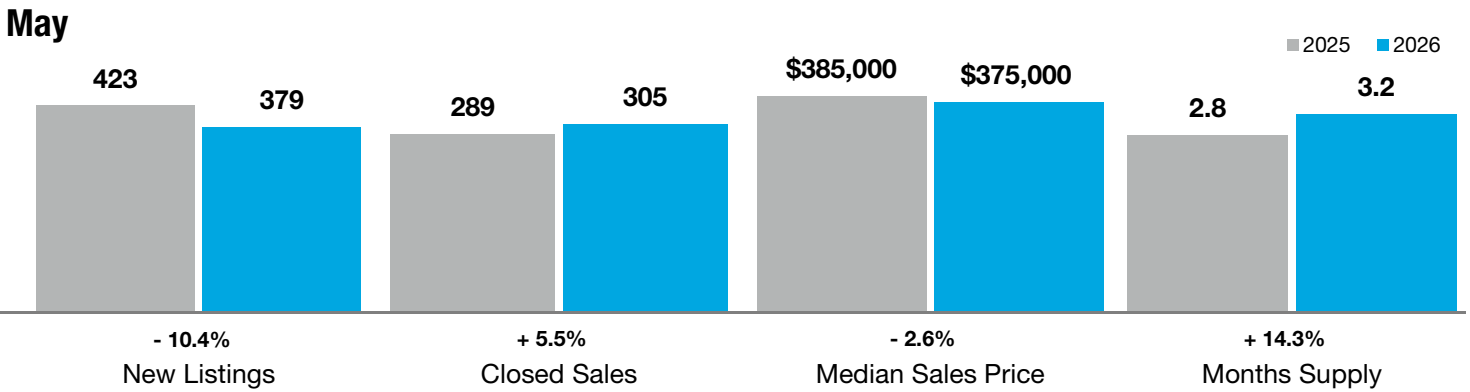


## Cabarrus County

North Carolina

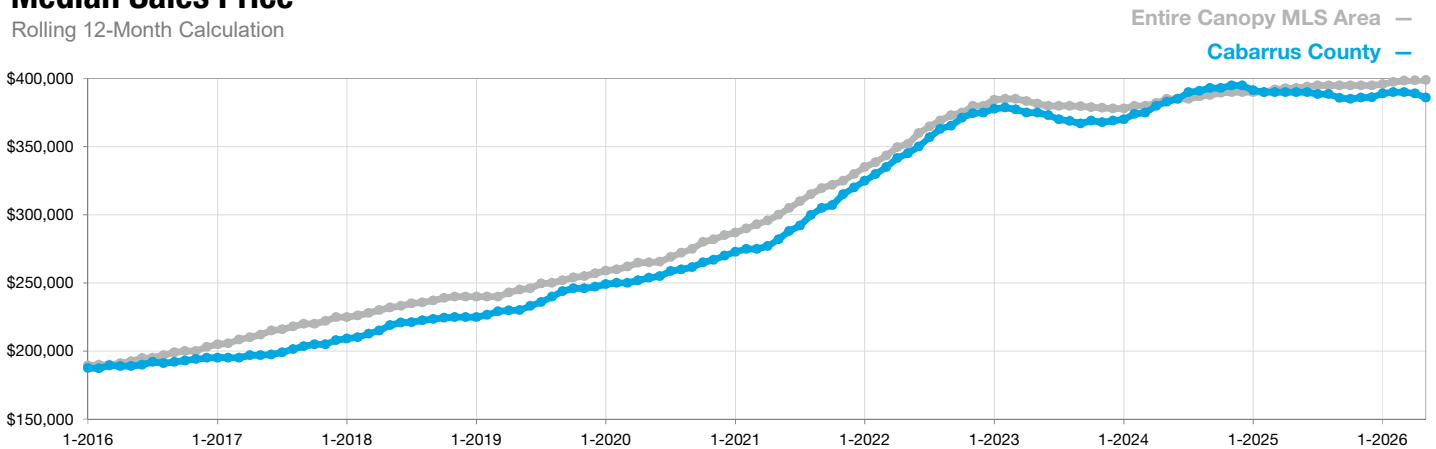
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	423	379	- 10.4%	1,766	1,762	- 0.2%
Pending Sales	322	302	- 6.2%	1,366	1,322	- 3.2%
Closed Sales	289	305	+ 5.5%	1,158	1,110	- 4.1%
Median Sales Price*	\$385,000	\$375,000	- 2.6%	\$375,000	\$375,000	0.0%
Average Sales Price*	\$431,387	\$441,519	+ 2.3%	\$427,284	\$430,075	+ 0.7%
Percent of Original List Price Received*	96.2%	96.3%	+ 0.1%	95.6%	95.4%	- 0.2%
List to Close	93	89	- 4.3%	96	102	+ 6.3%
Days on Market Until Sale	51	45	- 11.8%	52	58	+ 11.5%
Cumulative Days on Market Until Sale	55	48	- 12.7%	60	67	+ 11.7%
Average List Price	\$472,790	\$489,825	+ 3.6%	\$465,933	\$464,243	- 0.4%
Inventory of Homes for Sale	703	768	+ 9.2%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

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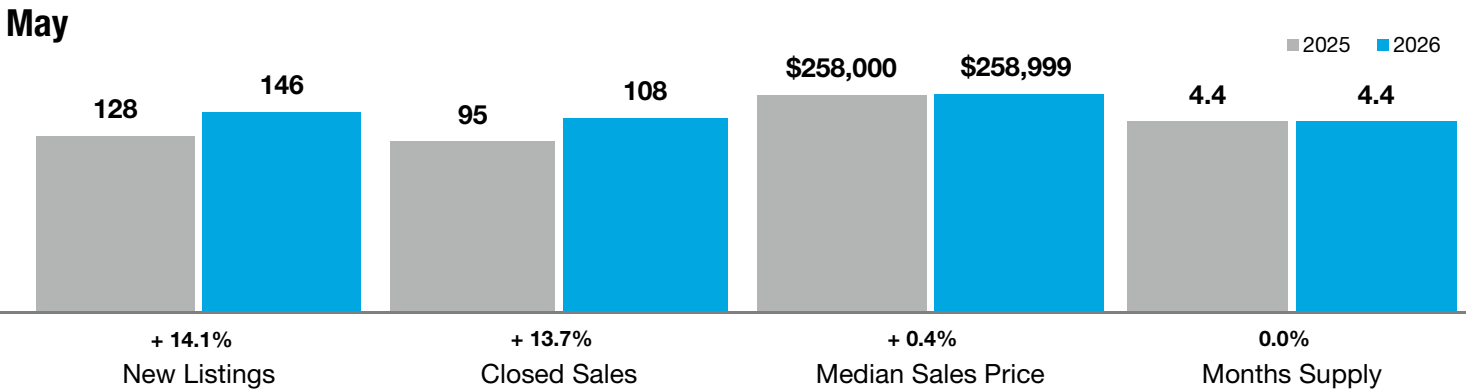


## Cleveland County

North Carolina

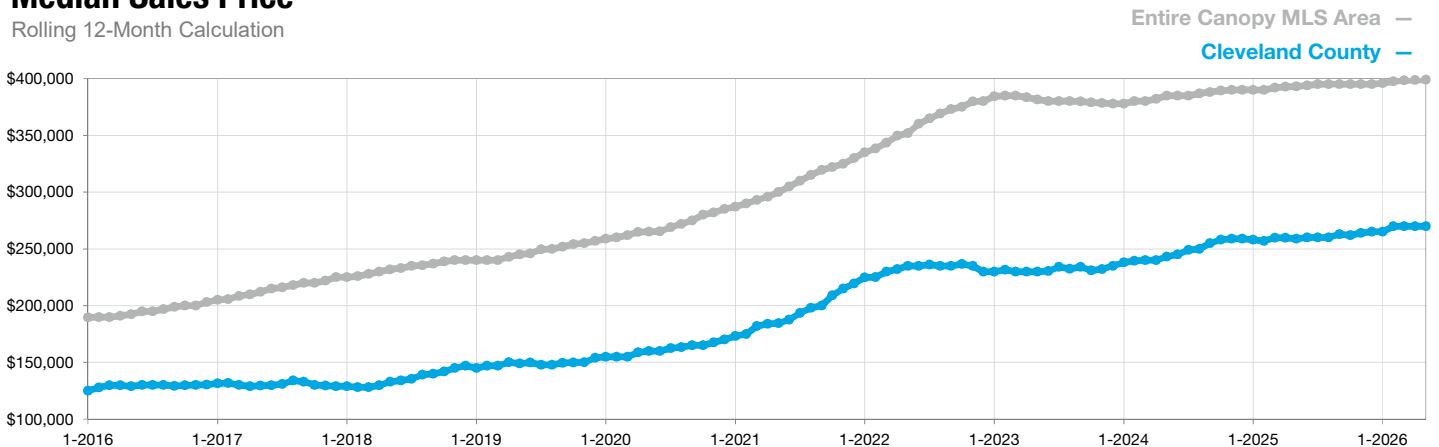
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	128	146	+ 14.1%	626	712	+ 13.7%
Pending Sales	113	123	+ 8.8%	463	492	+ 6.3%
Closed Sales	95	108	+ 13.7%	392	407	+ 3.8%
Median Sales Price*	\$258,000	\$258,999	+ 0.4%	\$248,000	\$260,000	+ 4.8%
Average Sales Price*	\$282,600	\$295,111	+ 4.4%	\$268,766	\$293,125	+ 9.1%
Percent of Original List Price Received*	93.6%	94.6%	+ 1.1%	93.8%	93.7%	- 0.1%
List to Close	100	99	- 1.0%	110	111	+ 0.9%
Days on Market Until Sale	60	59	- 1.7%	66	69	+ 4.5%
Cumulative Days on Market Until Sale	72	69	- 4.2%	80	85	+ 6.3%
Average List Price	\$314,099	\$325,017	+ 3.5%	\$309,307	\$305,931	- 1.1%
Inventory of Homes for Sale	351	384	+ 9.4%	--	--	--
Months Supply of Inventory	4.4	4.4	0.0%	--	--	--

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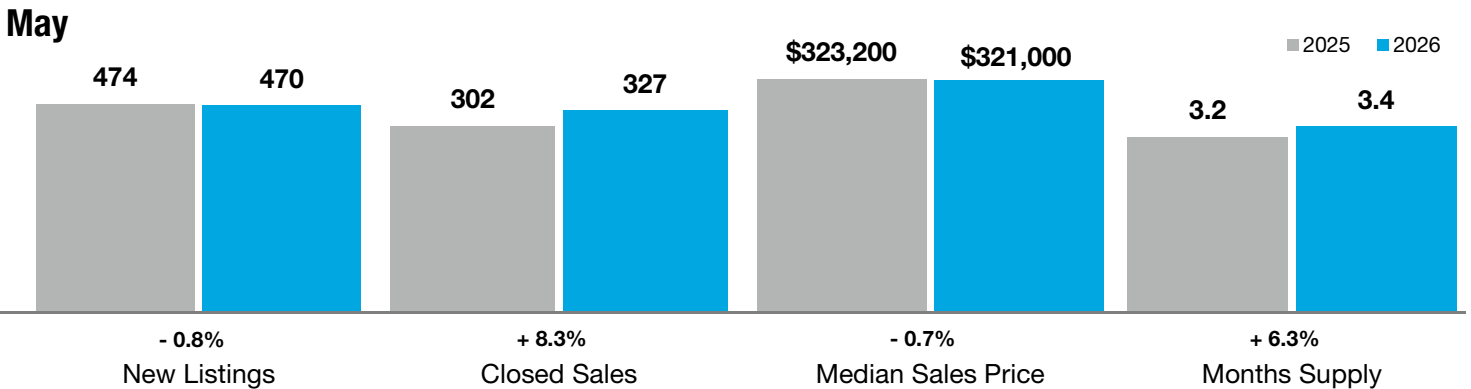


## Gaston County

North Carolina

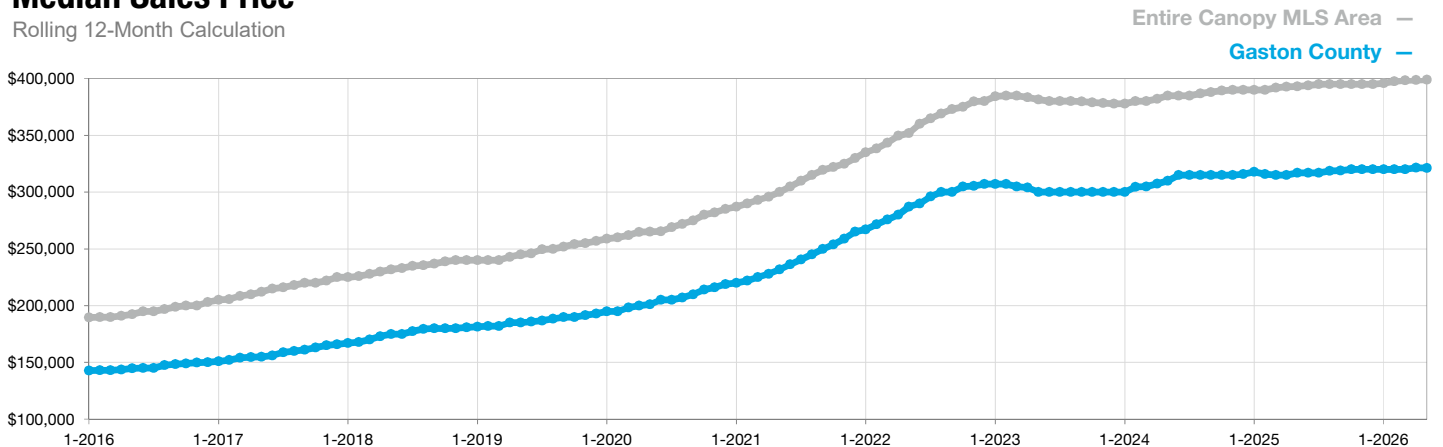
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	474	470	- 0.8%	2,116	2,134	+ 0.9%
Pending Sales	283	366	+ 29.3%	1,548	1,601	+ 3.4%
Closed Sales	302	327	+ 8.3%	1,453	1,373	- 5.5%
Median Sales Price*	\$323,200	\$321,000	- 0.7%	\$315,000	\$315,000	0.0%
Average Sales Price*	\$386,054	\$384,350	- 0.4%	\$352,327	\$378,082	+ 7.3%
Percent of Original List Price Received*	95.3%	96.5%	+ 1.3%	95.4%	95.0%	- 0.4%
List to Close	98	96	- 2.0%	99	109	+ 10.1%
Days on Market Until Sale	55	52	- 5.5%	56	64	+ 14.3%
Cumulative Days on Market Until Sale	61	61	0.0%	64	76	+ 18.8%
Average List Price	\$373,786	\$414,222	+ 10.8%	\$373,074	\$396,384	+ 6.2%
Inventory of Homes for Sale	958	993	+ 3.7%	--	--	--
Months Supply of Inventory	3.2	3.4	+ 6.3%	--	--	--

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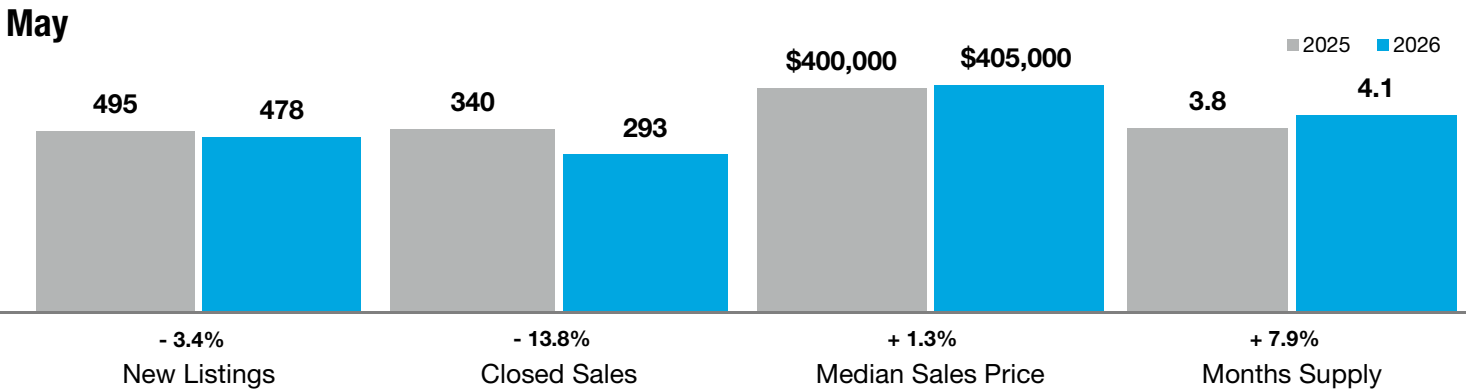


## Iredell County

North Carolina

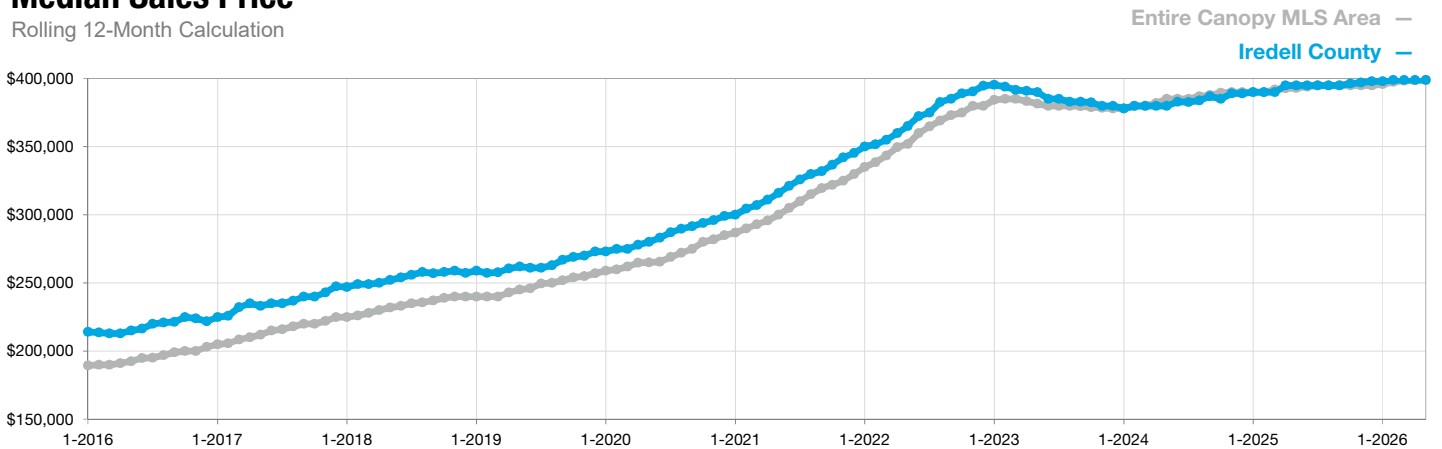
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	495	478	- 3.4%	2,120	1,966	- 7.3%
Pending Sales	317	302	- 4.7%	1,490	1,368	- 8.2%
Closed Sales	340	293	- 13.8%	1,319	1,149	- 12.9%
Median Sales Price*	\$400,000	\$405,000	+ 1.3%	\$395,000	\$395,000	0.0%
Average Sales Price*	\$558,627	\$557,589	- 0.2%	\$523,583	\$552,157	+ 5.5%
Percent of Original List Price Received*	95.7%	94.7%	- 1.0%	95.3%	94.5%	- 0.8%
List to Close	103	98	- 4.9%	107	112	+ 4.7%
Days on Market Until Sale	55	55	0.0%	62	69	+ 11.3%
Cumulative Days on Market Until Sale	64	64	0.0%	70	81	+ 15.7%
Average List Price	\$635,419	\$653,281	+ 2.8%	\$631,618	\$654,311	+ 3.6%
Inventory of Homes for Sale	1,068	1,078	+ 0.9%	--	--	--
Months Supply of Inventory	3.8	4.1	+ 7.9%	--	--	--

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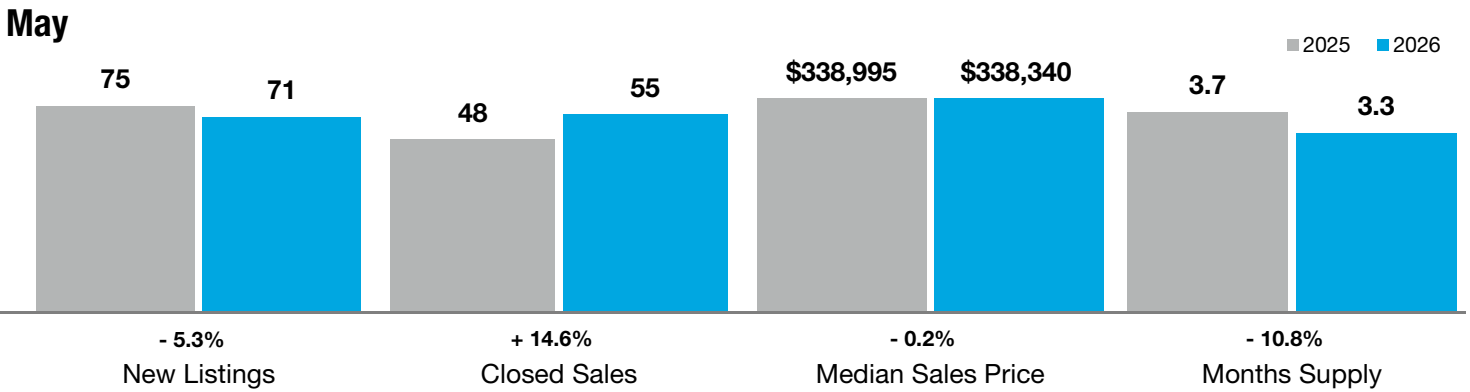


## Lincoln County

North Carolina

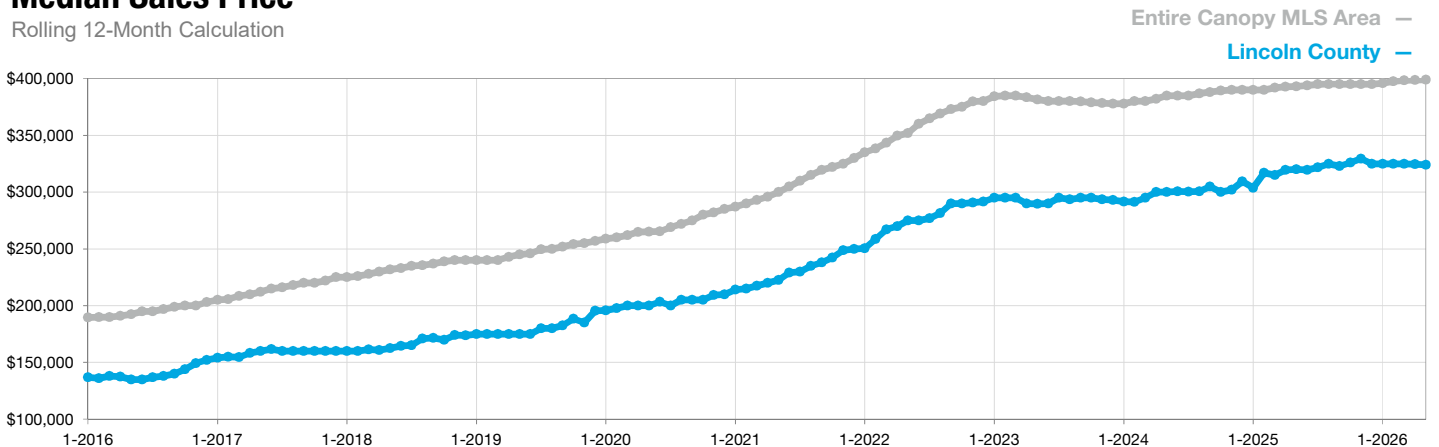
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	75	71	- 5.3%	297	323	+ 8.8%
Pending Sales	46	60	+ 30.4%	229	234	+ 2.2%
Closed Sales	48	55	+ 14.6%	212	188	- 11.3%
Median Sales Price*	\$338,995	\$338,340	- 0.2%	\$324,990	\$310,000	- 4.6%
Average Sales Price*	\$331,532	\$336,032	+ 1.4%	\$339,966	\$338,954	- 0.3%
Percent of Original List Price Received*	96.2%	93.8%	- 2.5%	95.3%	93.4%	- 2.0%
List to Close	95	108	+ 13.7%	109	108	- 0.9%
Days on Market Until Sale	54	70	+ 29.6%	65	67	+ 3.1%
Cumulative Days on Market Until Sale	73	73	0.0%	78	79	+ 1.3%
Average List Price	\$382,477	\$374,738	- 2.0%	\$373,015	\$369,812	- 0.9%
Inventory of Homes for Sale	155	144	- 7.1%	--	--	--
Months Supply of Inventory	3.7	3.3	- 10.8%	--	--	--

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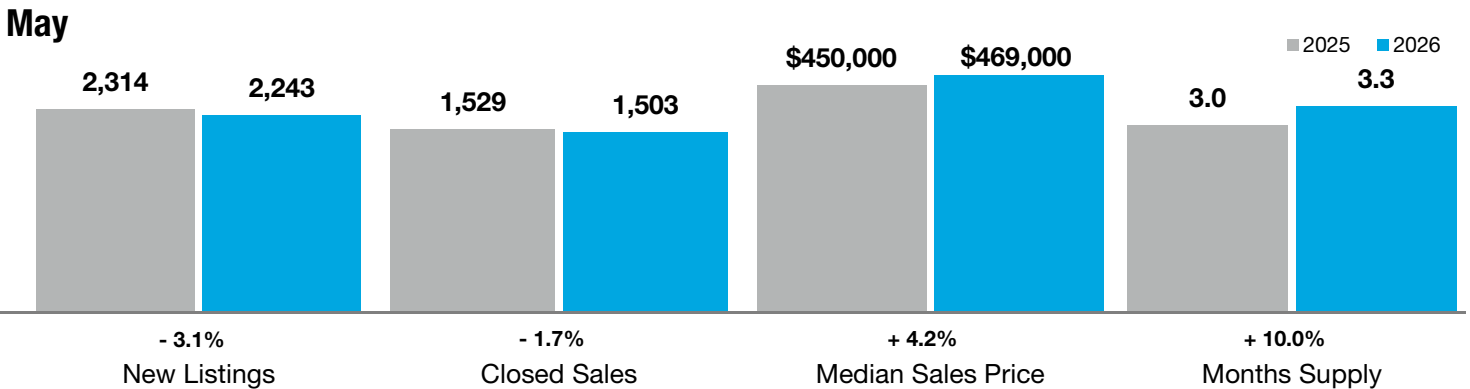


## Mecklenburg County

North Carolina

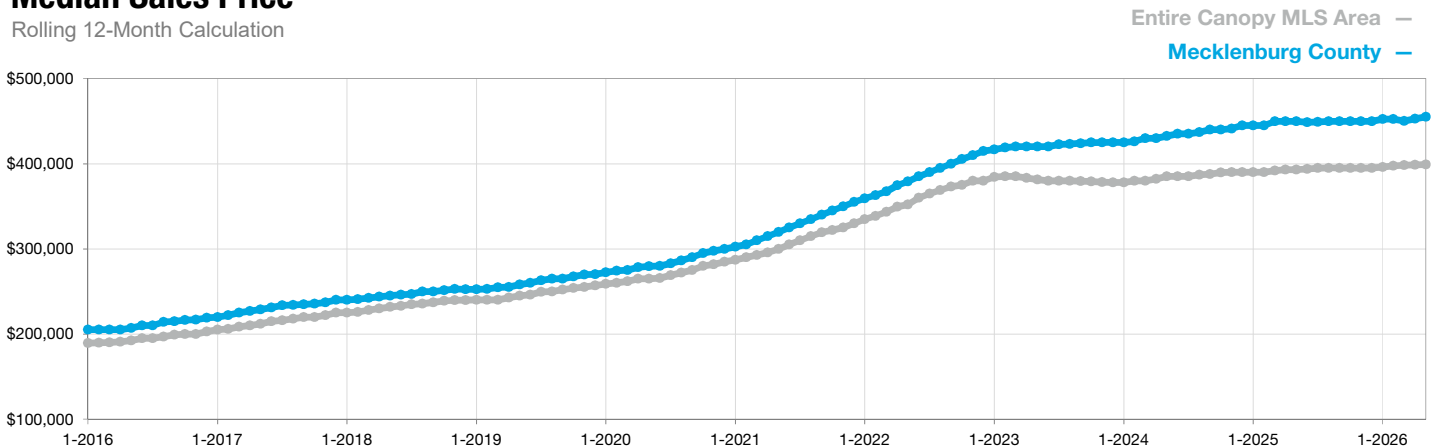
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	2,314	2,243	- 3.1%	9,717	10,090	+ 3.8%
Pending Sales	1,515	1,568	+ 3.5%	7,071	7,190	+ 1.7%
Closed Sales	1,529	1,503	- 1.7%	6,280	5,942	- 5.4%
Median Sales Price*	\$450,000	\$469,000	+ 4.2%	\$448,250	\$455,000	+ 1.5%
Average Sales Price*	\$619,987	\$650,477	+ 4.9%	\$610,224	\$618,943	+ 1.4%
Percent of Original List Price Received*	97.6%	97.2%	- 0.4%	97.2%	96.4%	- 0.8%
List to Close	80	81	+ 1.3%	89	96	+ 7.9%
Days on Market Until Sale	35	37	+ 5.7%	43	52	+ 20.9%
Cumulative Days on Market Until Sale	40	44	+ 10.0%	49	60	+ 22.4%
Average List Price	\$661,955	\$711,277	+ 7.5%	\$634,648	\$669,274	+ 5.5%
Inventory of Homes for Sale	3,877	4,290	+ 10.7%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

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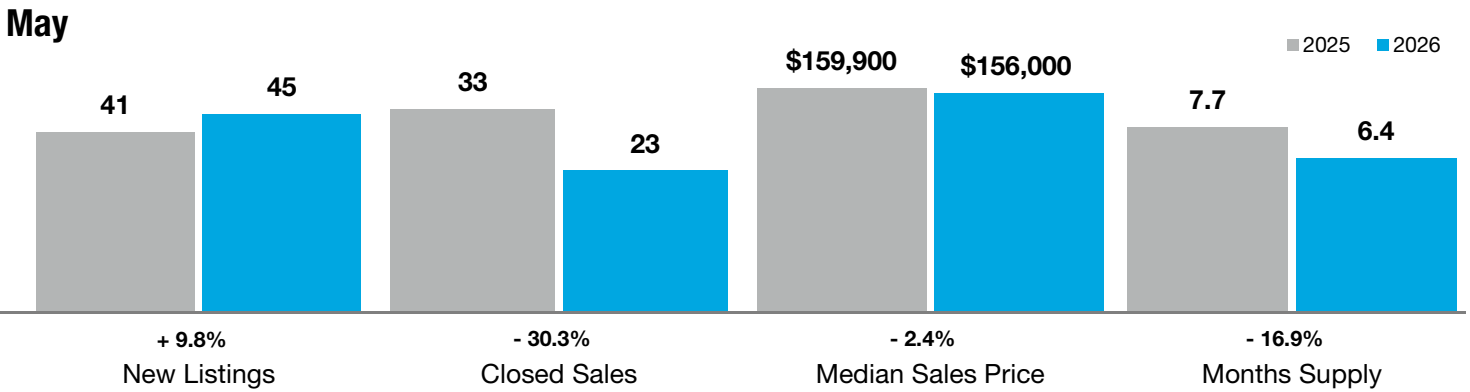


## Montgomery County

North Carolina

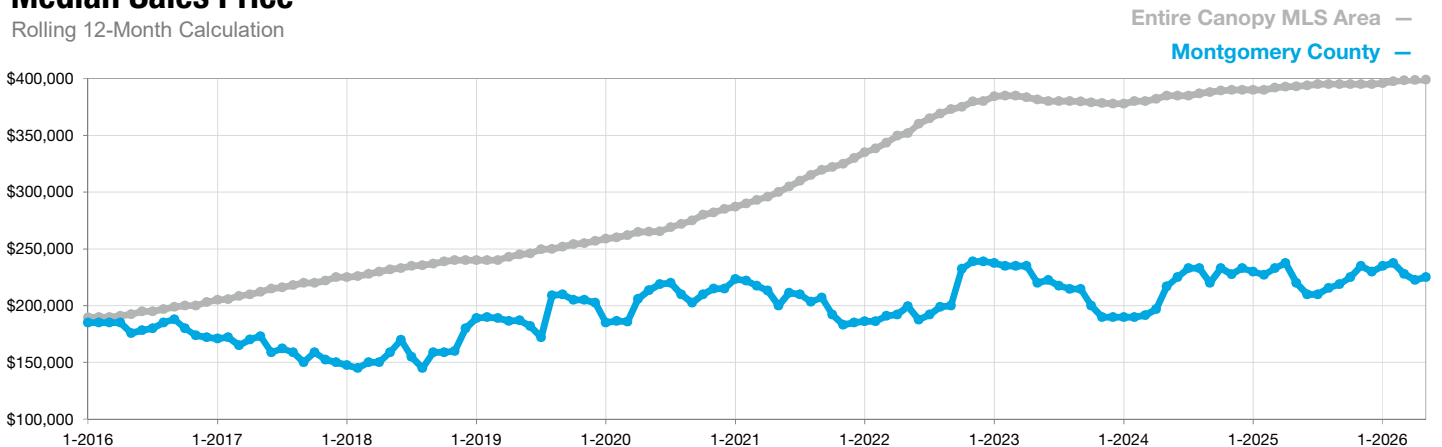
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	41	45	+ 9.8%	203	189	- 6.9%
Pending Sales	38	29	- 23.7%	122	117	- 4.1%
Closed Sales	33	23	- 30.3%	114	109	- 4.4%
Median Sales Price*	\$159,900	\$156,000	- 2.4%	\$199,900	\$190,000	- 5.0%
Average Sales Price*	\$306,029	\$383,039	+ 25.2%	\$290,393	\$340,579	+ 17.3%
Percent of Original List Price Received*	90.2%	90.1%	- 0.1%	90.6%	88.7%	- 2.1%
List to Close	130	103	- 20.8%	128	159	+ 24.2%
Days on Market Until Sale	94	69	- 26.6%	88	117	+ 33.0%
Cumulative Days on Market Until Sale	115	76	- 33.9%	103	132	+ 28.2%
Average List Price	\$394,463	\$301,756	- 23.5%	\$394,163	\$387,656	- 1.7%
Inventory of Homes for Sale	166	154	- 7.2%	--	--	--
Months Supply of Inventory	7.7	6.4	- 16.9%	--	--	--

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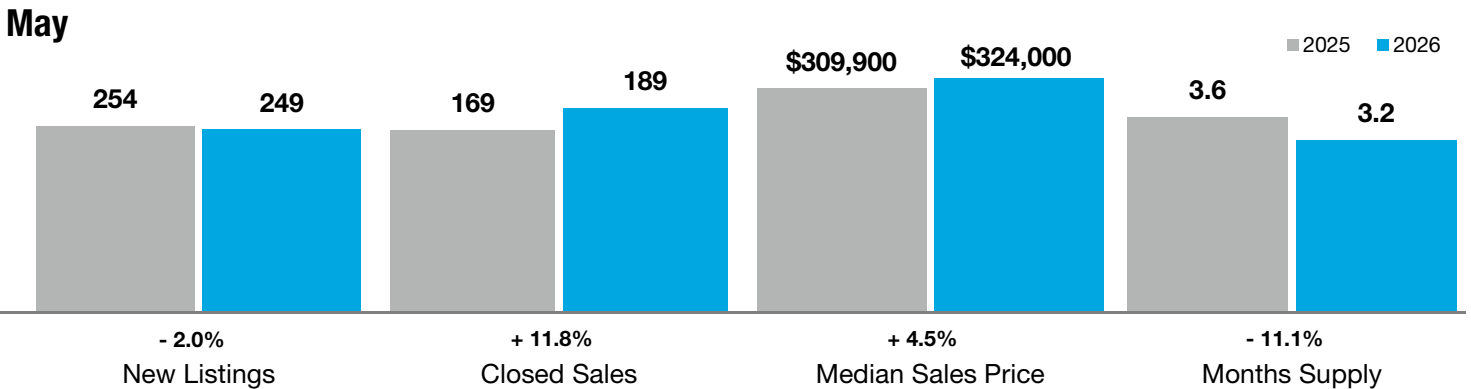


## Rowan County

North Carolina

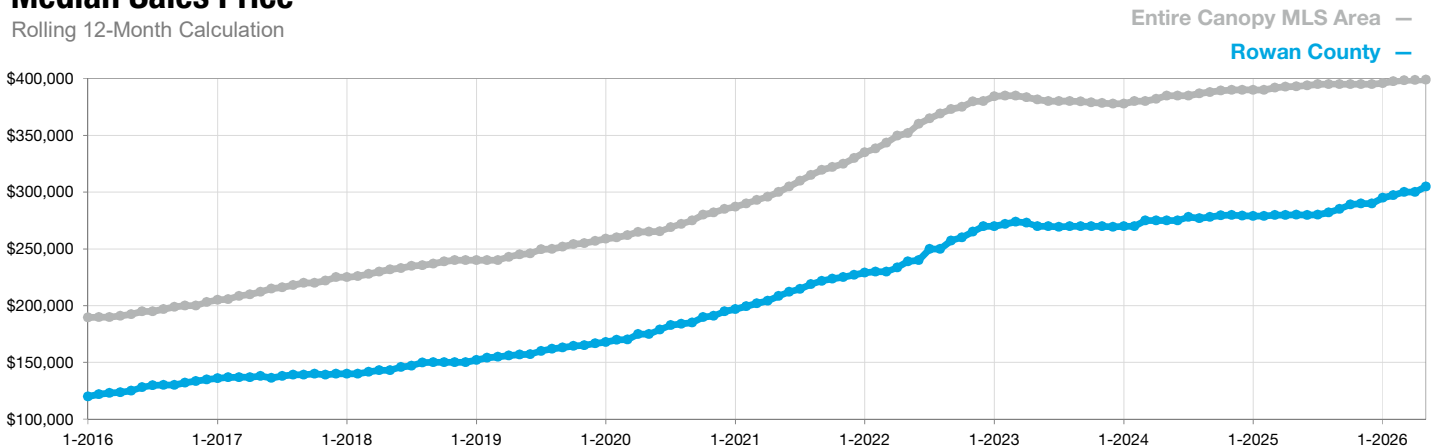
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	254	249	- 2.0%	1,079	1,179	+ 9.3%
Pending Sales	166	211	+ 27.1%	783	964	+ 23.1%
Closed Sales	169	189	+ 11.8%	707	785	+ 11.0%
Median Sales Price*	\$309,900	\$324,000	+ 4.5%	\$280,000	\$309,000	+ 10.4%
Average Sales Price*	\$335,337	\$342,978	+ 2.3%	\$320,698	\$340,060	+ 6.0%
Percent of Original List Price Received*	94.5%	95.0%	+ 0.5%	94.2%	94.9%	+ 0.7%
List to Close	89	93	+ 4.5%	99	106	+ 7.1%
Days on Market Until Sale	50	50	0.0%	56	61	+ 8.9%
Cumulative Days on Market Until Sale	59	58	- 1.7%	66	70	+ 6.1%
Average List Price	\$359,413	\$370,977	+ 3.2%	\$357,788	\$366,466	+ 2.4%
Inventory of Homes for Sale	535	524	- 2.1%	--	--	--
Months Supply of Inventory	3.6	3.2	- 11.1%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for May 2026

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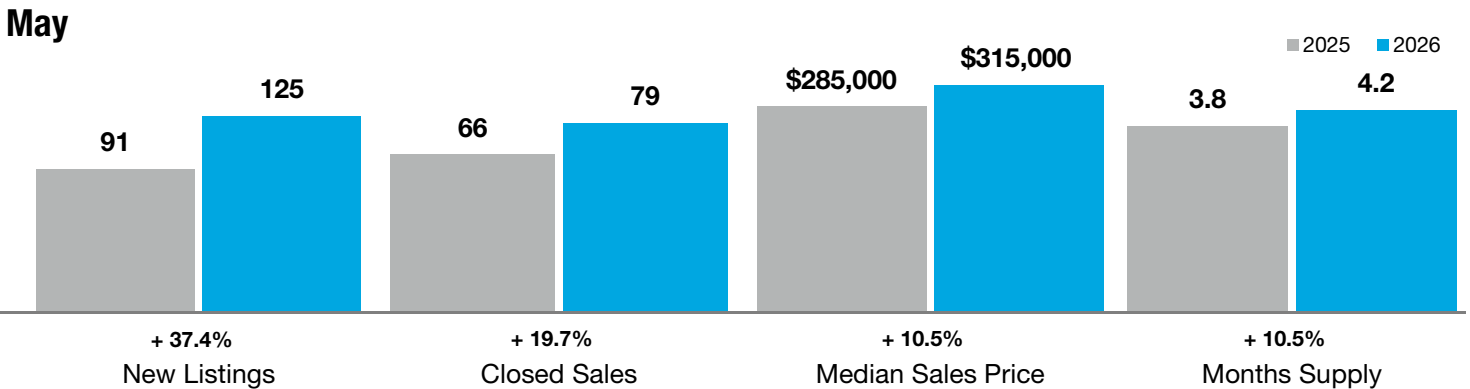


## Stanly County

North Carolina

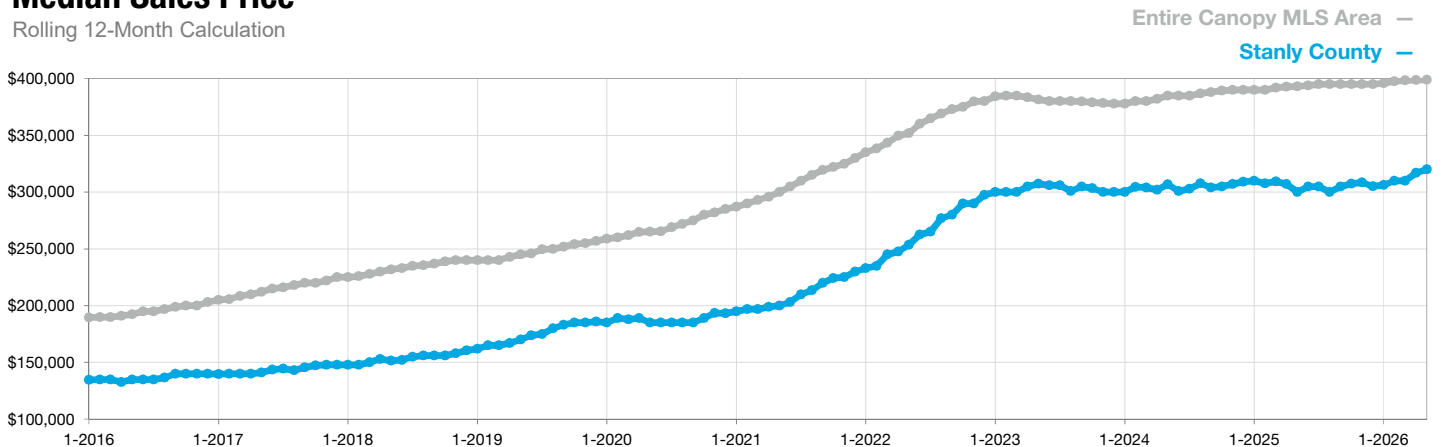
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	91	125	+ 37.4%	475	525	+ 10.5%
Pending Sales	72	72	0.0%	328	370	+ 12.8%
Closed Sales	66	79	+ 19.7%	319	322	+ 0.9%
Median Sales Price*	\$285,000	\$315,000	+ 10.5%	\$295,000	\$325,450	+ 10.3%
Average Sales Price*	\$304,717	\$345,726	+ 13.5%	\$338,353	\$371,390	+ 9.8%
Percent of Original List Price Received*	94.5%	94.1%	- 0.4%	94.6%	94.1%	- 0.5%
List to Close	81	103	+ 27.2%	100	110	+ 10.0%
Days on Market Until Sale	44	73	+ 65.9%	58	74	+ 27.6%
Cumulative Days on Market Until Sale	60	81	+ 35.0%	71	84	+ 18.3%
Average List Price	\$466,243	\$463,487	- 0.6%	\$403,635	\$393,651	- 2.5%
Inventory of Homes for Sale	244	287	+ 17.6%	--	--	--
Months Supply of Inventory	3.8	4.2	+ 10.5%	--	--	--

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### Median Sales Price

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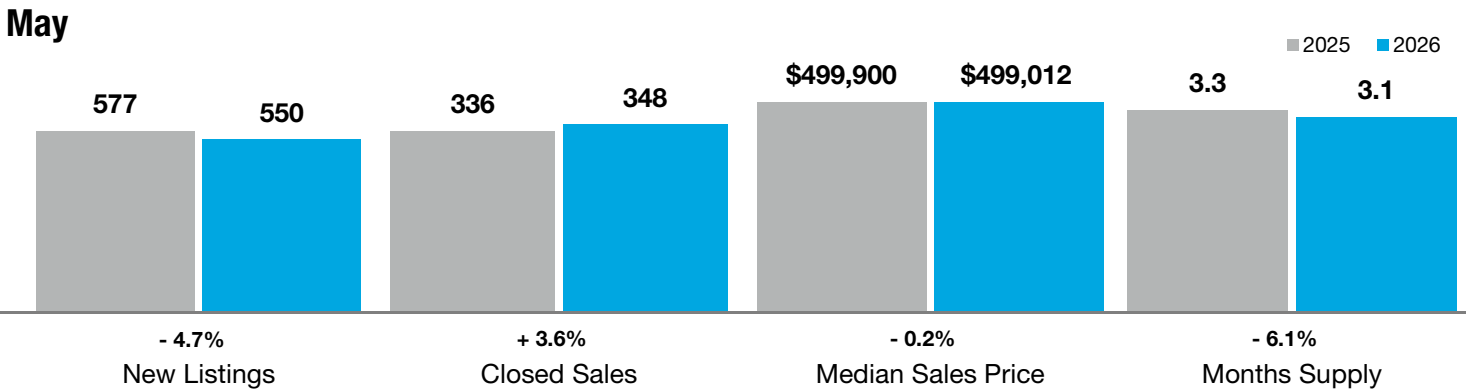


## Union County

North Carolina

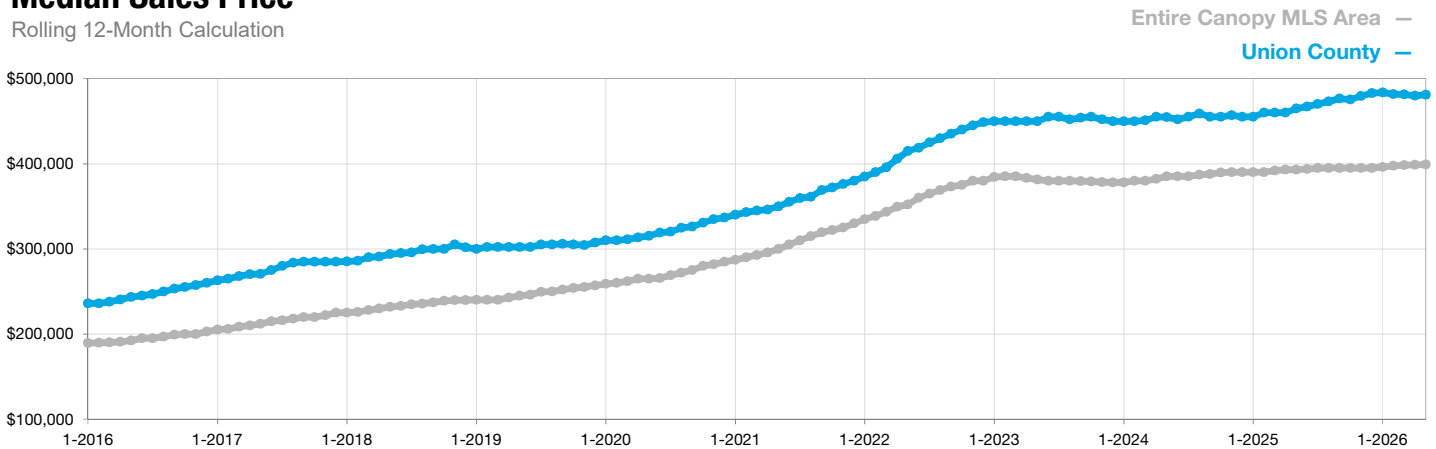
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	577	550	- 4.7%	2,221	2,443	+ 10.0%
Pending Sales	389	419	+ 7.7%	1,627	1,828	+ 12.4%
Closed Sales	336	348	+ 3.6%	1,370	1,486	+ 8.5%
Median Sales Price*	\$499,900	\$499,012	- 0.2%	\$472,000	\$470,000	- 0.4%
Average Sales Price*	\$657,483	\$634,665	- 3.5%	\$617,396	\$592,141	- 4.1%
Percent of Original List Price Received*	97.9%	96.9%	- 1.0%	97.3%	96.2%	- 1.1%
List to Close	79	91	+ 15.2%	99	104	+ 5.1%
Days on Market Until Sale	37	48	+ 29.7%	53	59	+ 11.3%
Cumulative Days on Market Until Sale	39	50	+ 28.2%	54	66	+ 22.2%
Average List Price	\$742,596	\$704,479	- 5.1%	\$685,977	\$662,024	- 3.5%
Inventory of Homes for Sale	954	1,032	+ 8.2%	--	--	--
Months Supply of Inventory	3.3	3.1	- 6.1%	--	--	--

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### Median Sales Price

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# Local Market Update for May 2026

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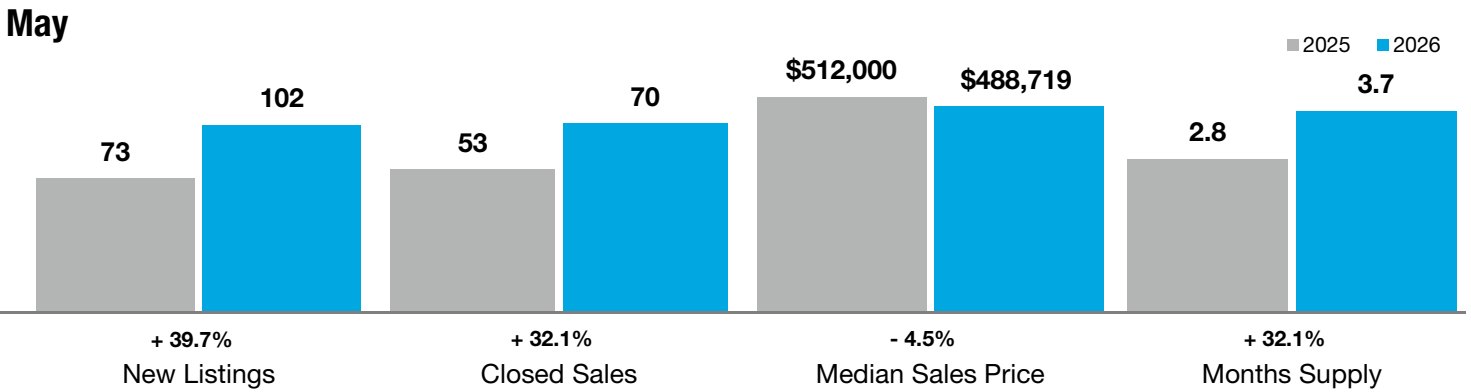


## Belmont

North Carolina

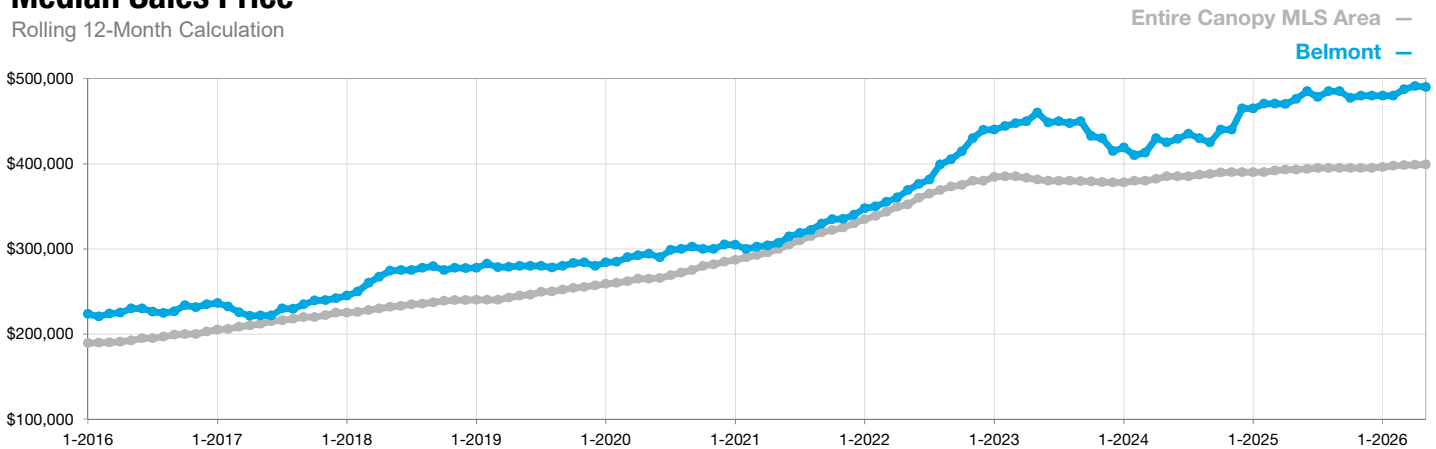
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	73	102	+ 39.7%	311	395	+ 27.0%
Pending Sales	47	67	+ 42.6%	235	279	+ 18.7%
Closed Sales	53	70	+ 32.1%	207	250	+ 20.8%
Median Sales Price*	\$512,000	\$488,719	- 4.5%	\$487,180	\$498,453	+ 2.3%
Average Sales Price*	\$576,982	\$562,068	- 2.6%	\$554,201	\$599,630	+ 8.2%
Percent of Original List Price Received*	97.5%	96.9%	- 0.6%	96.4%	95.8%	- 0.6%
List to Close	91	93	+ 2.2%	96	101	+ 5.2%
Days on Market Until Sale	46	49	+ 6.5%	59	60	+ 1.7%
Cumulative Days on Market Until Sale	41	58	+ 41.5%	54	65	+ 20.4%
Average List Price	\$517,942	\$560,792	+ 8.3%	\$573,552	\$594,350	+ 3.6%
Inventory of Homes for Sale	125	176	+ 40.8%	--	--	--
Months Supply of Inventory	2.8	3.7	+ 32.1%	--	--	--

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### Median Sales Price

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# Local Market Update for May 2026

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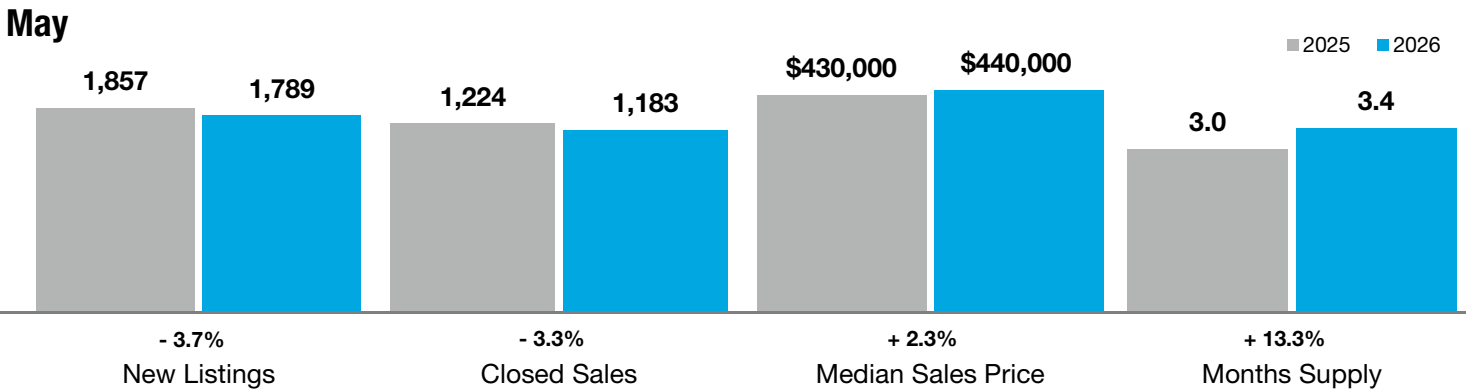


## City of Charlotte

North Carolina

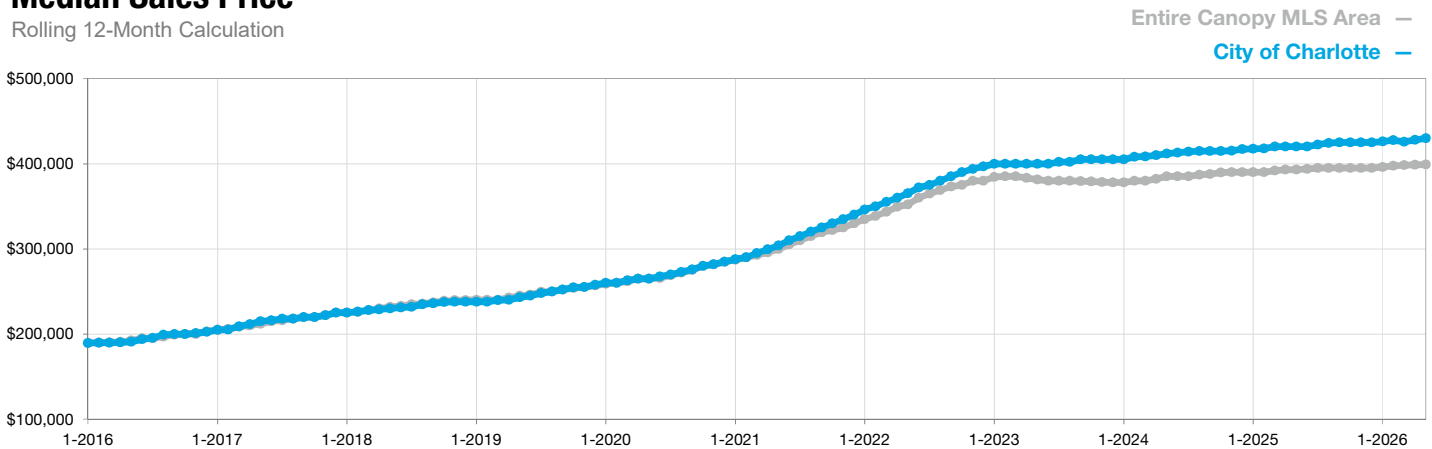
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	1,857	1,789	- 3.7%	7,813	8,195	+ 4.9%
Pending Sales	1,244	1,265	+ 1.7%	5,698	5,774	+ 1.3%
Closed Sales	1,224	1,183	- 3.3%	5,031	4,721	- 6.2%
Median Sales Price*	\$430,000	\$440,000	+ 2.3%	\$423,900	\$430,000	+ 1.4%
Average Sales Price*	\$592,815	\$637,845	+ 7.6%	\$590,120	\$597,683	+ 1.3%
Percent of Original List Price Received*	97.6%	97.2%	- 0.4%	97.1%	96.4%	- 0.7%
List to Close	80	82	+ 2.5%	88	96	+ 9.1%
Days on Market Until Sale	35	38	+ 8.6%	43	52	+ 20.9%
Cumulative Days on Market Until Sale	40	45	+ 12.5%	49	61	+ 24.5%
Average List Price	\$636,657	\$691,914	+ 8.7%	\$605,234	\$641,903	+ 6.1%
Inventory of Homes for Sale	3,089	3,476	+ 12.5%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.3%	--	--	--

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### Median Sales Price

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# Local Market Update for May 2026

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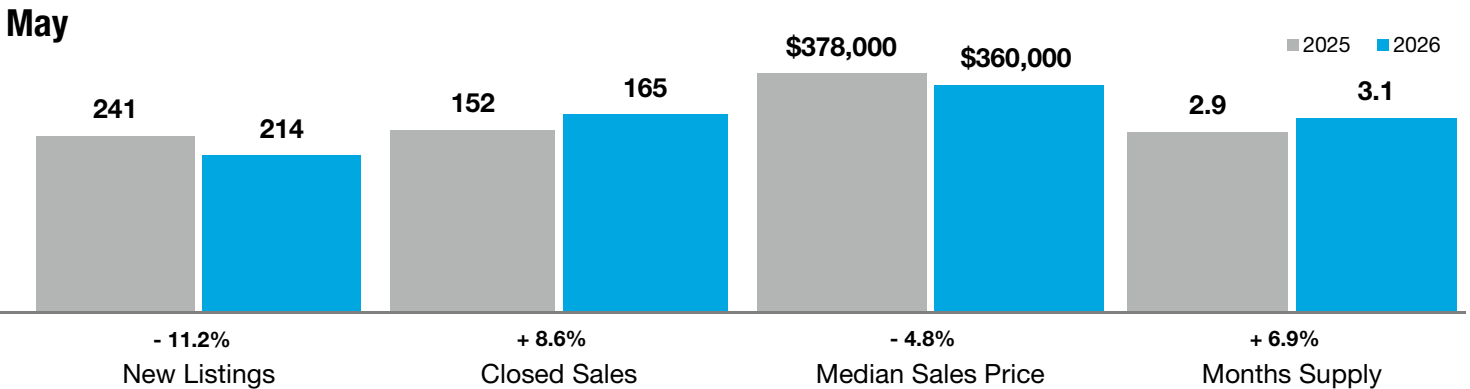


## Concord

North Carolina

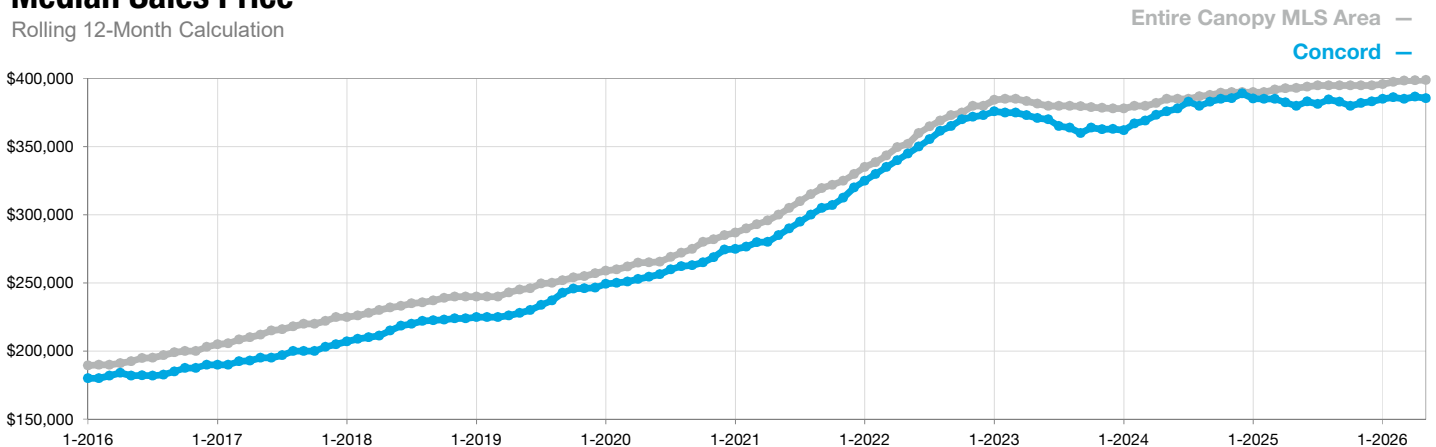
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	241	214	- 11.2%	953	931	- 2.3%
Pending Sales	156	156	0.0%	714	687	- 3.8%
Closed Sales	152	165	+ 8.6%	613	574	- 6.4%
Median Sales Price*	\$378,000	\$360,000	- 4.8%	\$370,000	\$372,750	+ 0.7%
Average Sales Price*	\$435,267	\$439,299	+ 0.9%	\$431,081	\$429,401	- 0.4%
Percent of Original List Price Received*	96.5%	96.1%	- 0.4%	95.7%	95.3%	- 0.4%
List to Close	87	88	+ 1.1%	95	101	+ 6.3%
Days on Market Until Sale	45	43	- 4.4%	51	57	+ 11.8%
Cumulative Days on Market Until Sale	50	46	- 8.0%	58	67	+ 15.5%
Average List Price	\$468,569	\$474,037	+ 1.2%	\$470,744	\$462,181	- 1.8%
Inventory of Homes for Sale	386	397	+ 2.8%	--	--	--
Months Supply of Inventory	2.9	3.1	+ 6.9%	--	--	--

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### Median Sales Price

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# Local Market Update for May 2026

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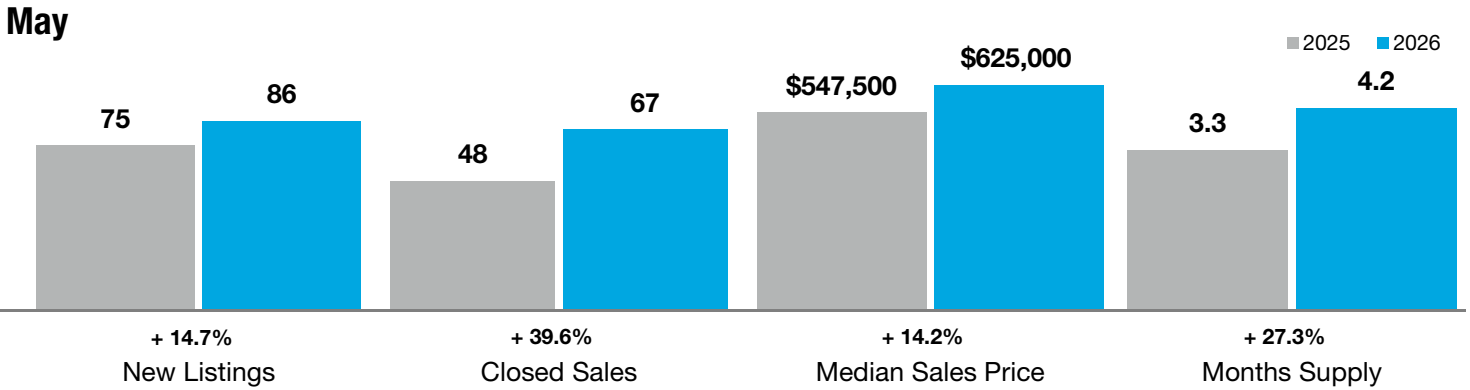


## Cornelius

North Carolina

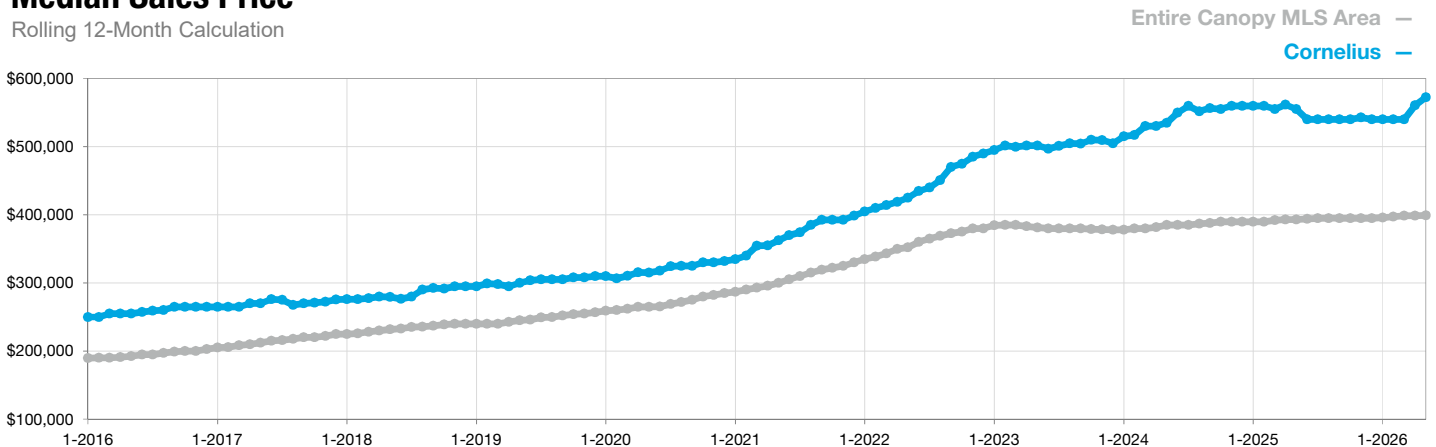
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	75	86	+ 14.7%	344	415	+ 20.6%
Pending Sales	42	59	+ 40.5%	242	260	+ 7.4%
Closed Sales	48	67	+ 39.6%	235	220	- 6.4%
Median Sales Price*	\$547,500	\$625,000	+ 14.2%	\$540,000	\$595,000	+ 10.2%
Average Sales Price*	\$1,024,109	\$915,915	- 10.6%	\$819,561	\$904,727	+ 10.4%
Percent of Original List Price Received*	95.1%	95.7%	+ 0.6%	96.1%	95.8%	- 0.3%
List to Close	81	80	- 1.2%	88	87	- 1.1%
Days on Market Until Sale	43	43	0.0%	43	49	+ 14.0%
Cumulative Days on Market Until Sale	52	46	- 11.5%	53	58	+ 9.4%
Average List Price	\$1,086,419	\$977,026	- 10.1%	\$1,018,453	\$1,088,818	+ 6.9%
Inventory of Homes for Sale	158	200	+ 26.6%	--	--	--
Months Supply of Inventory	3.3	4.2	+ 27.3%	--	--	--

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### Median Sales Price

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# Local Market Update for May 2026

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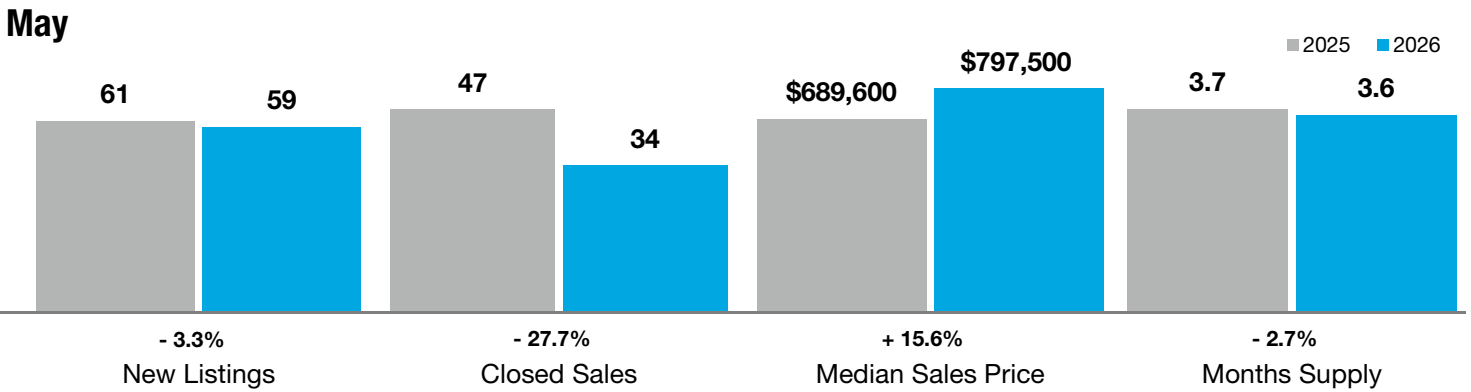


## Davidson

North Carolina

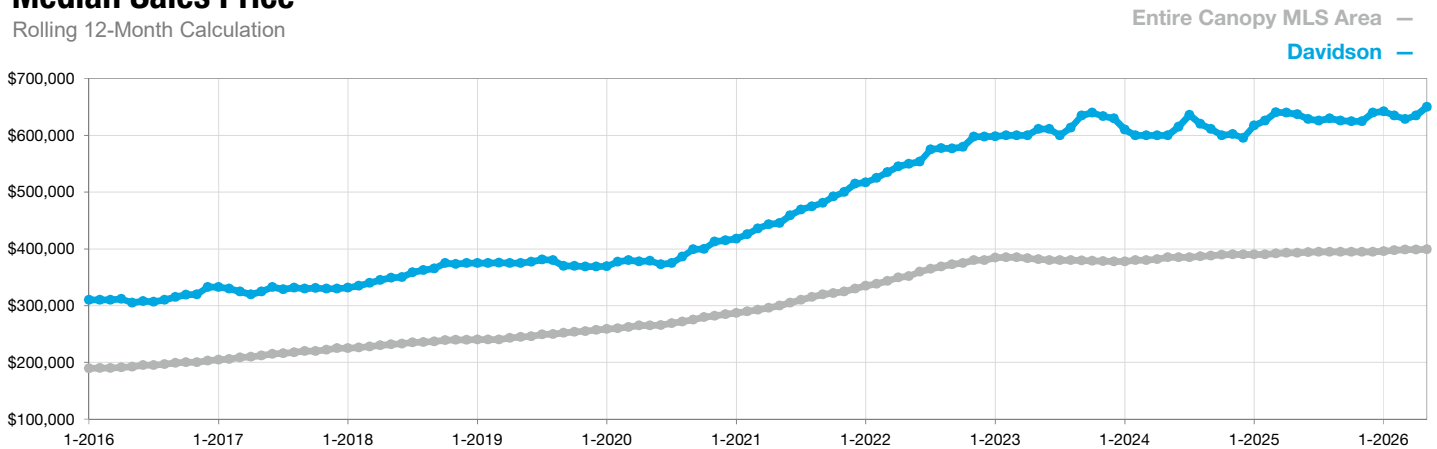
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	61	59	- 3.3%	300	226	- 24.7%
Pending Sales	36	38	+ 5.6%	194	151	- 22.2%
Closed Sales	47	34	- 27.7%	182	138	- 24.2%
Median Sales Price*	\$689,600	<b>\$797,500</b>	+ 15.6%	\$655,000	<b>\$697,557</b>	+ 6.5%
Average Sales Price*	\$965,081	<b>\$957,989</b>	- 0.7%	\$868,241	<b>\$925,863</b>	+ 6.6%
Percent of Original List Price Received*	96.7%	<b>96.6%</b>	- 0.1%	96.5%	<b>95.7%</b>	- 0.8%
List to Close	78	<b>102</b>	+ 30.8%	100	<b>117</b>	+ 17.0%
Days on Market Until Sale	32	<b>49</b>	+ 53.1%	45	<b>60</b>	+ 33.3%
Cumulative Days on Market Until Sale	41	<b>58</b>	+ 41.5%	55	<b>73</b>	+ 32.7%
Average List Price	\$962,447	<b>\$1,152,047</b>	+ 19.7%	\$972,445	<b>\$1,092,661</b>	+ 12.4%
Inventory of Homes for Sale	142	<b>118</b>	- 16.9%	--	--	--
Months Supply of Inventory	3.7	<b>3.6</b>	- 2.7%	--	--	--

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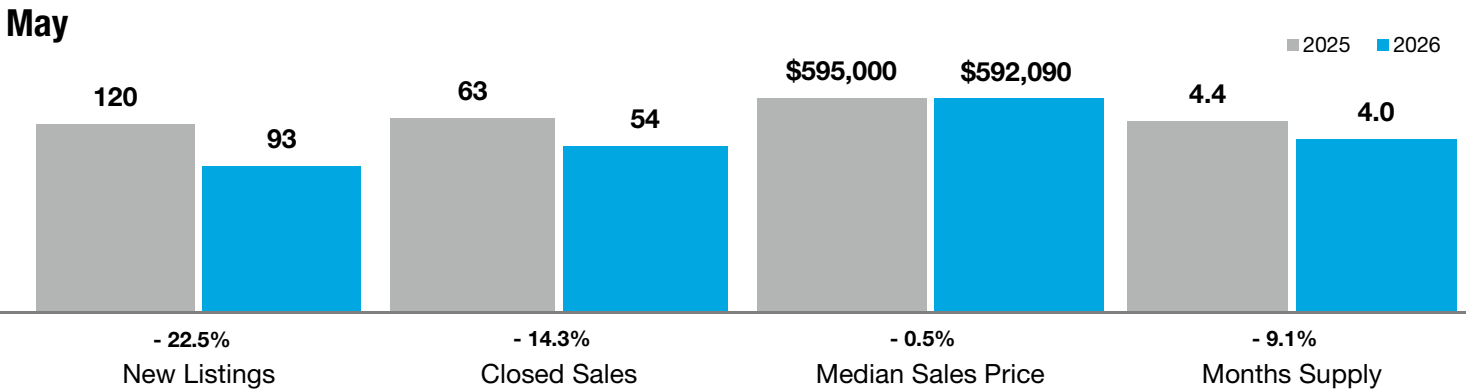


## Denver

North Carolina

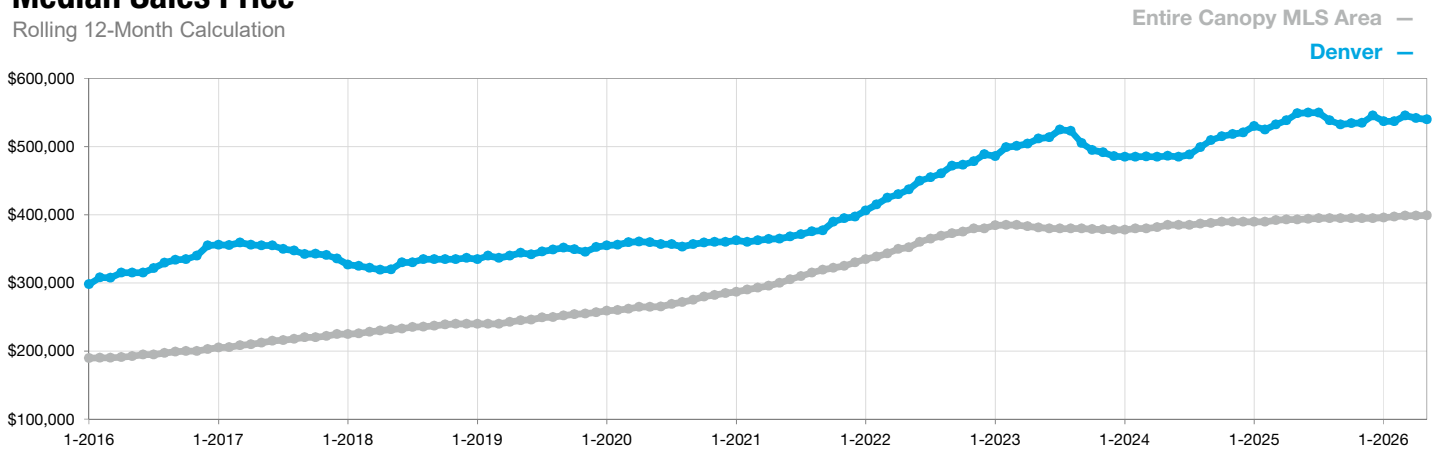
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	120	93	- 22.5%	454	393	- 13.4%
Pending Sales	50	61	+ 22.0%	261	266	+ 1.9%
Closed Sales	63	54	- 14.3%	235	222	- 5.5%
Median Sales Price*	\$595,000	\$592,090	- 0.5%	\$560,000	\$547,500	- 2.2%
Average Sales Price*	\$656,371	\$810,509	+ 23.5%	\$691,334	\$714,049	+ 3.3%
Percent of Original List Price Received*	95.8%	95.5%	- 0.3%	95.4%	95.5%	+ 0.1%
List to Close	99	106	+ 7.1%	99	116	+ 17.2%
Days on Market Until Sale	52	61	+ 17.3%	54	72	+ 33.3%
Cumulative Days on Market Until Sale	57	72	+ 26.3%	64	89	+ 39.1%
Average List Price	\$781,581	\$984,249	+ 25.9%	\$783,713	\$813,613	+ 3.8%
Inventory of Homes for Sale	241	210	- 12.9%	--	--	--
Months Supply of Inventory	4.4	4.0	- 9.1%	--	--	--

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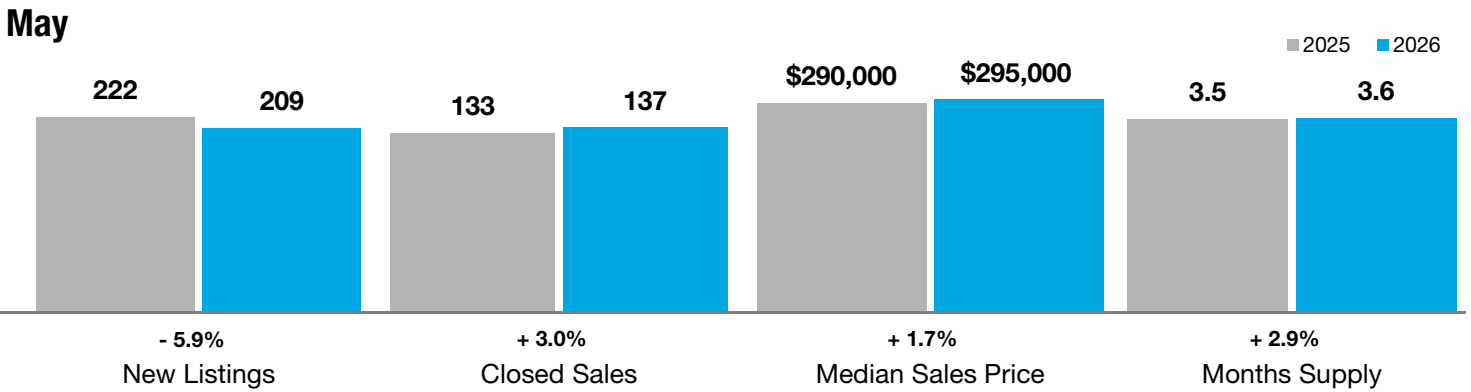


## Gastonia

North Carolina

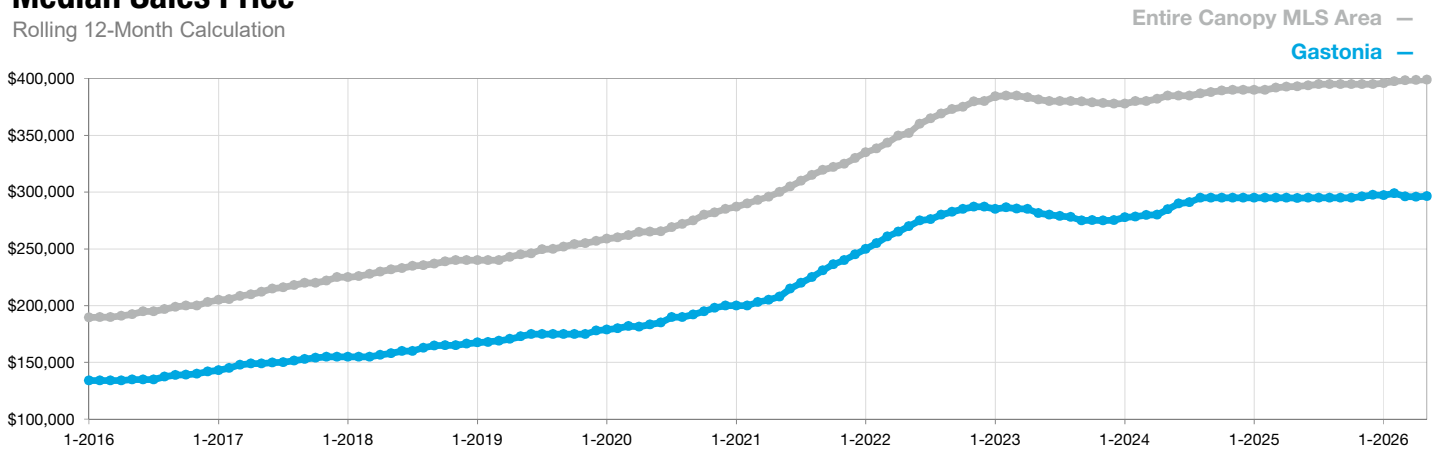
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	222	209	- 5.9%	1,029	972	- 5.5%
Pending Sales	124	166	+ 33.9%	741	723	- 2.4%
Closed Sales	133	137	+ 3.0%	700	615	- 12.1%
Median Sales Price*	\$290,000	\$295,000	+ 1.7%	\$289,900	\$289,000	- 0.3%
Average Sales Price*	\$326,470	\$323,786	- 0.8%	\$303,326	\$309,079	+ 1.9%
Percent of Original List Price Received*	95.2%	96.3%	+ 1.2%	95.3%	94.6%	- 0.7%
List to Close	100	111	+ 11.0%	97	117	+ 20.6%
Days on Market Until Sale	56	62	+ 10.7%	52	69	+ 32.7%
Cumulative Days on Market Until Sale	71	73	+ 2.8%	66	82	+ 24.2%
Average List Price	\$336,647	\$337,608	+ 0.3%	\$325,320	\$335,006	+ 3.0%
Inventory of Homes for Sale	491	477	- 2.9%	--	--	--
Months Supply of Inventory	3.5	3.6	+ 2.9%	--	--	--

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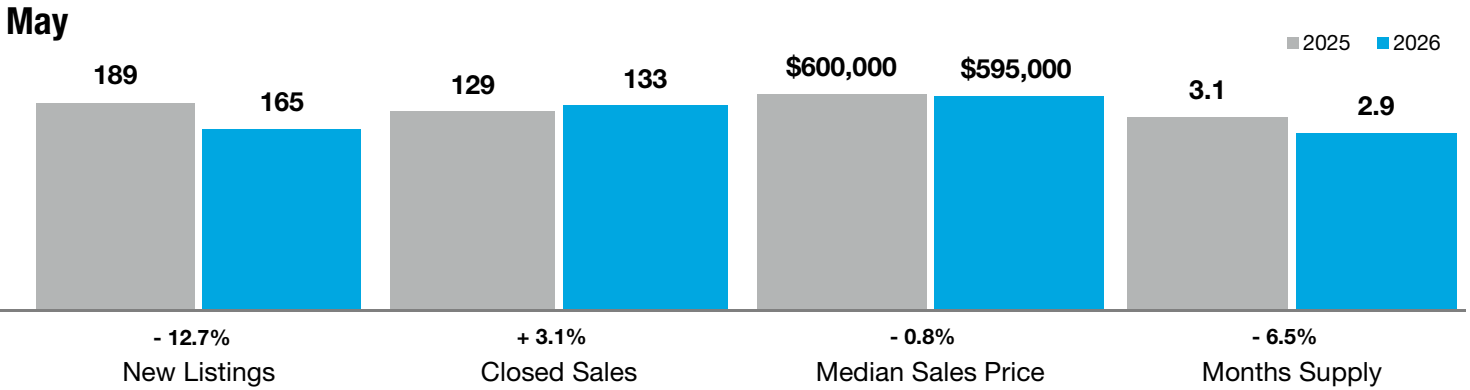


## Huntersville

North Carolina

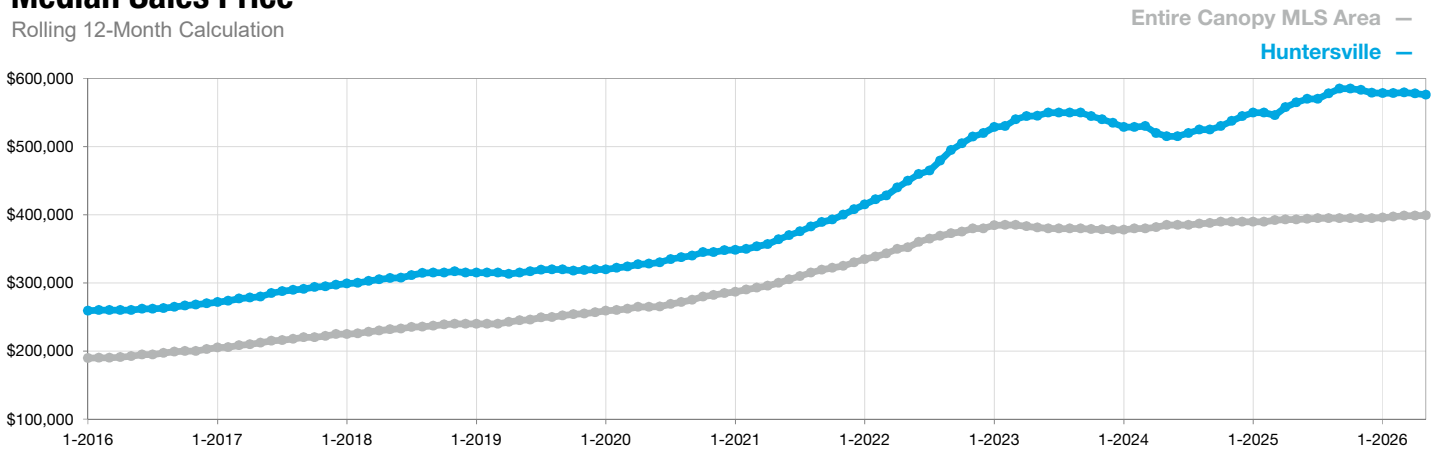
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	189	165	- 12.7%	758	779	+ 2.8%
Pending Sales	112	102	- 8.9%	560	607	+ 8.4%
Closed Sales	129	133	+ 3.1%	507	507	0.0%
Median Sales Price*	\$600,000	\$595,000	- 0.8%	\$569,000	\$560,000	- 1.6%
Average Sales Price*	\$657,425	\$653,234	- 0.6%	\$652,141	\$631,611	- 3.1%
Percent of Original List Price Received*	98.2%	97.8%	- 0.4%	97.8%	96.8%	- 1.0%
List to Close	87	86	- 1.1%	93	96	+ 3.2%
Days on Market Until Sale	36	37	+ 2.8%	44	50	+ 13.6%
Cumulative Days on Market Until Sale	44	46	+ 4.5%	51	61	+ 19.6%
Average List Price	\$700,425	\$700,985	+ 0.1%	\$669,659	\$651,247	- 2.7%
Inventory of Homes for Sale	307	320	+ 4.2%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--

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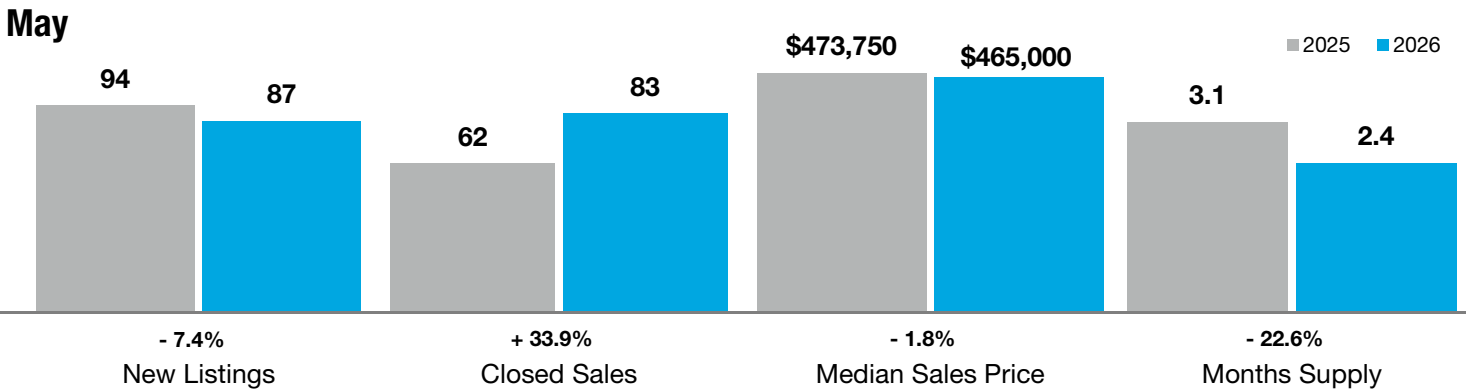


## Indian Trail

North Carolina

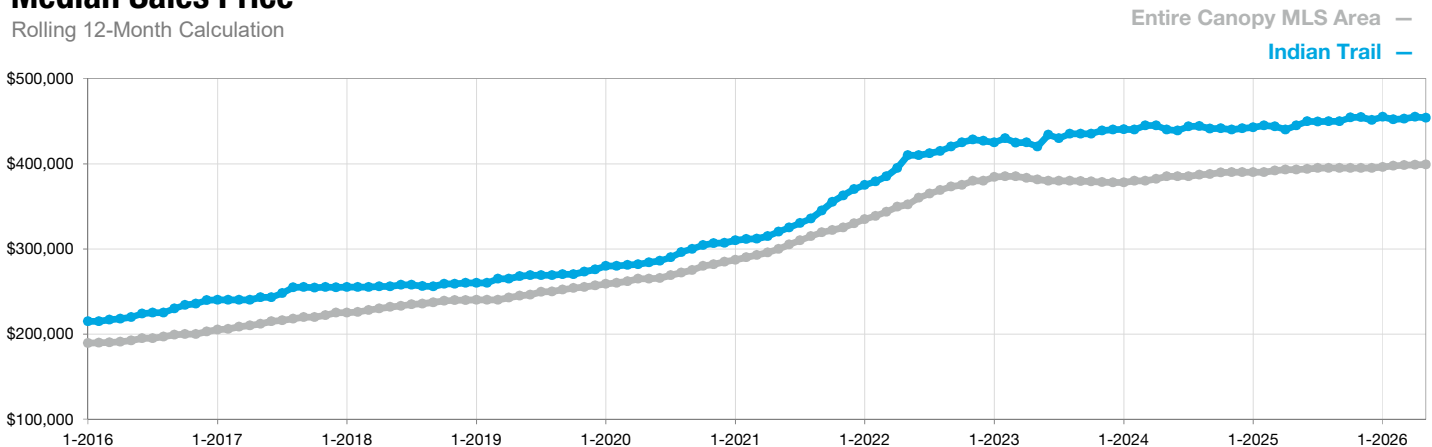
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	94	87	- 7.4%	417	500	+ 19.9%
Pending Sales	60	82	+ 36.7%	303	416	+ 37.3%
Closed Sales	62	83	+ 33.9%	234	363	+ 55.1%
Median Sales Price*	\$473,750	\$465,000	- 1.8%	\$450,000	\$454,045	+ 0.9%
Average Sales Price*	\$507,846	\$487,665	- 4.0%	\$476,570	\$475,986	- 0.1%
Percent of Original List Price Received*	99.5%	96.4%	- 3.1%	98.2%	96.6%	- 1.6%
List to Close	68	114	+ 67.6%	88	117	+ 33.0%
Days on Market Until Sale	26	62	+ 138.5%	41	62	+ 51.2%
Cumulative Days on Market Until Sale	26	65	+ 150.0%	43	67	+ 55.8%
Average List Price	\$494,589	\$498,012	+ 0.7%	\$486,312	\$478,068	- 1.7%
Inventory of Homes for Sale	163	181	+ 11.0%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for May 2026

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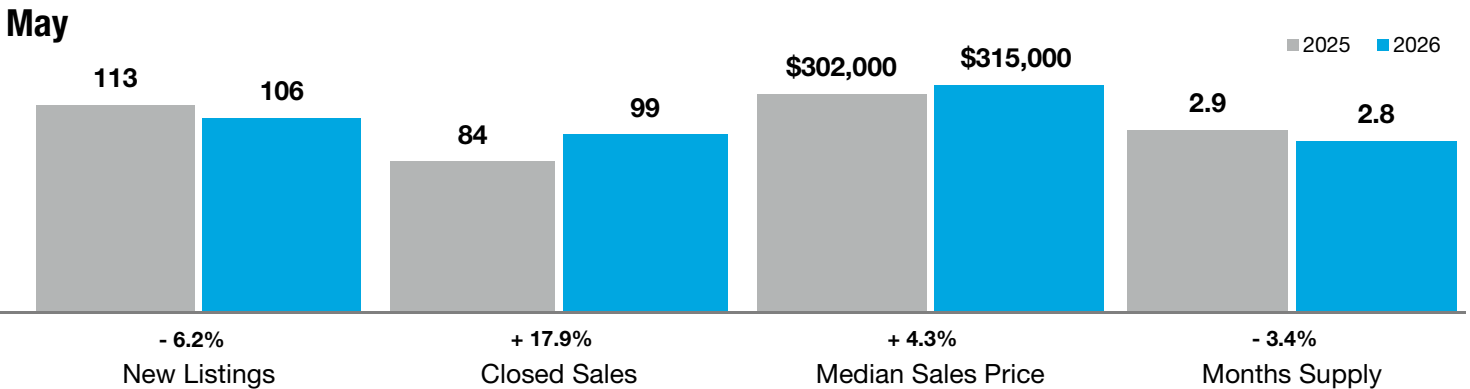


## Kannapolis

North Carolina

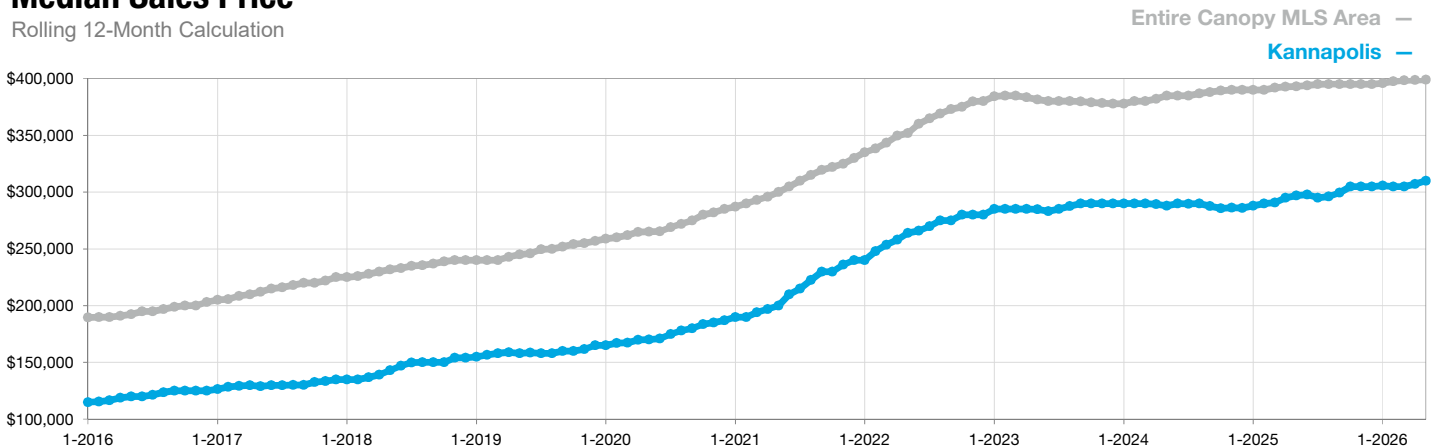
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	113	106	- 6.2%	475	508	+ 6.9%
Pending Sales	80	97	+ 21.3%	379	414	+ 9.2%
Closed Sales	84	99	+ 17.9%	336	353	+ 5.1%
Median Sales Price*	\$302,000	\$315,000	+ 4.3%	\$305,000	\$310,000	+ 1.6%
Average Sales Price*	\$308,461	\$343,405	+ 11.3%	\$324,167	\$324,797	+ 0.2%
Percent of Original List Price Received*	95.0%	95.1%	+ 0.1%	95.1%	95.0%	- 0.1%
List to Close	93	98	+ 5.4%	93	96	+ 3.2%
Days on Market Until Sale	49	51	+ 4.1%	48	54	+ 12.5%
Cumulative Days on Market Until Sale	59	52	- 11.9%	57	59	+ 3.5%
Average List Price	\$362,230	\$335,513	- 7.4%	\$342,677	\$337,657	- 1.5%
Inventory of Homes for Sale	198	201	+ 1.5%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--

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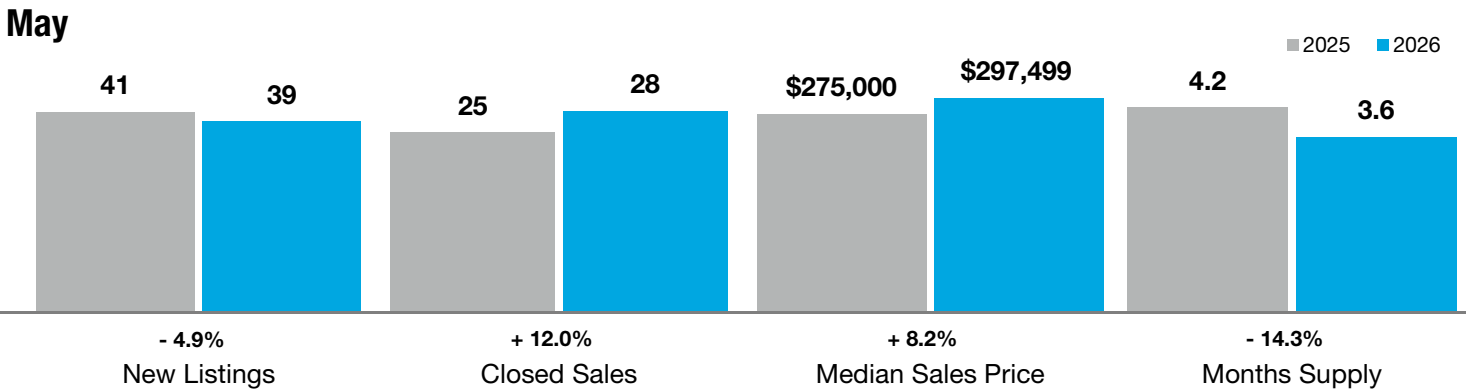


## Kings Mountain

North Carolina

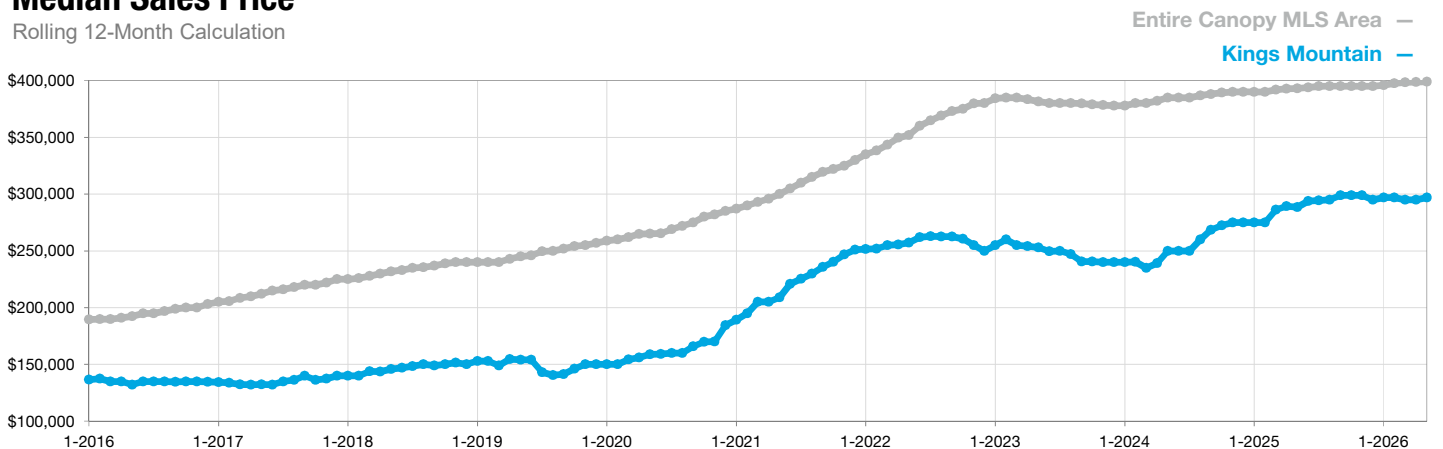
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	41	39	- 4.9%	196	170	- 13.3%
Pending Sales	26	30	+ 15.4%	132	125	- 5.3%
Closed Sales	25	28	+ 12.0%	125	109	- 12.8%
Median Sales Price*	\$275,000	\$297,499	+ 8.2%	\$288,500	\$285,000	- 1.2%
Average Sales Price*	\$287,256	\$308,475	+ 7.4%	\$287,145	\$302,300	+ 5.3%
Percent of Original List Price Received*	92.4%	94.4%	+ 2.2%	94.3%	94.0%	- 0.3%
List to Close	97	102	+ 5.2%	102	120	+ 17.6%
Days on Market Until Sale	48	62	+ 29.2%	55	75	+ 36.4%
Cumulative Days on Market Until Sale	48	68	+ 41.7%	67	87	+ 29.9%
Average List Price	\$402,092	\$326,276	- 18.9%	\$373,609	\$348,614	- 6.7%
Inventory of Homes for Sale	106	97	- 8.5%	--	--	--
Months Supply of Inventory	4.2	3.6	- 14.3%	--	--	--

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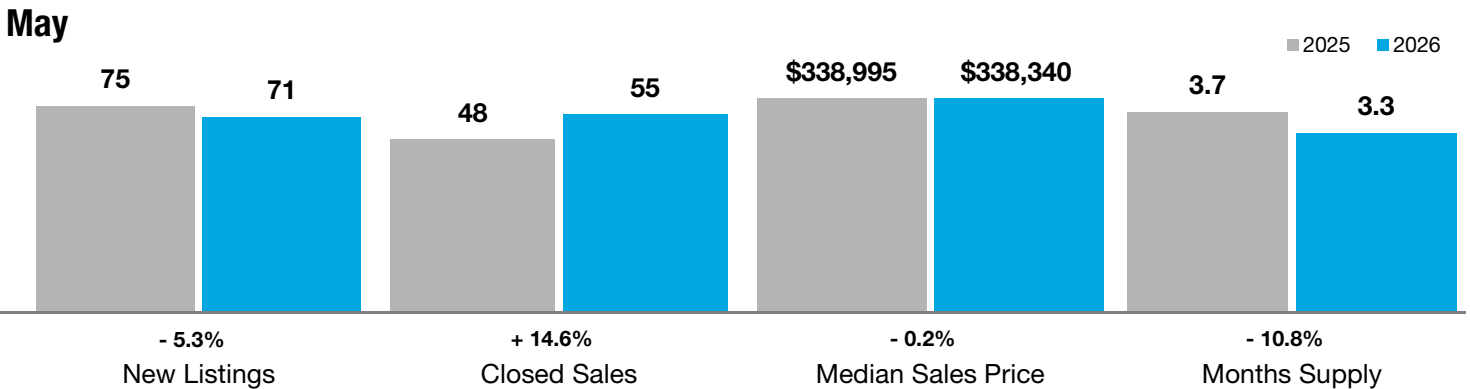


## Lincolnton

North Carolina

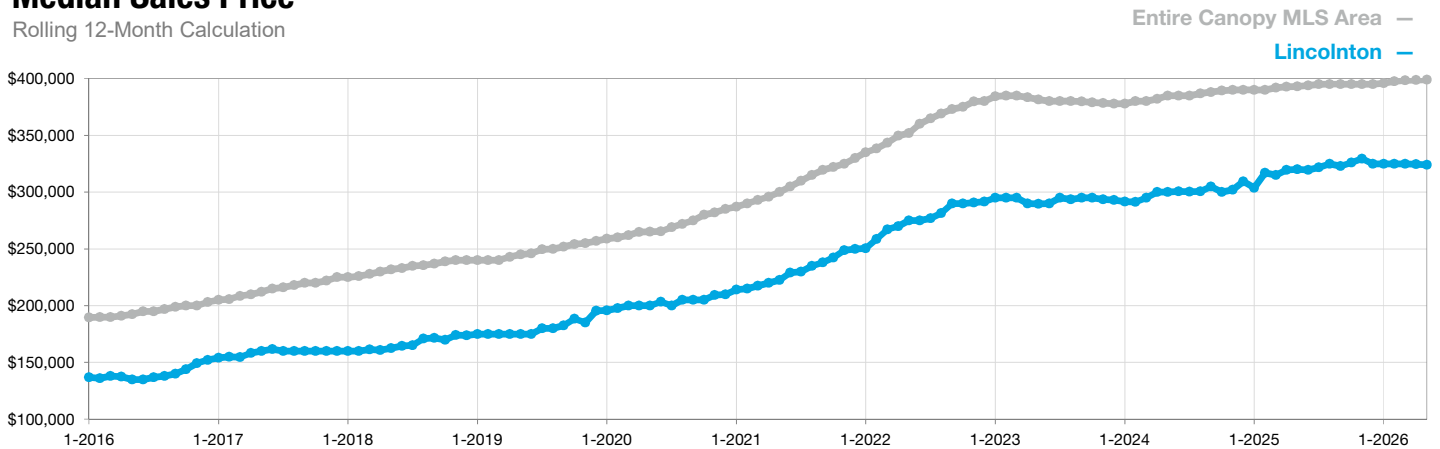
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	75	71	- 5.3%	297	323	+ 8.8%
Pending Sales	46	60	+ 30.4%	229	234	+ 2.2%
Closed Sales	48	55	+ 14.6%	212	188	- 11.3%
Median Sales Price*	\$338,995	\$338,340	- 0.2%	\$324,990	\$310,000	- 4.6%
Average Sales Price*	\$331,532	\$336,032	+ 1.4%	\$339,966	\$338,954	- 0.3%
Percent of Original List Price Received*	96.2%	93.8%	- 2.5%	95.3%	93.4%	- 2.0%
List to Close	95	108	+ 13.7%	109	108	- 0.9%
Days on Market Until Sale	54	70	+ 29.6%	65	67	+ 3.1%
Cumulative Days on Market Until Sale	73	73	0.0%	78	79	+ 1.3%
Average List Price	\$382,477	\$374,738	- 2.0%	\$373,015	\$369,812	- 0.9%
Inventory of Homes for Sale	155	144	- 7.1%	--	--	--
Months Supply of Inventory	3.7	3.3	- 10.8%	--	--	--

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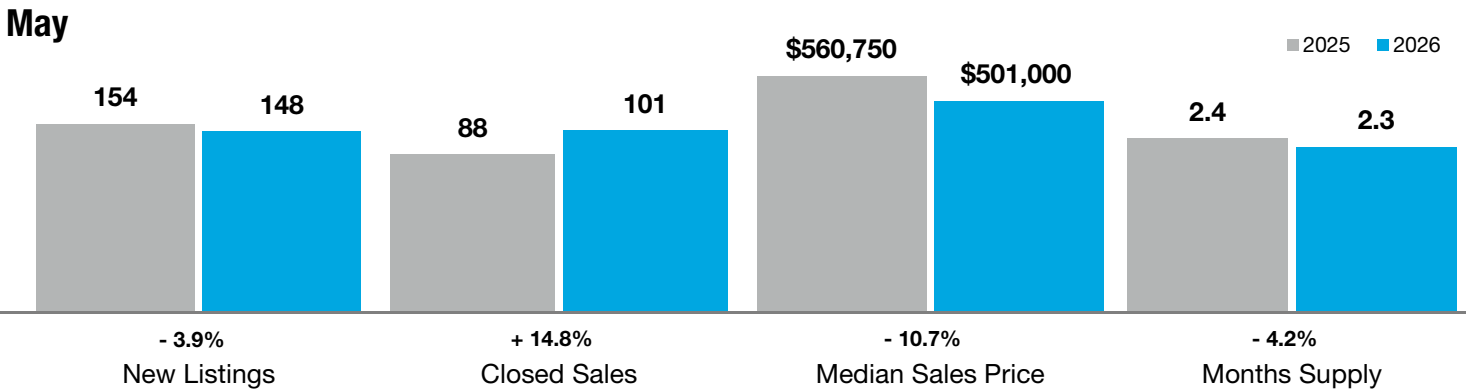


## Matthews

North Carolina

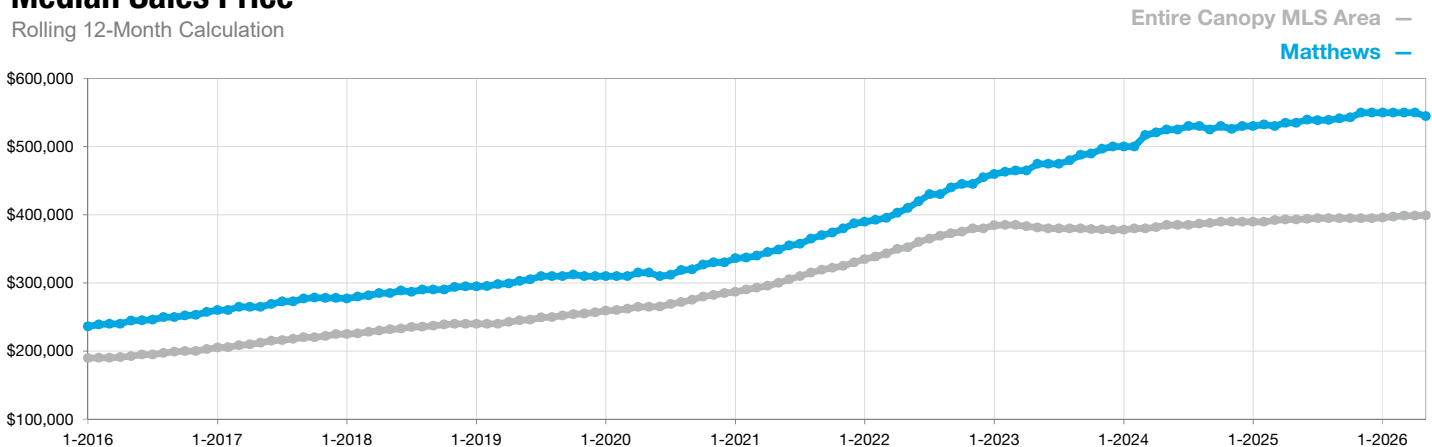
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	154	148	- 3.9%	565	565	0.0%
Pending Sales	110	110	0.0%	436	455	+ 4.4%
Closed Sales	88	101	+ 14.8%	352	380	+ 8.0%
Median Sales Price*	\$560,750	\$501,000	- 10.7%	\$540,000	\$504,750	- 6.5%
Average Sales Price*	\$664,103	\$578,624	- 12.9%	\$612,817	\$624,888	+ 2.0%
Percent of Original List Price Received*	98.5%	98.3%	- 0.2%	98.3%	96.4%	- 1.9%
List to Close	64	60	- 6.3%	72	90	+ 25.0%
Days on Market Until Sale	23	23	0.0%	29	50	+ 72.4%
Cumulative Days on Market Until Sale	27	28	+ 3.7%	36	59	+ 63.9%
Average List Price	\$687,465	\$718,093	+ 4.5%	\$653,555	\$664,634	+ 1.7%
Inventory of Homes for Sale	188	191	+ 1.6%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--

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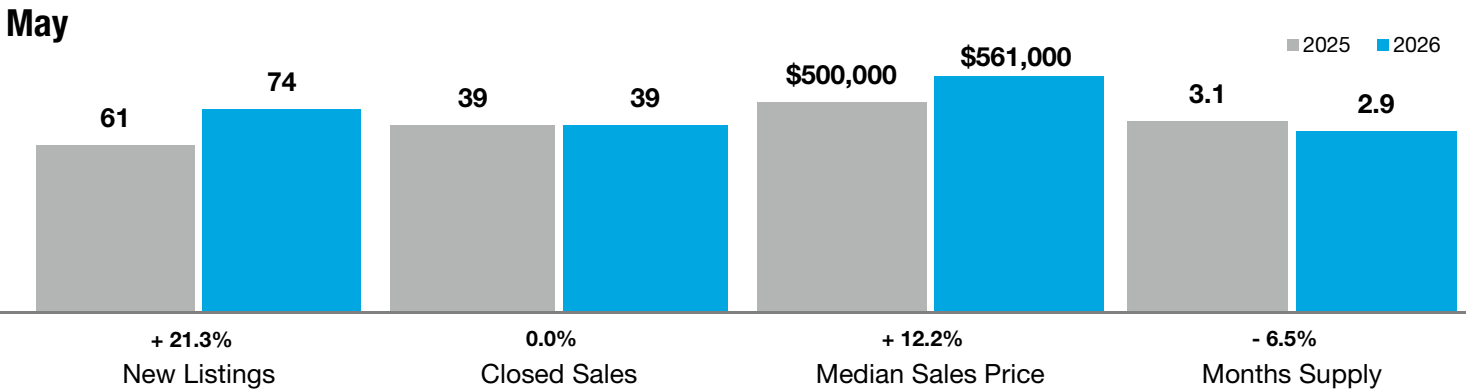


## Mint Hill

North Carolina

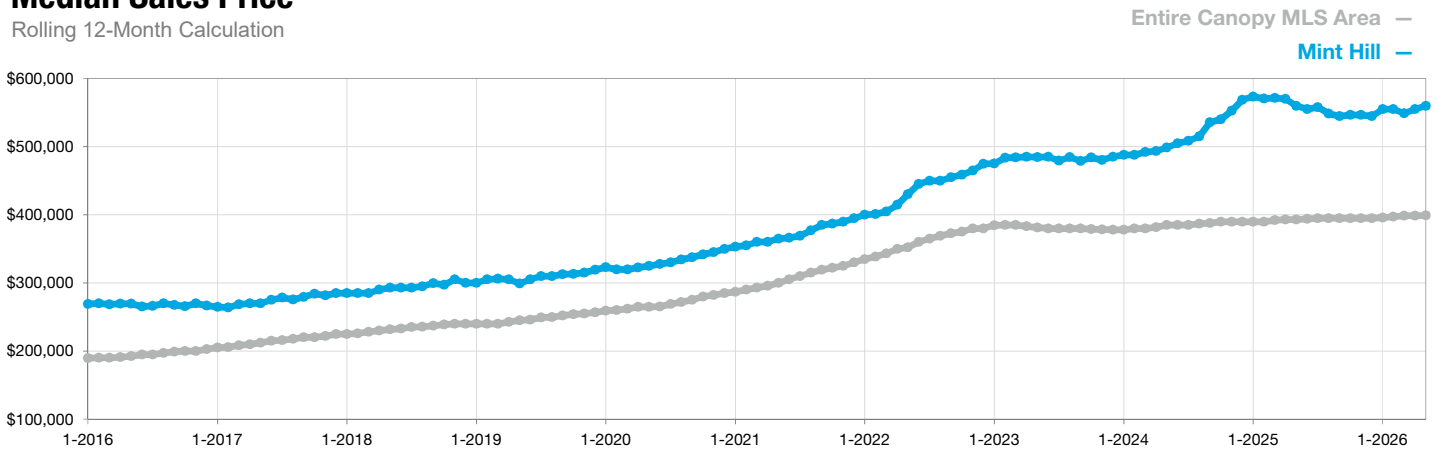
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	61	74	+ 21.3%	232	251	+ 8.2%
Pending Sales	37	55	+ 48.6%	171	197	+ 15.2%
Closed Sales	39	39	0.0%	150	174	+ 16.0%
Median Sales Price*	\$500,000	\$561,000	+ 12.2%	\$536,250	\$575,000	+ 7.2%
Average Sales Price*	\$534,454	\$595,525	+ 11.4%	\$564,594	\$645,328	+ 14.3%
Percent of Original List Price Received*	98.1%	97.3%	- 0.8%	97.2%	96.4%	- 0.8%
List to Close	75	79	+ 5.3%	95	104	+ 9.5%
Days on Market Until Sale	31	33	+ 6.5%	51	57	+ 11.8%
Cumulative Days on Market Until Sale	32	37	+ 15.6%	57	58	+ 1.8%
Average List Price	\$702,312	\$644,028	- 8.3%	\$621,675	\$648,177	+ 4.3%
Inventory of Homes for Sale	95	104	+ 9.5%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--

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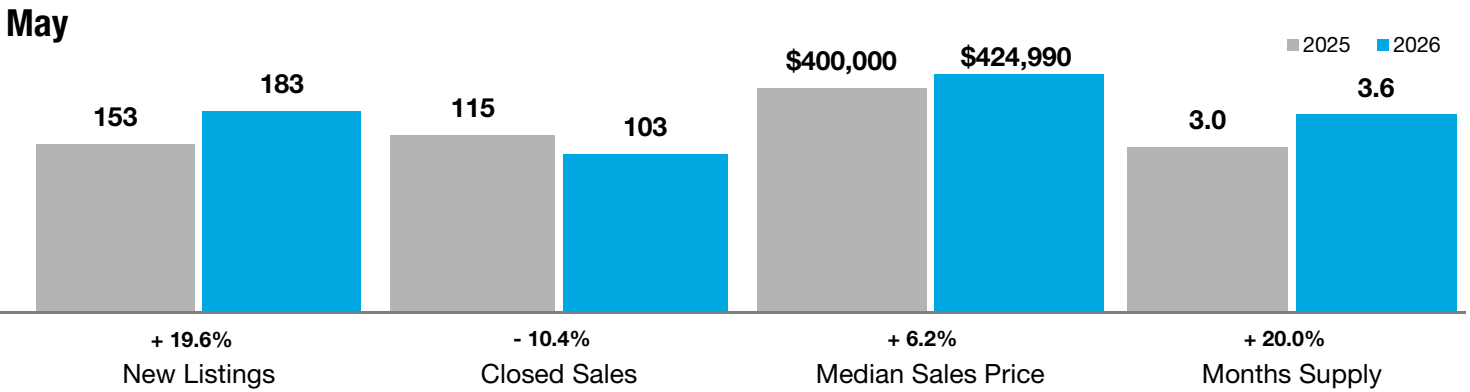


## Monroe

North Carolina

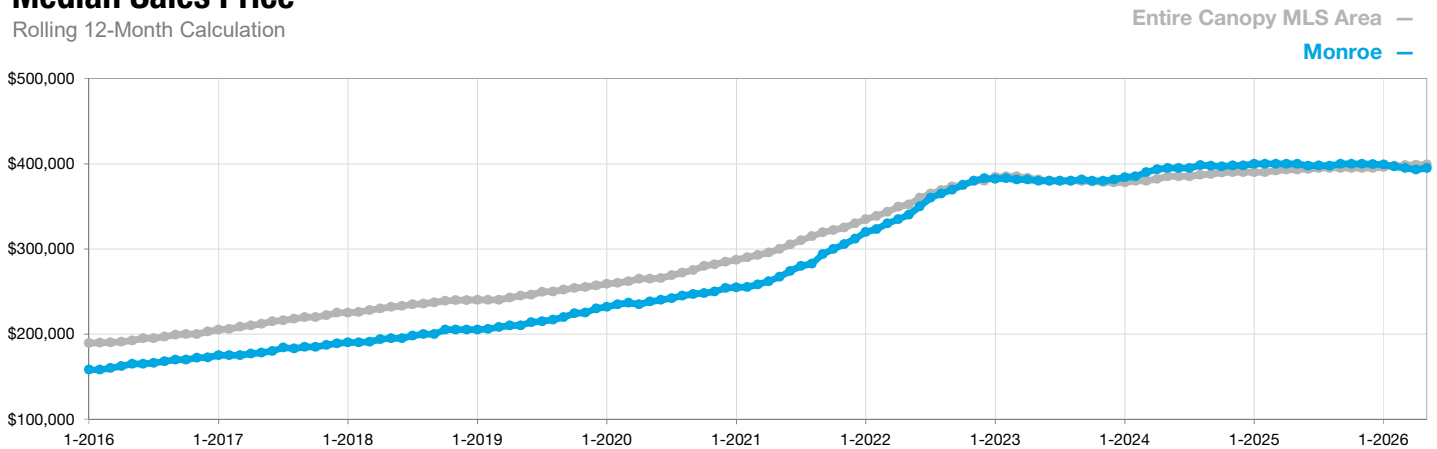
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	153	183	+ 19.6%	696	770	+ 10.6%
Pending Sales	124	125	+ 0.8%	557	542	- 2.7%
Closed Sales	115	103	- 10.4%	492	449	- 8.7%
Median Sales Price*	\$400,000	\$424,990	+ 6.2%	\$405,000	\$391,115	- 3.4%
Average Sales Price*	\$421,668	\$475,244	+ 12.7%	\$426,789	\$431,472	+ 1.1%
Percent of Original List Price Received*	97.3%	96.2%	- 1.1%	96.8%	96.0%	- 0.8%
List to Close	91	98	+ 7.7%	108	104	- 3.7%
Days on Market Until Sale	47	57	+ 21.3%	61	59	- 3.3%
Cumulative Days on Market Until Sale	49	59	+ 20.4%	58	65	+ 12.1%
Average List Price	\$522,556	\$491,310	- 6.0%	\$470,560	\$458,524	- 2.6%
Inventory of Homes for Sale	301	368	+ 22.3%	--	--	--
Months Supply of Inventory	3.0	3.6	+ 20.0%	--	--	--

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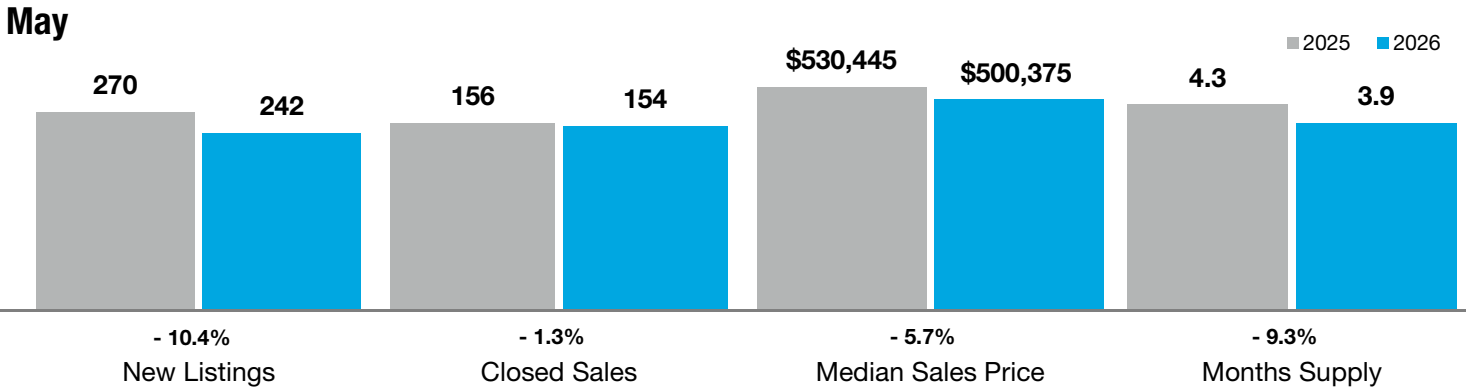


## Mooreville

North Carolina

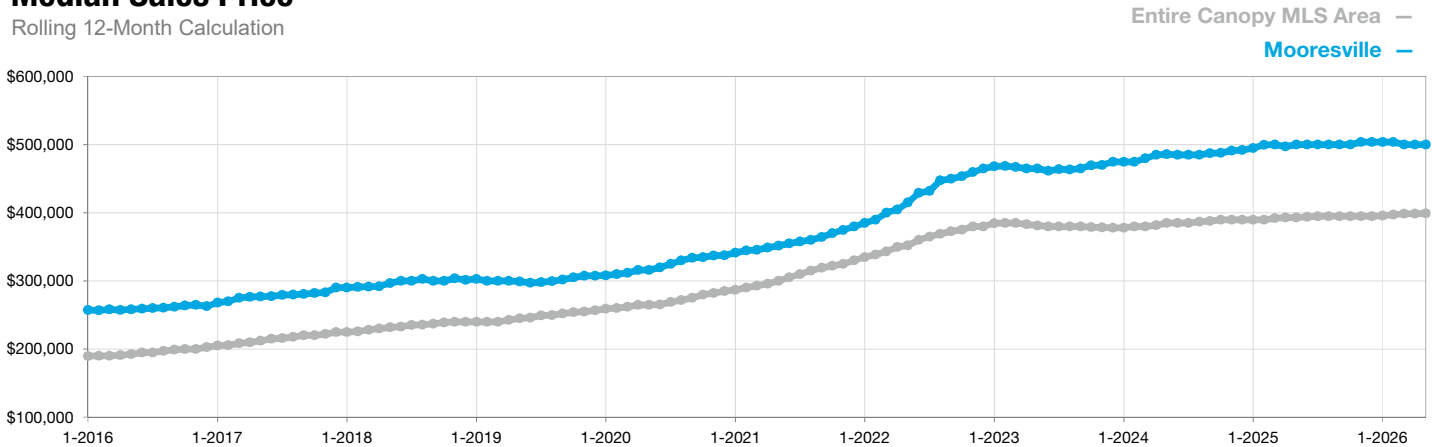
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	270	242	- 10.4%	1,055	986	- 6.5%
Pending Sales	159	165	+ 3.8%	692	705	+ 1.9%
Closed Sales	156	154	- 1.3%	614	591	- 3.7%
Median Sales Price*	\$530,445	\$500,375	- 5.7%	\$505,000	\$499,990	- 1.0%
Average Sales Price*	\$777,297	\$700,626	- 9.9%	\$710,854	\$704,228	- 0.9%
Percent of Original List Price Received*	94.8%	95.3%	+ 0.5%	95.3%	94.7%	- 0.6%
List to Close	97	98	+ 1.0%	100	109	+ 9.0%
Days on Market Until Sale	54	55	+ 1.9%	58	66	+ 13.8%
Cumulative Days on Market Until Sale	61	69	+ 13.1%	65	79	+ 21.5%
Average List Price	\$827,953	\$845,449	+ 2.1%	\$831,576	\$871,742	+ 4.8%
Inventory of Homes for Sale	544	525	- 3.5%	--	--	--
Months Supply of Inventory	4.3	3.9	- 9.3%	--	--	--

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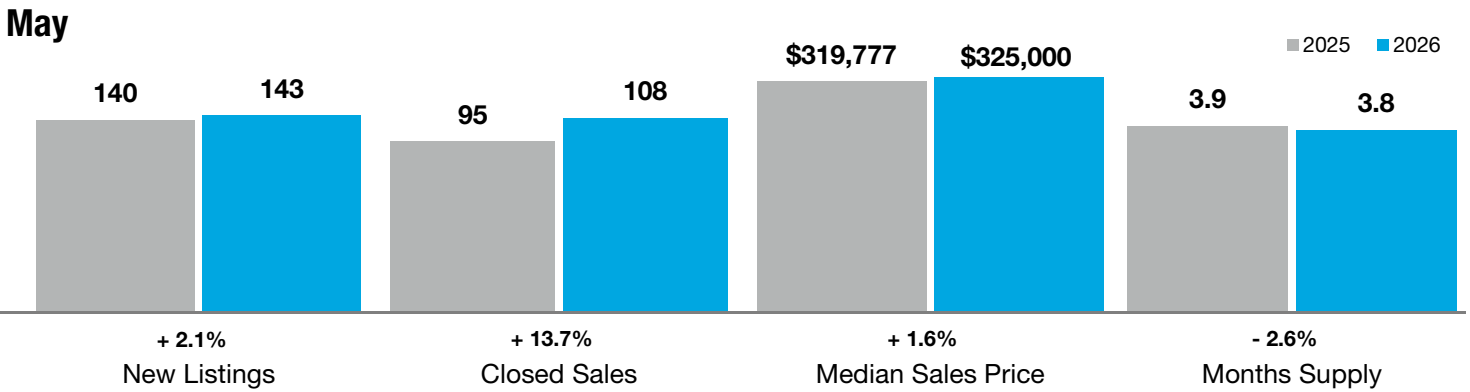


## Salisbury

North Carolina

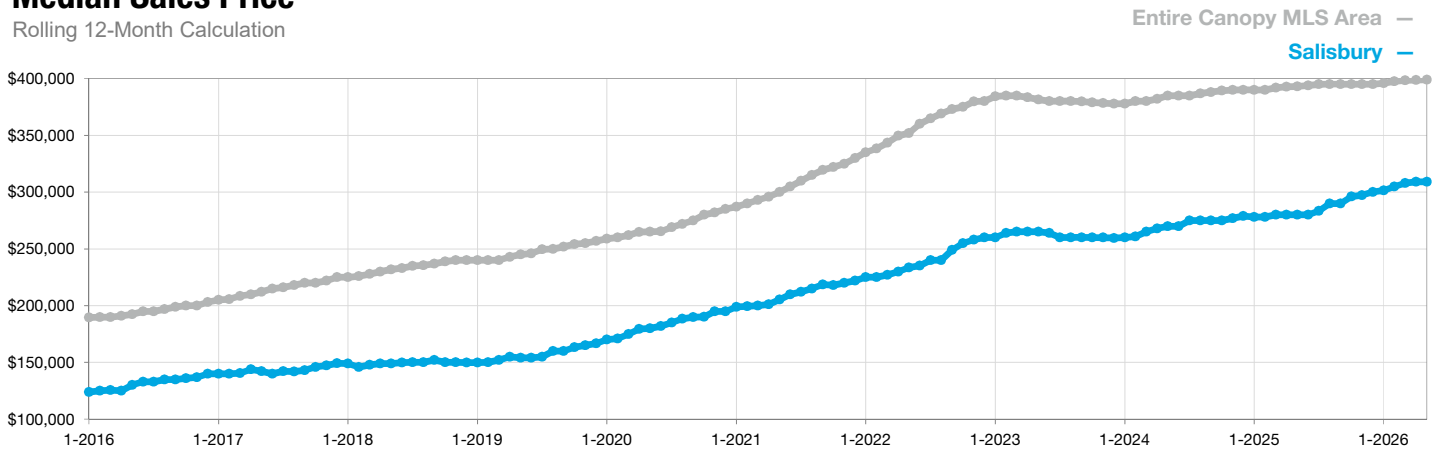
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	140	143	+ 2.1%	598	665	+ 11.2%
Pending Sales	96	114	+ 18.8%	434	524	+ 20.7%
Closed Sales	95	108	+ 13.7%	394	440	+ 11.7%
Median Sales Price*	\$319,777	\$325,000	+ 1.6%	\$290,000	\$312,905	+ 7.9%
Average Sales Price*	\$328,648	\$356,569	+ 8.5%	\$322,289	\$347,312	+ 7.8%
Percent of Original List Price Received*	93.6%	95.2%	+ 1.7%	93.8%	94.6%	+ 0.9%
List to Close	97	96	- 1.0%	103	111	+ 7.8%
Days on Market Until Sale	58	51	- 12.1%	61	64	+ 4.9%
Cumulative Days on Market Until Sale	65	58	- 10.8%	69	71	+ 2.9%
Average List Price	\$365,142	\$360,509	- 1.3%	\$348,976	\$355,095	+ 1.8%
Inventory of Homes for Sale	307	341	+ 11.1%	--	--	--
Months Supply of Inventory	3.9	3.8	- 2.6%	--	--	--

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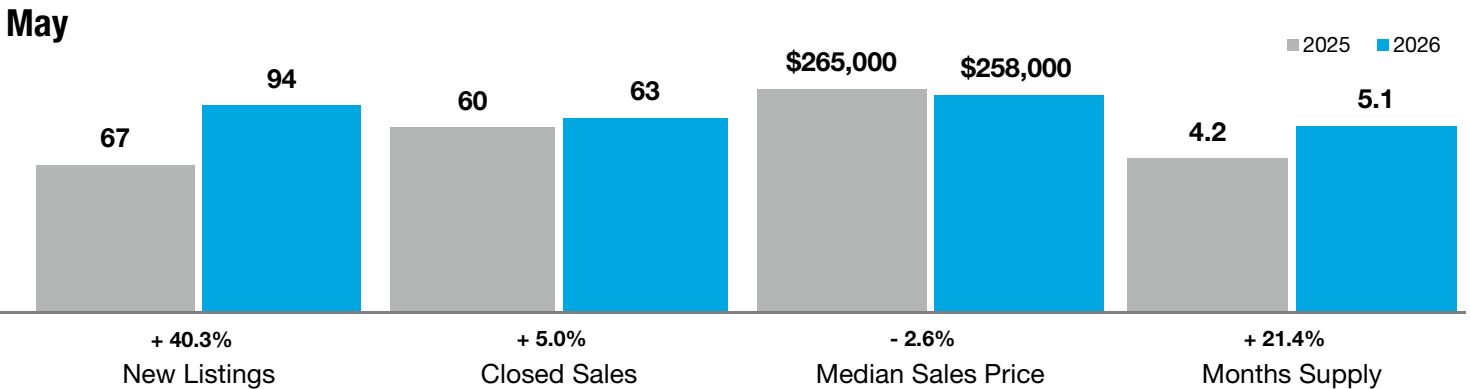


## Shelby

North Carolina

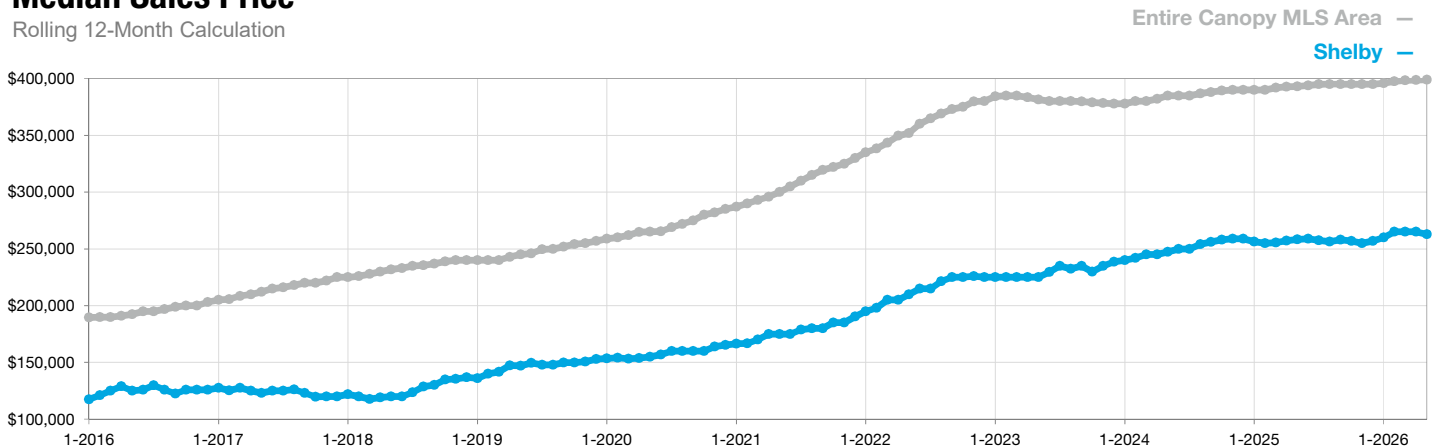
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	67	94	+ 40.3%	360	445	+ 23.6%
Pending Sales	74	77	+ 4.1%	284	294	+ 3.5%
Closed Sales	60	63	+ 5.0%	235	233	- 0.9%
Median Sales Price*	\$265,000	\$258,000	- 2.6%	\$245,500	\$255,000	+ 3.9%
Average Sales Price*	\$292,362	\$294,595	+ 0.8%	\$267,027	\$287,553	+ 7.7%
Percent of Original List Price Received*	94.1%	94.2%	+ 0.1%	93.8%	93.7%	- 0.1%
List to Close	101	95	- 5.9%	114	110	- 3.5%
Days on Market Until Sale	64	59	- 7.8%	74	69	- 6.8%
Cumulative Days on Market Until Sale	78	72	- 7.7%	89	89	0.0%
Average List Price	\$280,648	\$317,886	+ 13.3%	\$294,064	\$294,958	+ 0.3%
Inventory of Homes for Sale	207	251	+ 21.3%	--	--	--
Months Supply of Inventory	4.2	5.1	+ 21.4%	--	--	--

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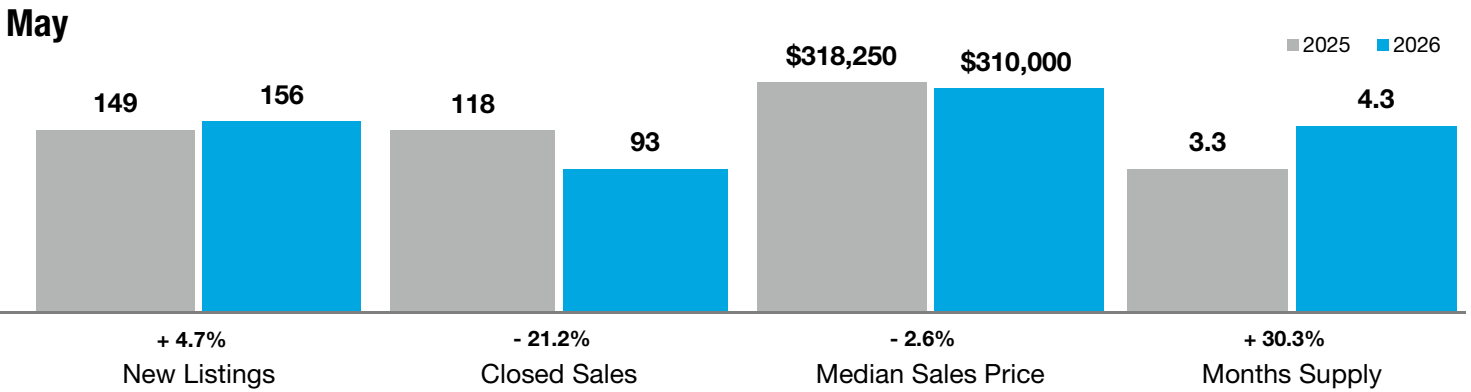


## Statesville

North Carolina

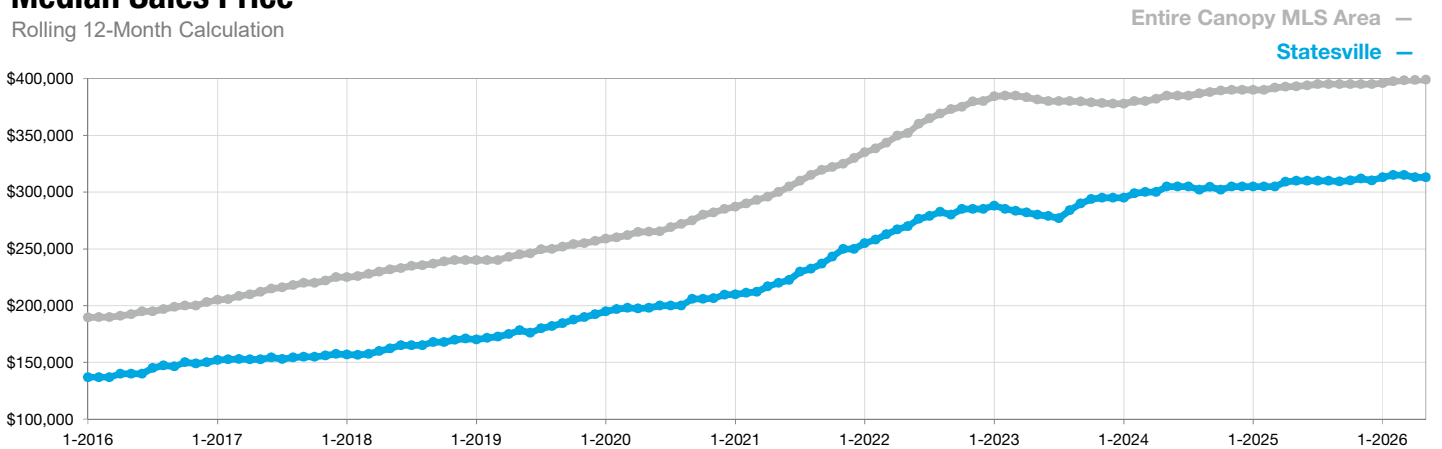
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	149	156	+ 4.7%	681	653	- 4.1%
Pending Sales	103	91	- 11.7%	518	443	- 14.5%
Closed Sales	118	93	- 21.2%	453	371	- 18.1%
Median Sales Price*	\$318,250	\$310,000	- 2.6%	\$310,000	\$314,475	+ 1.4%
Average Sales Price*	\$331,832	\$343,573	+ 3.5%	\$329,448	\$347,154	+ 5.4%
Percent of Original List Price Received*	96.3%	93.0%	- 3.4%	95.0%	93.7%	- 1.4%
List to Close	101	104	+ 3.0%	108	116	+ 7.4%
Days on Market Until Sale	55	62	+ 12.7%	64	75	+ 17.2%
Cumulative Days on Market Until Sale	67	68	+ 1.5%	73	88	+ 20.5%
Average List Price	\$369,982	\$378,372	+ 2.3%	\$373,054	\$367,440	- 1.5%
Inventory of Homes for Sale	324	363	+ 12.0%	--	--	--
Months Supply of Inventory	3.3	4.3	+ 30.3%	--	--	--

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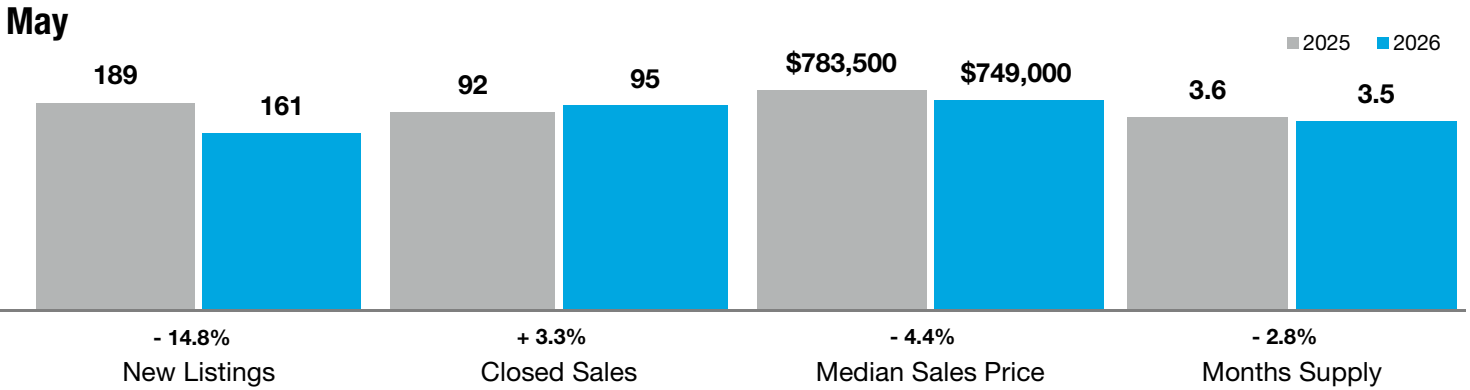


## Waxhaw

North Carolina

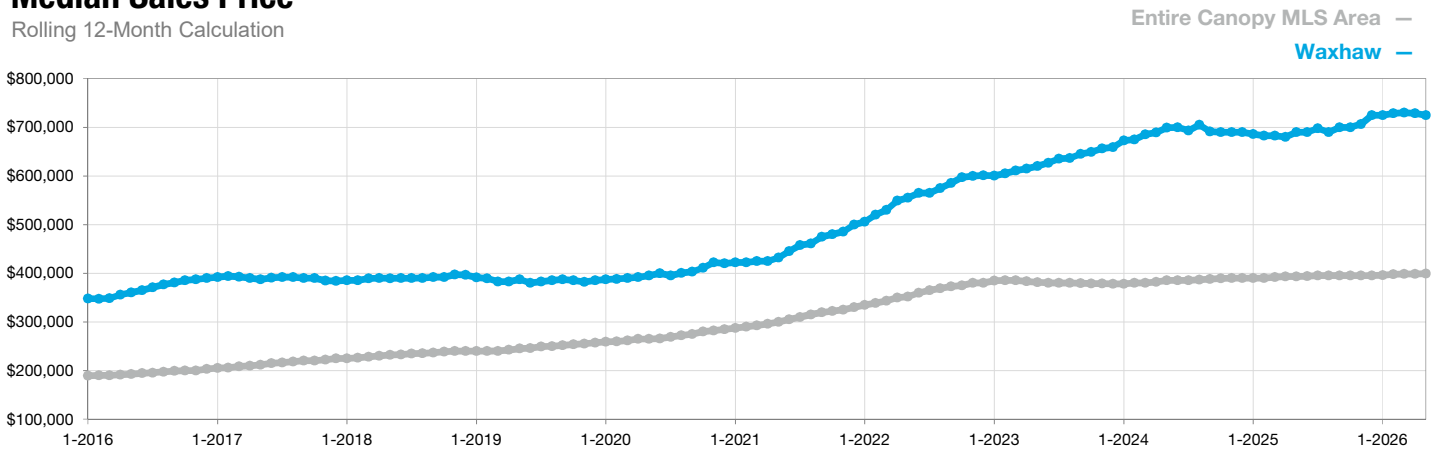
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	189	161	- 14.8%	630	638	+ 1.3%
Pending Sales	116	118	+ 1.7%	425	465	+ 9.4%
Closed Sales	92	95	+ 3.3%	344	352	+ 2.3%
Median Sales Price*	\$783,500	\$749,000	- 4.4%	\$713,125	\$709,500	- 0.5%
Average Sales Price*	\$914,961	\$904,948	- 1.1%	\$859,288	\$837,949	- 2.5%
Percent of Original List Price Received*	97.6%	97.4%	- 0.2%	97.3%	96.5%	- 0.8%
List to Close	81	85	+ 4.9%	94	99	+ 5.3%
Days on Market Until Sale	41	43	+ 4.9%	57	60	+ 5.3%
Cumulative Days on Market Until Sale	37	43	+ 16.2%	54	62	+ 14.8%
Average List Price	\$970,528	\$1,002,855	+ 3.3%	\$941,967	\$927,889	- 1.5%
Inventory of Homes for Sale	273	280	+ 2.6%	--	--	--
Months Supply of Inventory	3.6	3.5	- 2.8%	--	--	--

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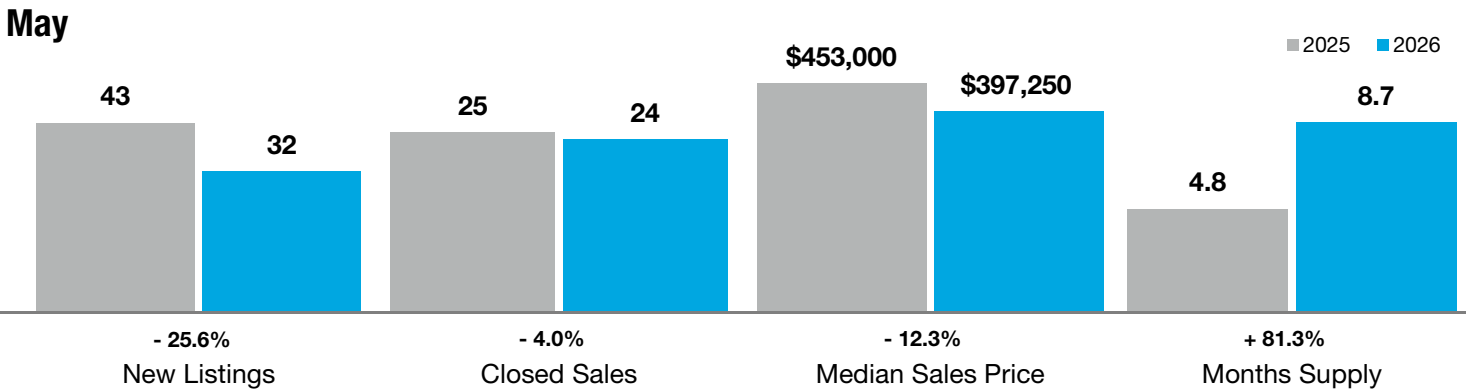


## Uptown Charlotte

North Carolina

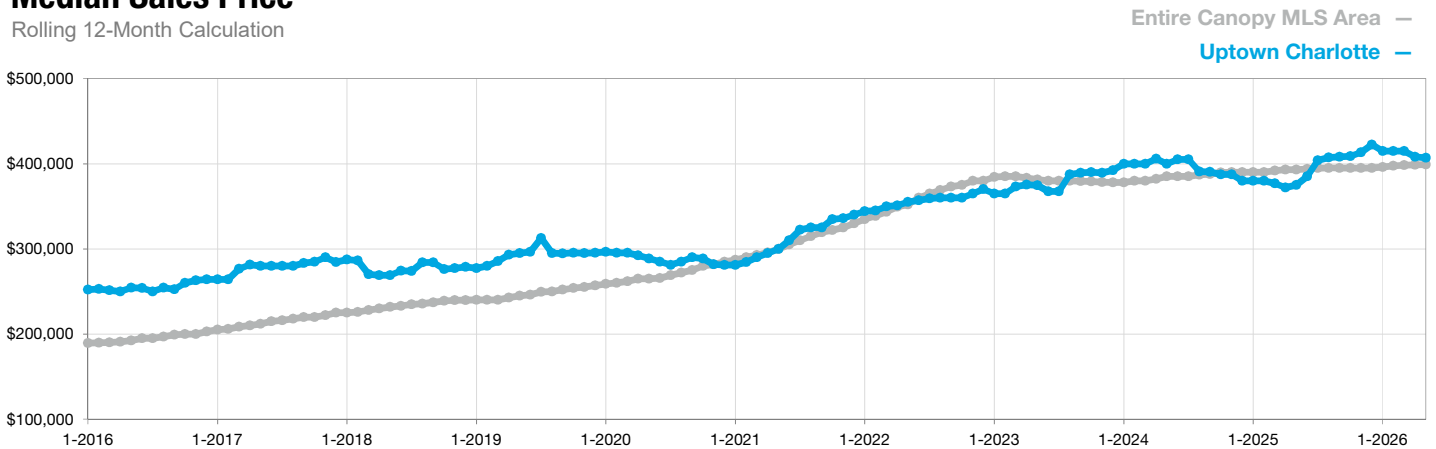
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	43	32	- 25.6%	166	207	+ 24.7%
Pending Sales	28	14	- 50.0%	109	96	- 11.9%
Closed Sales	25	24	- 4.0%	90	92	+ 2.2%
Median Sales Price*	\$453,000	\$397,250	- 12.3%	\$415,000	\$385,000	- 7.2%
Average Sales Price*	\$488,802	\$460,861	- 5.7%	\$495,160	\$437,522	- 11.6%
Percent of Original List Price Received*	95.6%	93.7%	- 2.0%	95.1%	94.3%	- 0.8%
List to Close	86	113	+ 31.4%	101	110	+ 8.9%
Days on Market Until Sale	53	68	+ 28.3%	63	72	+ 14.3%
Cumulative Days on Market Until Sale	86	79	- 8.1%	85	96	+ 12.9%
Average List Price	\$499,196	\$487,390	- 2.4%	\$499,729	\$463,993	- 7.2%
Inventory of Homes for Sale	90	139	+ 54.4%	--	--	--
Months Supply of Inventory	4.8	8.7	+ 81.3%	--	--	--

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### Median Sales Price

Rolling 12-Month Calculation



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# Local Market Update for May 2026

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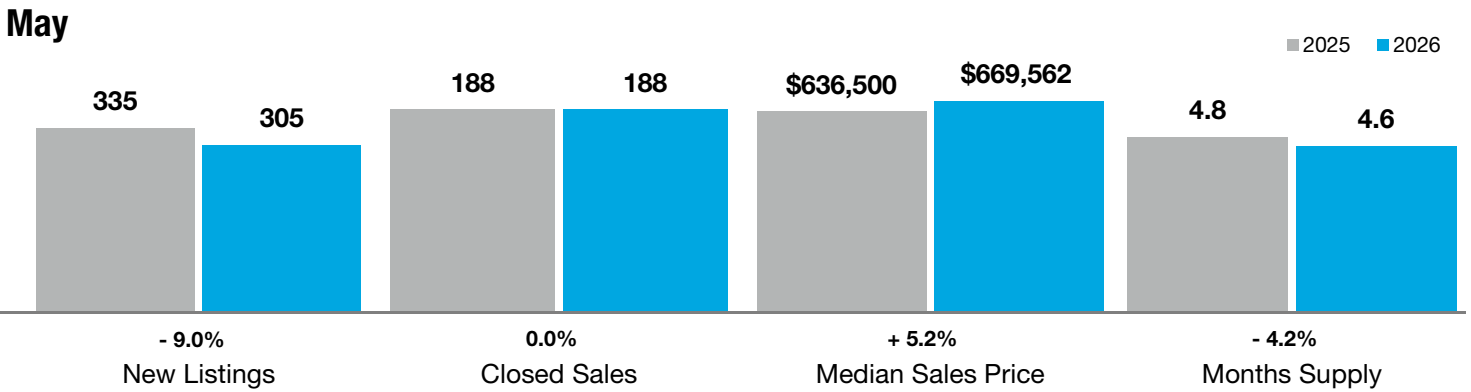


## Lake Norman

North Carolina

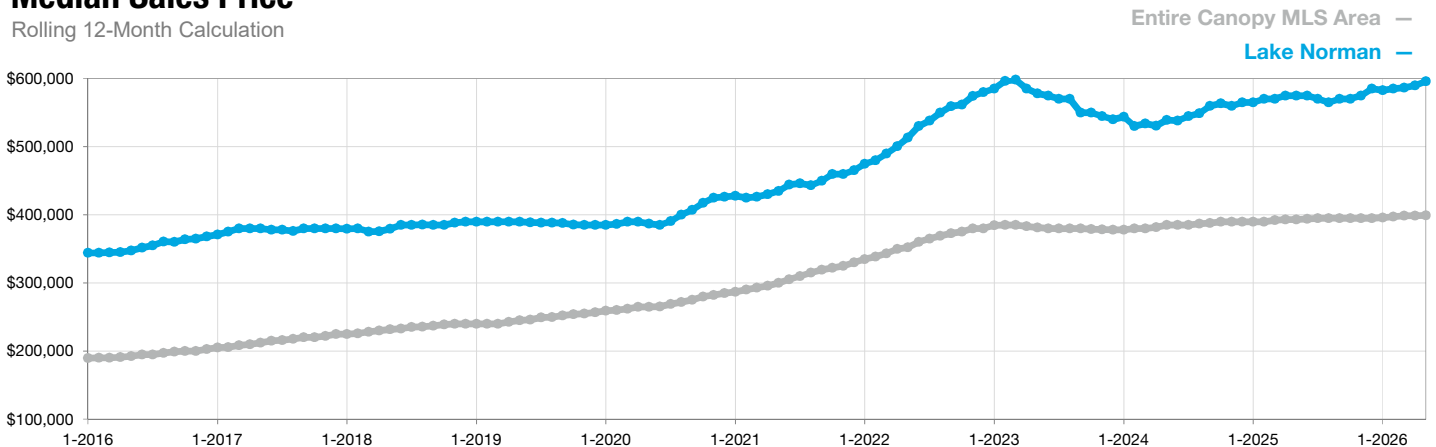
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	335	305	- 9.0%	1,407	1,330	- 5.5%
Pending Sales	160	175	+ 9.4%	847	833	- 1.7%
Closed Sales	188	188	0.0%	787	717	- 8.9%
Median Sales Price*	\$636,500	\$669,562	+ 5.2%	\$575,000	\$620,000	+ 7.8%
Average Sales Price*	\$948,519	\$966,351	+ 1.9%	\$870,556	\$915,417	+ 5.2%
Percent of Original List Price Received*	94.2%	95.0%	+ 0.8%	94.7%	94.8%	+ 0.1%
List to Close	105	97	- 7.6%	106	106	0.0%
Days on Market Until Sale	60	54	- 10.0%	61	63	+ 3.3%
Cumulative Days on Market Until Sale	71	60	- 15.5%	73	75	+ 2.7%
Average List Price	\$1,060,008	\$1,152,921	+ 8.8%	\$1,032,820	\$1,113,646	+ 7.8%
Inventory of Homes for Sale	795	759	- 4.5%	--	--	--
Months Supply of Inventory	4.8	4.6	- 4.2%	--	--	--

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### Median Sales Price

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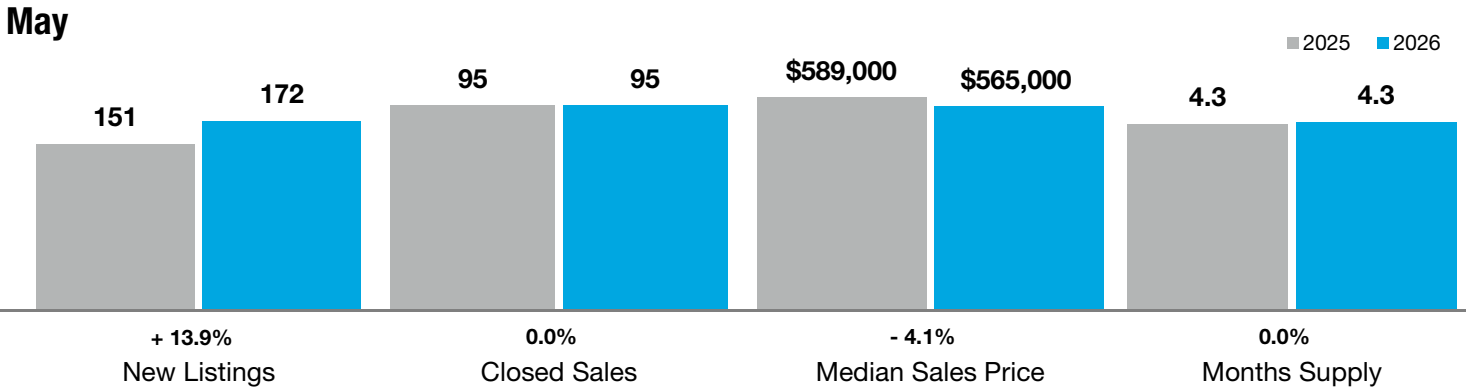


## Lake Wylie

North Carolina and South Carolina

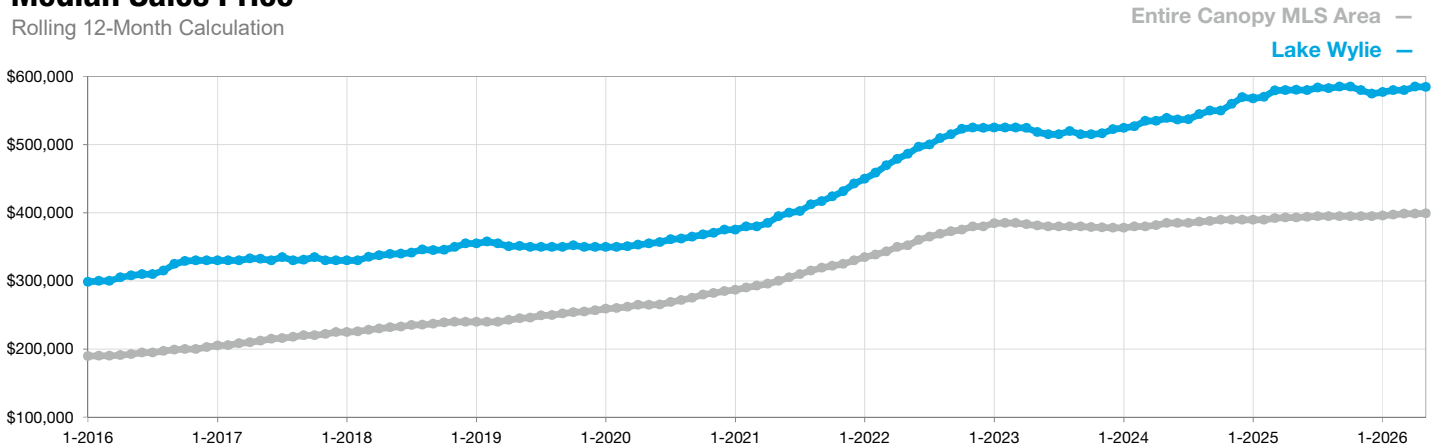
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	151	172	+ 13.9%	641	685	+ 6.9%
Pending Sales	87	104	+ 19.5%	390	442	+ 13.3%
Closed Sales	95	95	0.0%	371	371	0.0%
Median Sales Price*	\$589,000	\$565,000	- 4.1%	\$569,000	\$580,000	+ 1.9%
Average Sales Price*	\$750,792	\$792,044	+ 5.5%	\$689,285	\$704,808	+ 2.3%
Percent of Original List Price Received*	97.1%	96.2%	- 0.9%	96.5%	95.4%	- 1.1%
List to Close	90	86	- 4.4%	102	102	0.0%
Days on Market Until Sale	49	47	- 4.1%	63	61	- 3.2%
Cumulative Days on Market Until Sale	57	55	- 3.5%	65	73	+ 12.3%
Average List Price	\$734,904	\$769,418	+ 4.7%	\$754,980	\$748,001	- 0.9%
Inventory of Homes for Sale	326	342	+ 4.9%	--	--	--
Months Supply of Inventory	4.3	4.3	0.0%	--	--	--

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### Median Sales Price

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# Local Market Update for May 2026

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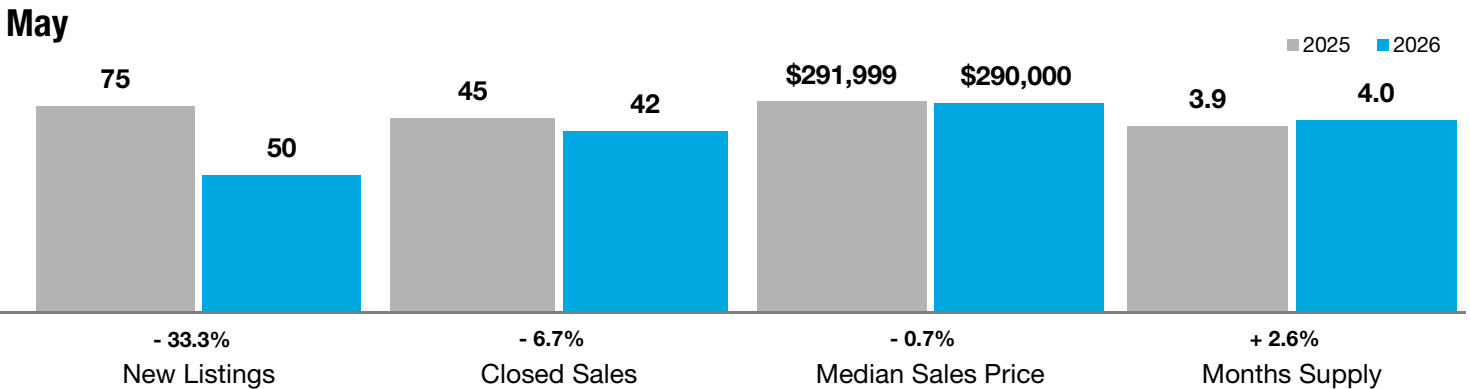


## Chester County

South Carolina

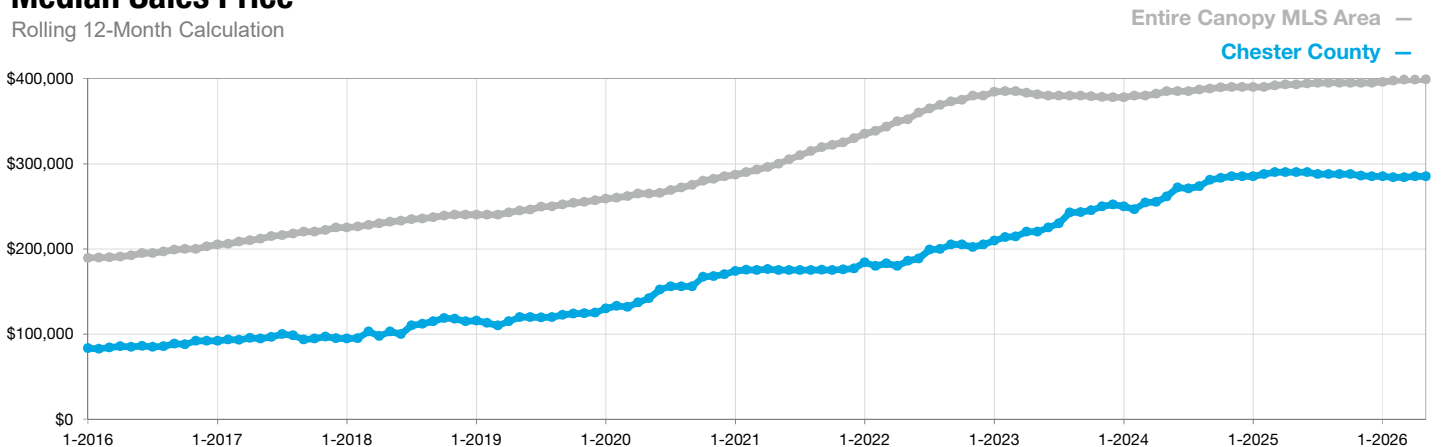
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	75	50	- 33.3%	292	256	- 12.3%
Pending Sales	46	43	- 6.5%	171	192	+ 12.3%
Closed Sales	45	42	- 6.7%	140	149	+ 6.4%
Median Sales Price*	\$291,999	\$290,000	- 0.7%	\$290,000	\$288,000	- 0.7%
Average Sales Price*	\$267,946	\$326,881	+ 22.0%	\$281,558	\$299,619	+ 6.4%
Percent of Original List Price Received*	92.9%	93.3%	+ 0.4%	94.2%	92.7%	- 1.6%
List to Close	79	126	+ 59.5%	92	126	+ 37.0%
Days on Market Until Sale	38	74	+ 94.7%	49	75	+ 53.1%
Cumulative Days on Market Until Sale	58	95	+ 63.8%	70	92	+ 31.4%
Average List Price	\$330,943	\$338,749	+ 2.4%	\$292,419	\$337,904	+ 15.6%
Inventory of Homes for Sale	125	139	+ 11.2%	--	--	--
Months Supply of Inventory	3.9	4.0	+ 2.6%	--	--	--

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### Median Sales Price

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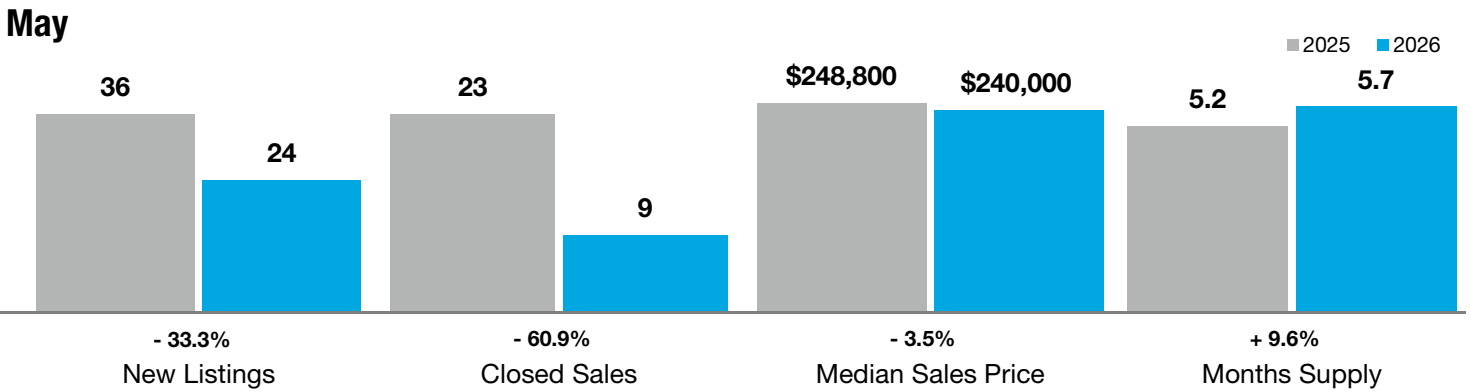


## Chesterfield County

North Carolina

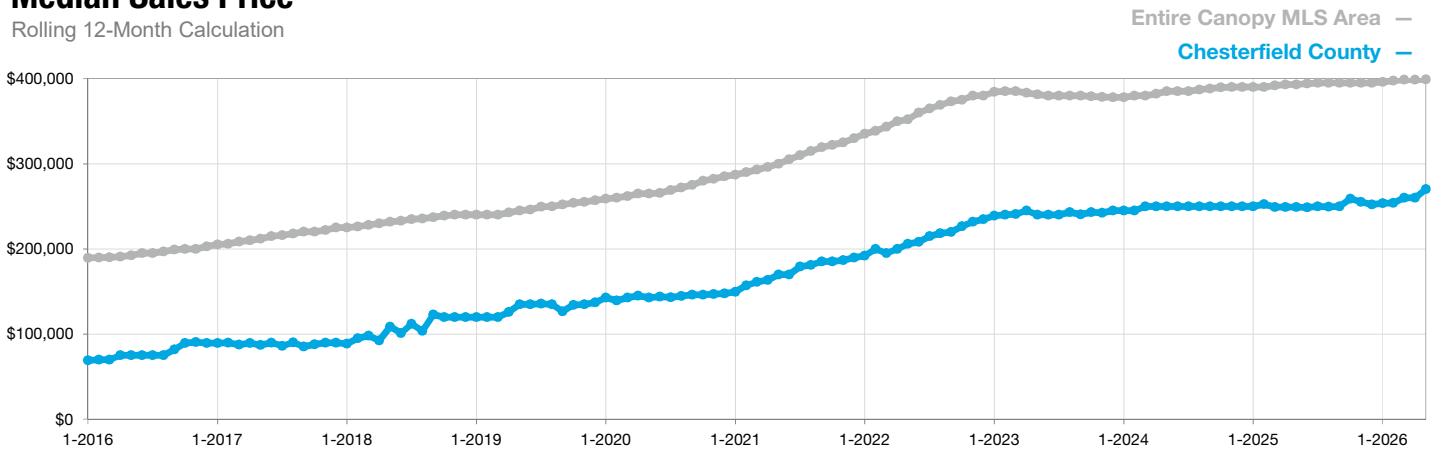
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	36	24	- 33.3%	113	118	+ 4.4%
Pending Sales	17	20	+ 17.6%	79	78	- 1.3%
Closed Sales	23	9	- 60.9%	64	64	0.0%
Median Sales Price*	\$248,800	\$240,000	- 3.5%	\$244,900	\$274,335	+ 12.0%
Average Sales Price*	\$242,278	\$267,156	+ 10.3%	\$259,196	\$269,009	+ 3.8%
Percent of Original List Price Received*	95.9%	97.0%	+ 1.1%	94.0%	96.0%	+ 2.1%
List to Close	86	93	+ 8.1%	123	131	+ 6.5%
Days on Market Until Sale	42	53	+ 26.2%	78	60	- 23.1%
Cumulative Days on Market Until Sale	50	71	+ 42.0%	86	84	- 2.3%
Average List Price	\$263,152	\$287,790	+ 9.4%	\$266,083	\$329,766	+ 23.9%
Inventory of Homes for Sale	64	81	+ 26.6%	--	--	--
Months Supply of Inventory	5.2	5.7	+ 9.6%	--	--	--

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### Median Sales Price

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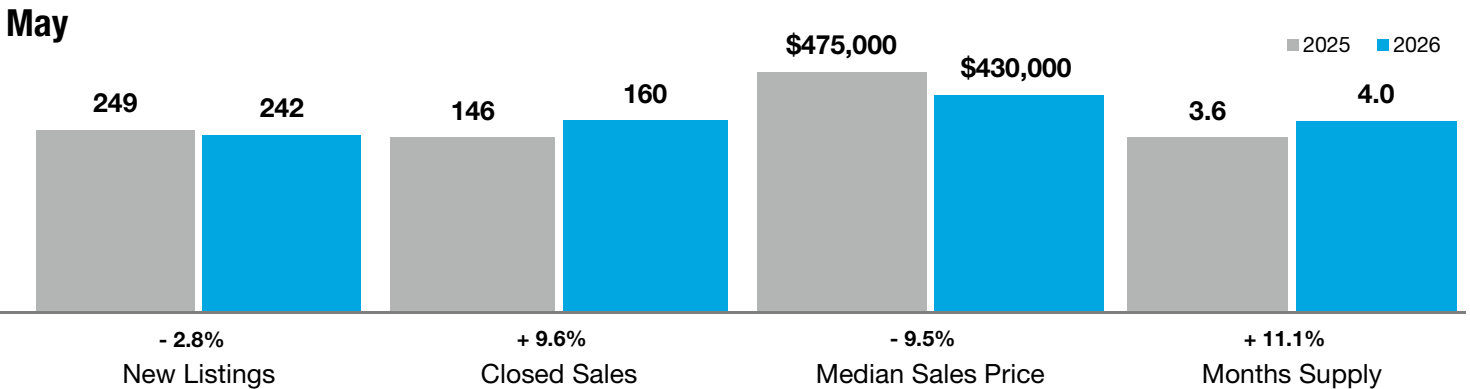


## Lancaster County

South Carolina

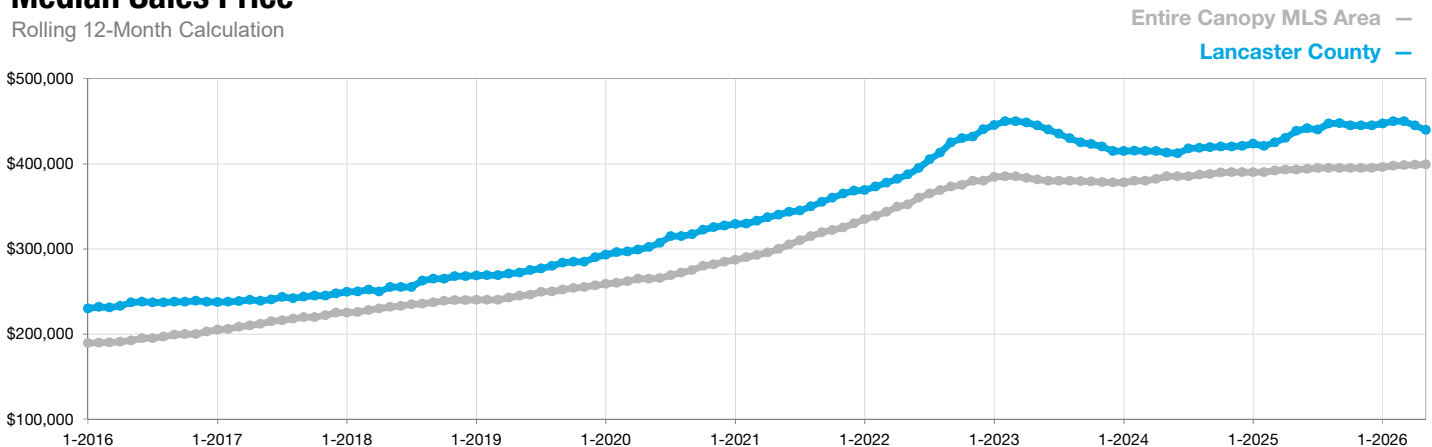
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	249	242	- 2.8%	1,058	1,071	+ 1.2%
Pending Sales	166	169	+ 1.8%	720	801	+ 11.3%
Closed Sales	146	160	+ 9.6%	635	673	+ 6.0%
Median Sales Price*	\$475,000	\$430,000	- 9.5%	\$445,000	\$429,500	- 3.5%
Average Sales Price*	\$504,677	\$486,457	- 3.6%	\$473,403	\$467,227	- 1.3%
Percent of Original List Price Received*	96.8%	96.2%	- 0.6%	96.4%	95.6%	- 0.8%
List to Close	103	114	+ 10.7%	104	120	+ 15.4%
Days on Market Until Sale	55	70	+ 27.3%	53	74	+ 39.6%
Cumulative Days on Market Until Sale	64	83	+ 29.7%	58	85	+ 46.6%
Average List Price	\$499,335	\$523,259	+ 4.8%	\$501,879	\$502,126	+ 0.0%
Inventory of Homes for Sale	492	571	+ 16.1%	--	--	--
Months Supply of Inventory	3.6	4.0	+ 11.1%	--	--	--

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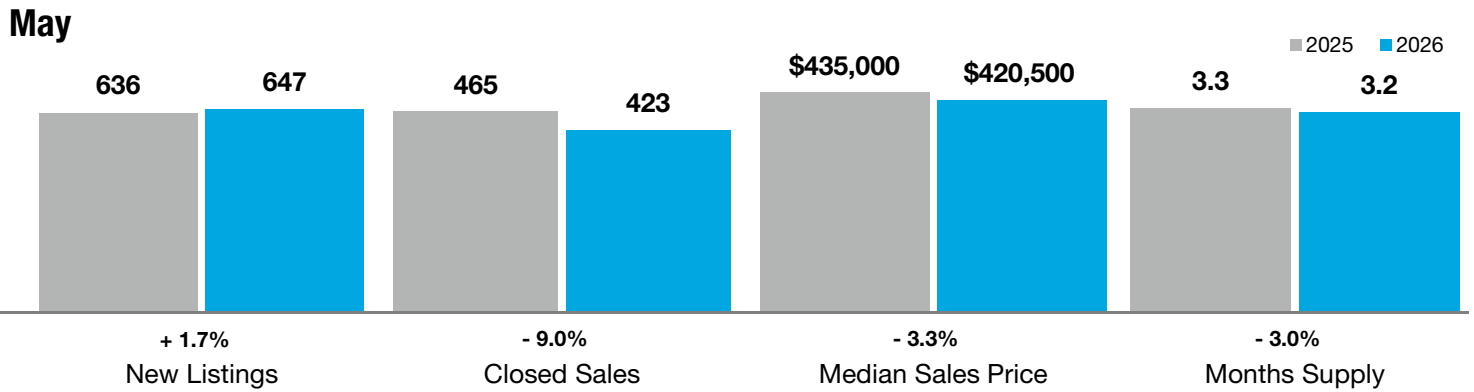


## York County

South Carolina

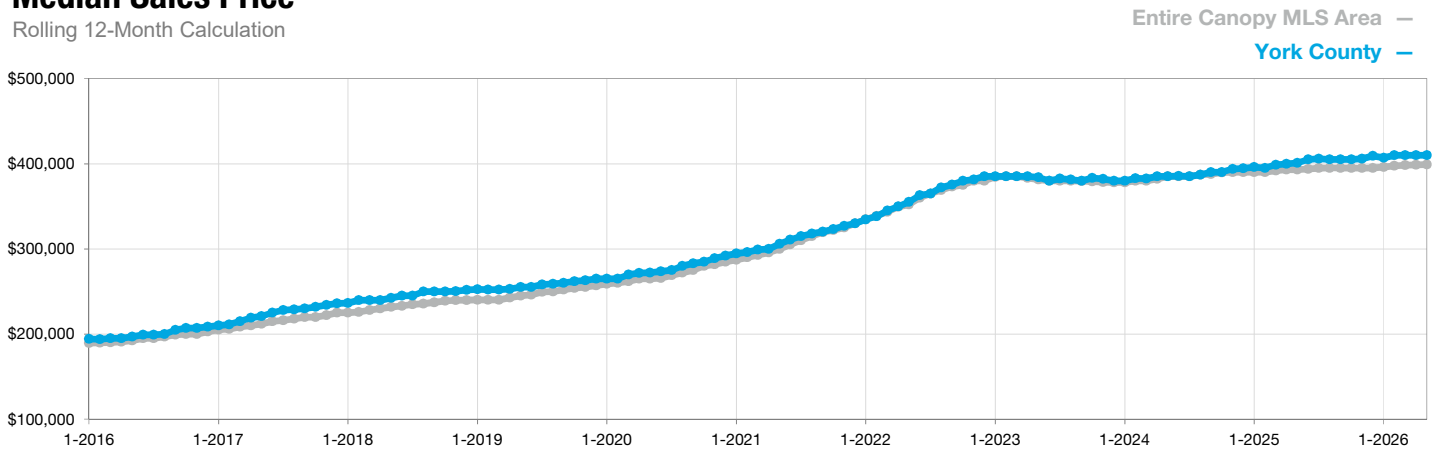
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	636	647	+ 1.7%	2,693	2,754	+ 2.3%
Pending Sales	428	500	+ 16.8%	1,936	2,062	+ 6.5%
Closed Sales	465	423	- 9.0%	1,731	1,666	- 3.8%
Median Sales Price*	\$435,000	\$420,500	- 3.3%	\$406,000	\$409,900	+ 1.0%
Average Sales Price*	\$511,053	\$497,933	- 2.6%	\$478,250	\$473,972	- 0.9%
Percent of Original List Price Received*	96.6%	96.8%	+ 0.2%	96.2%	95.8%	- 0.4%
List to Close	87	85	- 2.3%	96	99	+ 3.1%
Days on Market Until Sale	45	46	+ 2.2%	52	57	+ 9.6%
Cumulative Days on Market Until Sale	52	52	0.0%	59	68	+ 15.3%
Average List Price	\$556,565	\$532,582	- 4.3%	\$519,409	\$508,151	- 2.2%
Inventory of Homes for Sale	1,156	1,213	+ 4.9%	--	--	--
Months Supply of Inventory	3.3	3.2	- 3.0%	--	--	--

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### Median Sales Price

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# Local Market Update for May 2026

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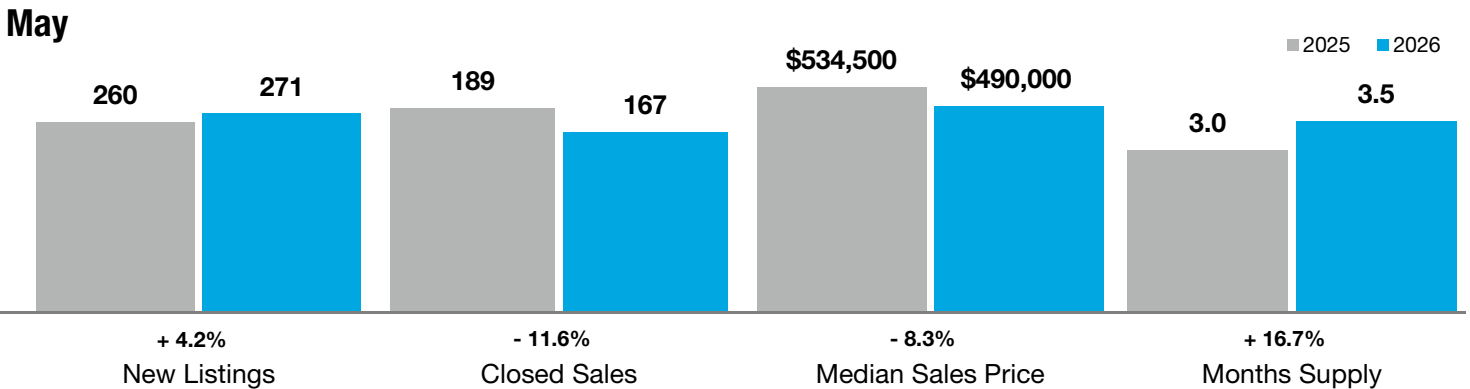


## Fort Mill

South Carolina

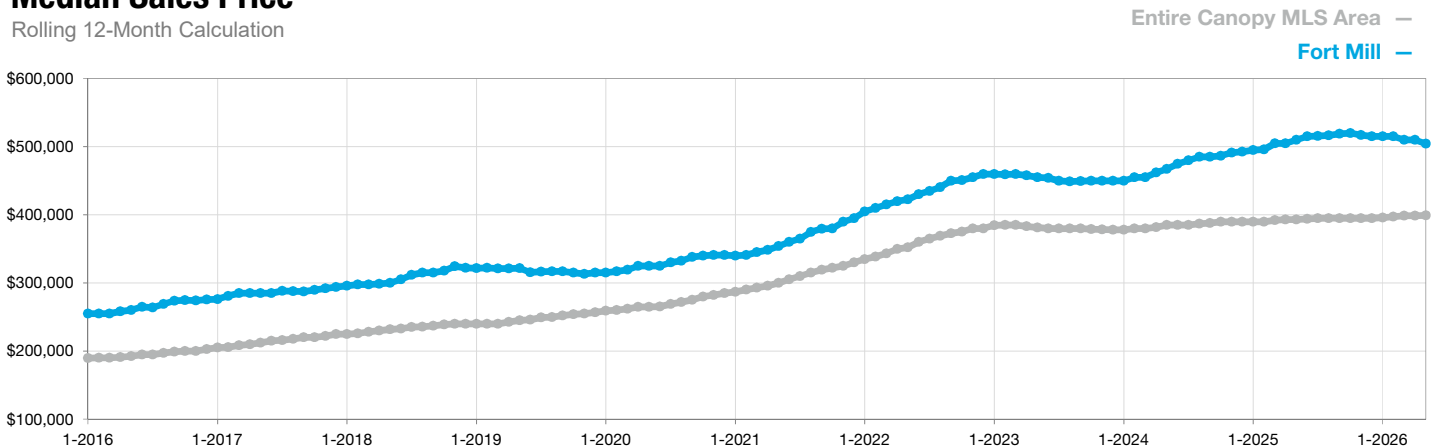
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	260	271	+ 4.2%	1,009	1,090	+ 8.0%
Pending Sales	167	184	+ 10.2%	726	772	+ 6.3%
Closed Sales	189	167	- 11.6%	631	613	- 2.9%
Median Sales Price*	\$534,500	\$490,000	- 8.3%	\$517,750	\$487,000	- 5.9%
Average Sales Price*	\$595,234	\$568,792	- 4.4%	\$579,135	\$557,452	- 3.7%
Percent of Original List Price Received*	97.8%	97.4%	- 0.4%	97.1%	96.7%	- 0.4%
List to Close	90	82	- 8.9%	93	92	- 1.1%
Days on Market Until Sale	40	43	+ 7.5%	45	50	+ 11.1%
Cumulative Days on Market Until Sale	45	48	+ 6.7%	50	60	+ 20.0%
Average List Price	\$654,694	\$636,020	- 2.9%	\$623,888	\$589,095	- 5.6%
Inventory of Homes for Sale	385	476	+ 23.6%	--	--	--
Months Supply of Inventory	3.0	3.5	+ 16.7%	--	--	--

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### Median Sales Price

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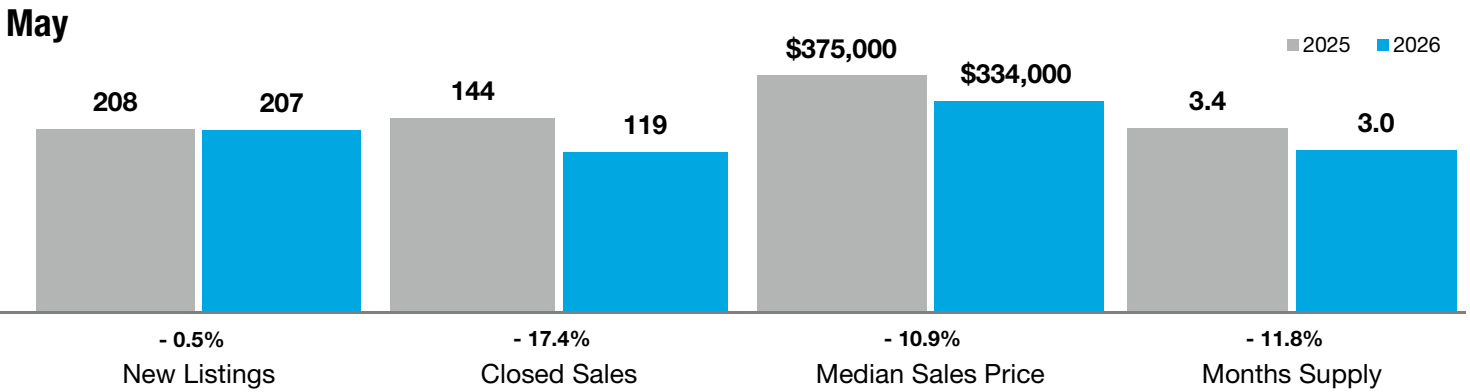


## Rock Hill

South Carolina

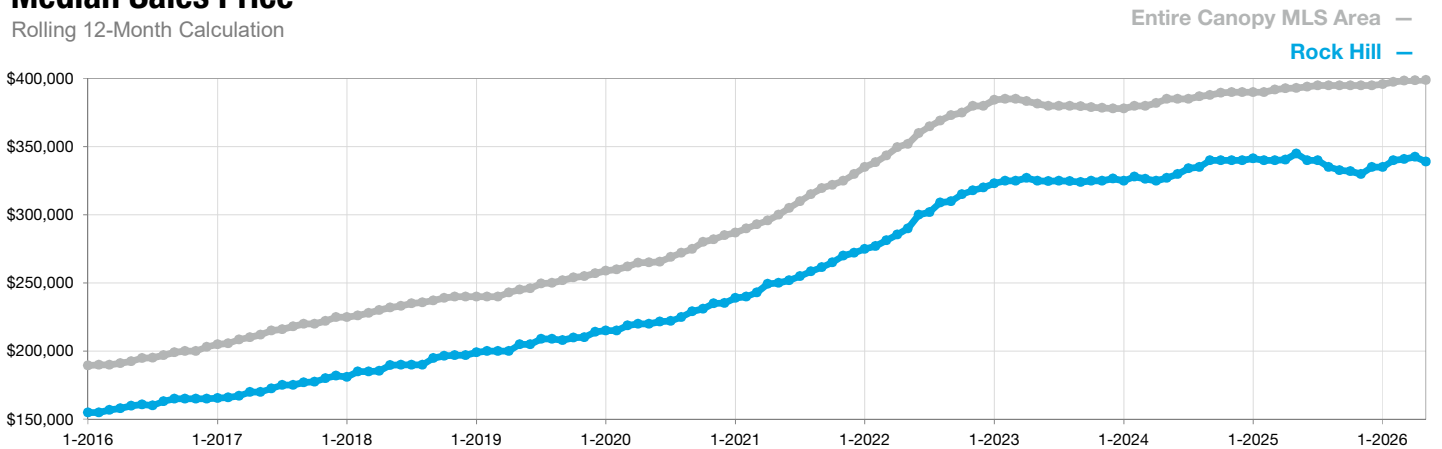
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	208	207	- 0.5%	946	889	- 6.0%
Pending Sales	137	168	+ 22.6%	648	677	+ 4.5%
Closed Sales	144	119	- 17.4%	579	559	- 3.5%
Median Sales Price*	\$375,000	\$334,000	- 10.9%	\$335,000	\$345,000	+ 3.0%
Average Sales Price*	\$412,202	\$383,677	- 6.9%	\$378,253	\$381,525	+ 0.9%
Percent of Original List Price Received*	96.0%	95.6%	- 0.4%	95.6%	95.3%	- 0.3%
List to Close	78	89	+ 14.1%	87	97	+ 11.5%
Days on Market Until Sale	40	49	+ 22.5%	46	57	+ 23.9%
Cumulative Days on Market Until Sale	50	54	+ 8.0%	58	73	+ 25.9%
Average List Price	\$457,883	\$429,689	- 6.2%	\$415,205	\$414,365	- 0.2%
Inventory of Homes for Sale	409	370	- 9.5%	--	--	--
Months Supply of Inventory	3.4	3.0	- 11.8%	--	--	--

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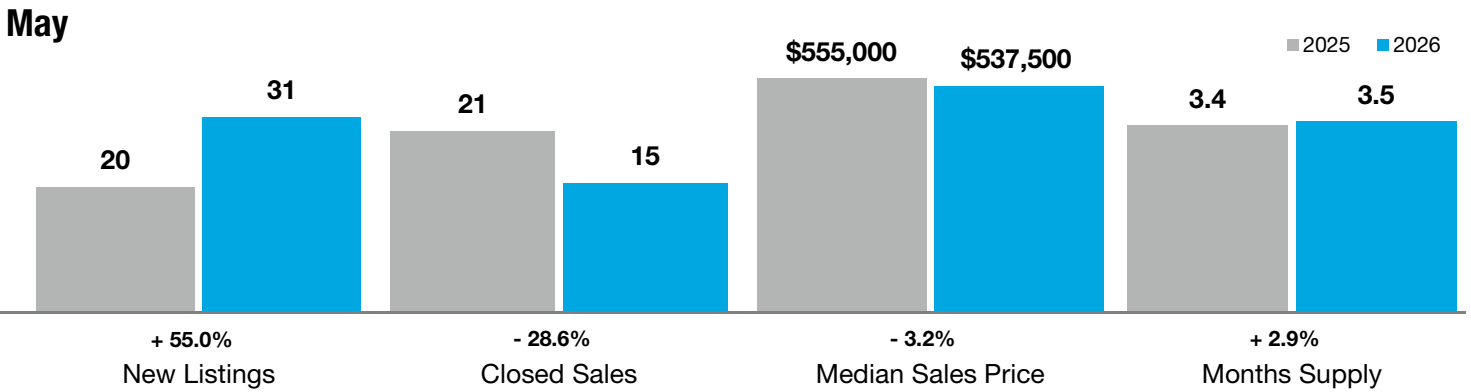


## Tega Cay

South Carolina

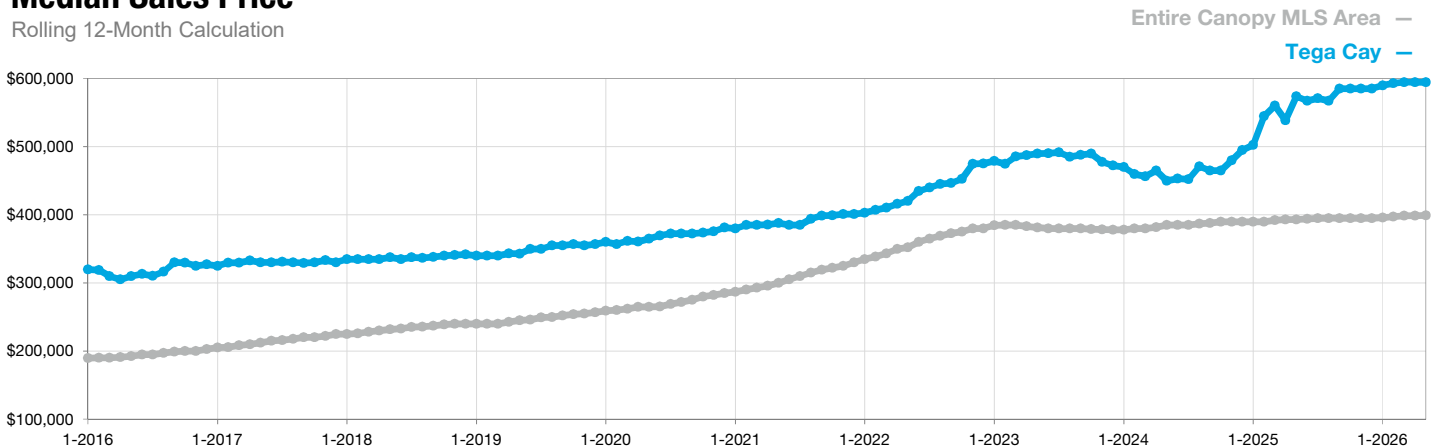
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	20	31	+ 55.0%	123	114	- 7.3%
Pending Sales	20	18	- 10.0%	86	80	- 7.0%
Closed Sales	21	15	- 28.6%	81	71	- 12.3%
Median Sales Price*	\$555,000	\$537,500	- 3.2%	\$525,000	\$565,000	+ 7.6%
Average Sales Price*	\$671,852	\$718,366	+ 6.9%	\$602,475	\$636,446	+ 5.6%
Percent of Original List Price Received*	98.4%	97.8%	- 0.6%	96.8%	96.7%	- 0.1%
List to Close	91	69	- 24.2%	100	111	+ 11.0%
Days on Market Until Sale	39	34	- 12.8%	53	61	+ 15.1%
Cumulative Days on Market Until Sale	46	39	- 15.2%	55	64	+ 16.4%
Average List Price	\$655,495	\$675,199	+ 3.0%	\$678,924	\$641,328	- 5.5%
Inventory of Homes for Sale	55	65	+ 18.2%	--	--	--
Months Supply of Inventory	3.4	3.5	+ 2.9%	--	--	--

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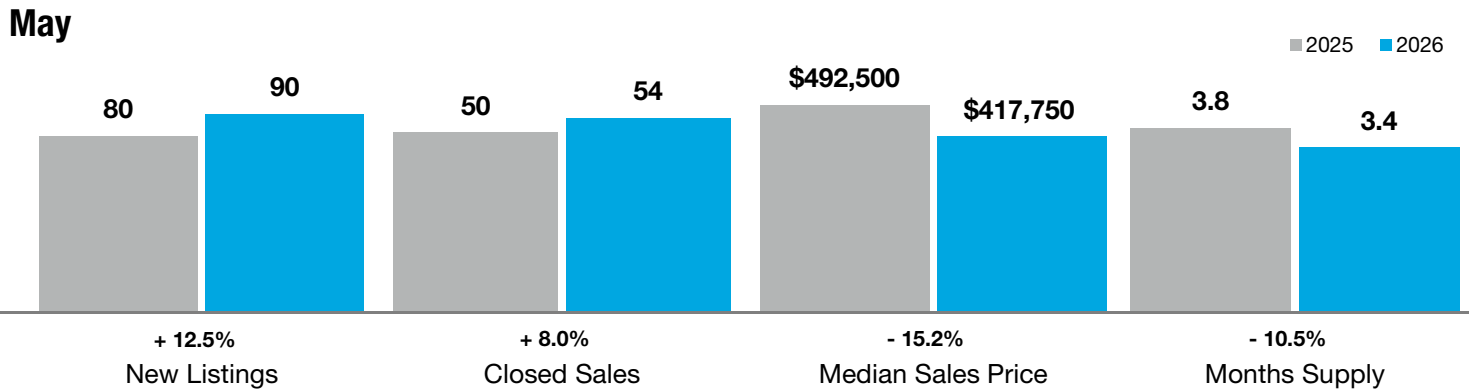


## Town of Clover

South Carolina

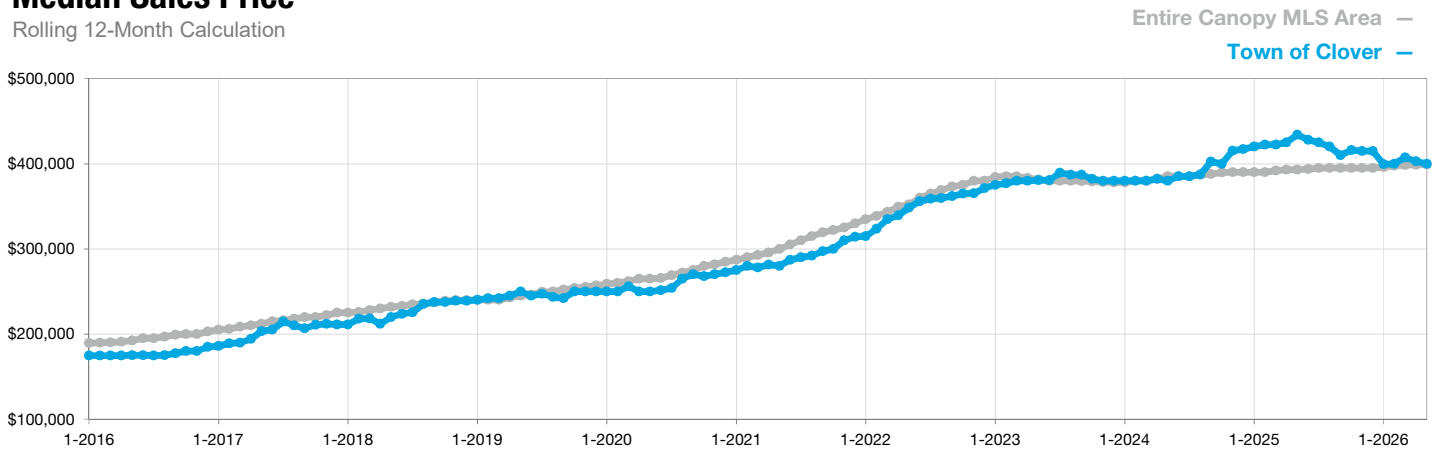
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	80	90	+ 12.5%	344	347	+ 0.9%
Pending Sales	56	84	+ 50.0%	238	262	+ 10.1%
Closed Sales	50	54	+ 8.0%	212	191	- 9.9%
Median Sales Price*	\$492,500	\$417,750	- 15.2%	\$432,000	\$410,000	- 5.1%
Average Sales Price*	\$597,081	\$534,051	- 10.6%	\$524,396	\$491,906	- 6.2%
Percent of Original List Price Received*	95.5%	98.1%	+ 2.7%	96.4%	96.4%	0.0%
List to Close	78	82	+ 5.1%	102	110	+ 7.8%
Days on Market Until Sale	40	43	+ 7.5%	58	67	+ 15.5%
Cumulative Days on Market Until Sale	45	55	+ 22.2%	66	78	+ 18.2%
Average List Price	\$518,957	\$602,134	+ 16.0%	\$507,957	\$552,899	+ 8.8%
Inventory of Homes for Sale	156	160	+ 2.6%	--	--	--
Months Supply of Inventory	3.8	3.4	- 10.5%	--	--	--

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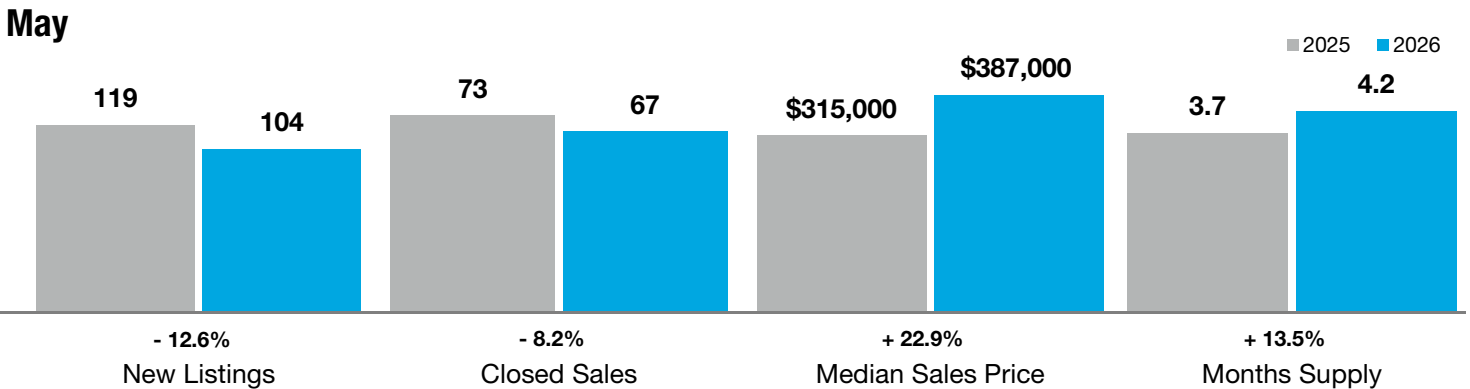


## Town of Lancaster

South Carolina

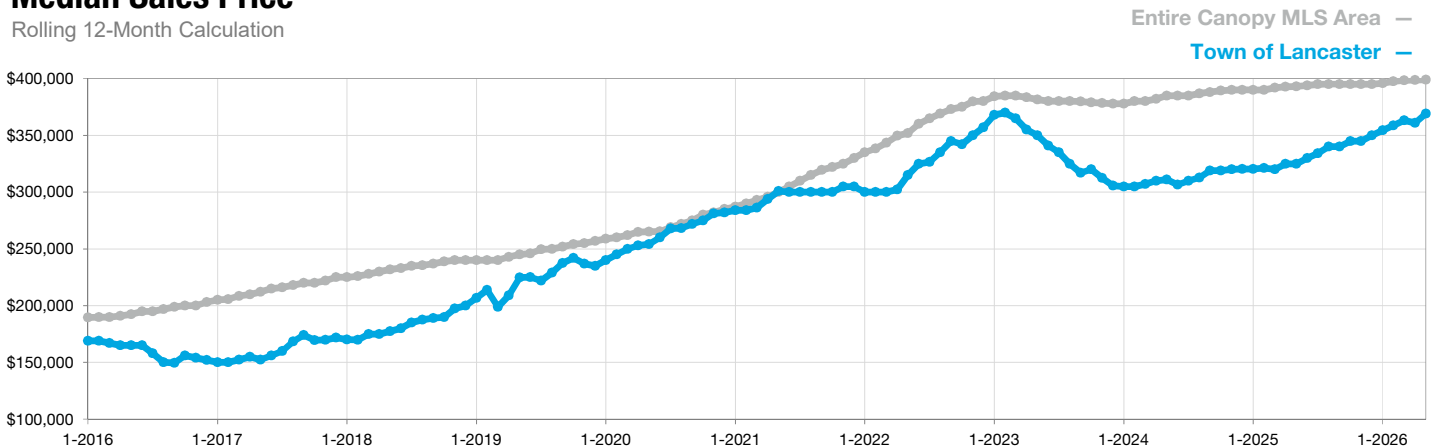
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	119	104	- 12.6%	527	521	- 1.1%
Pending Sales	92	82	- 10.9%	368	381	+ 3.5%
Closed Sales	73	67	- 8.2%	296	331	+ 11.8%
Median Sales Price*	\$315,000	\$387,000	+ 22.9%	\$324,928	\$374,900	+ 15.4%
Average Sales Price*	\$380,191	\$434,897	+ 14.4%	\$380,506	\$409,261	+ 7.6%
Percent of Original List Price Received*	96.3%	96.2%	- 0.1%	96.1%	95.4%	- 0.7%
List to Close	104	117	+ 12.5%	101	122	+ 20.8%
Days on Market Until Sale	55	74	+ 34.5%	56	78	+ 39.3%
Cumulative Days on Market Until Sale	72	86	+ 19.4%	60	88	+ 46.7%
Average List Price	\$424,976	\$392,193	- 7.7%	\$438,283	\$422,691	- 3.6%
Inventory of Homes for Sale	247	289	+ 17.0%	--	--	--
Months Supply of Inventory	3.7	4.2	+ 13.5%	--	--	--

\* 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.



### Median Sales Price

Rolling 12-Month Calculation



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

# Local Market Update for May 2026

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

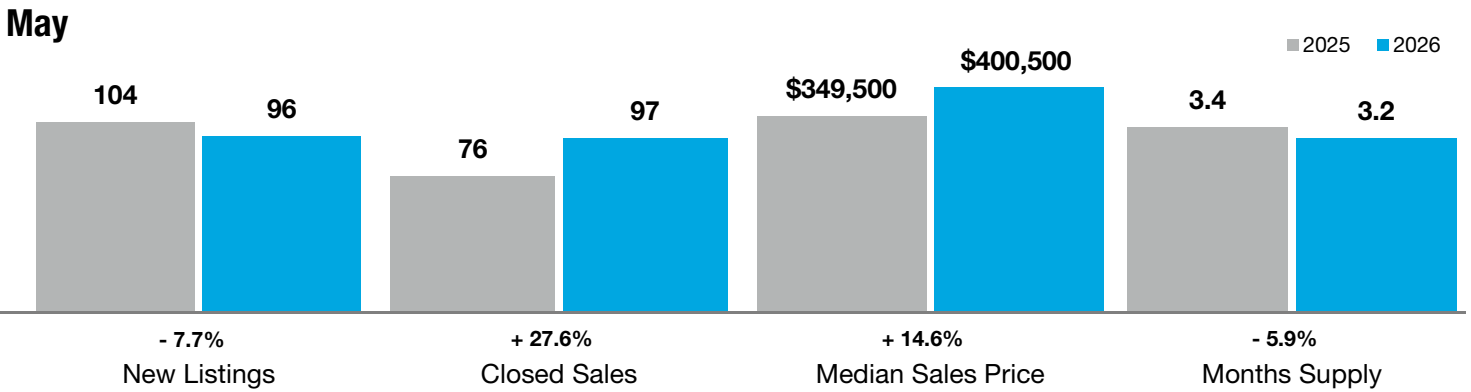


## Town of York

South Carolina

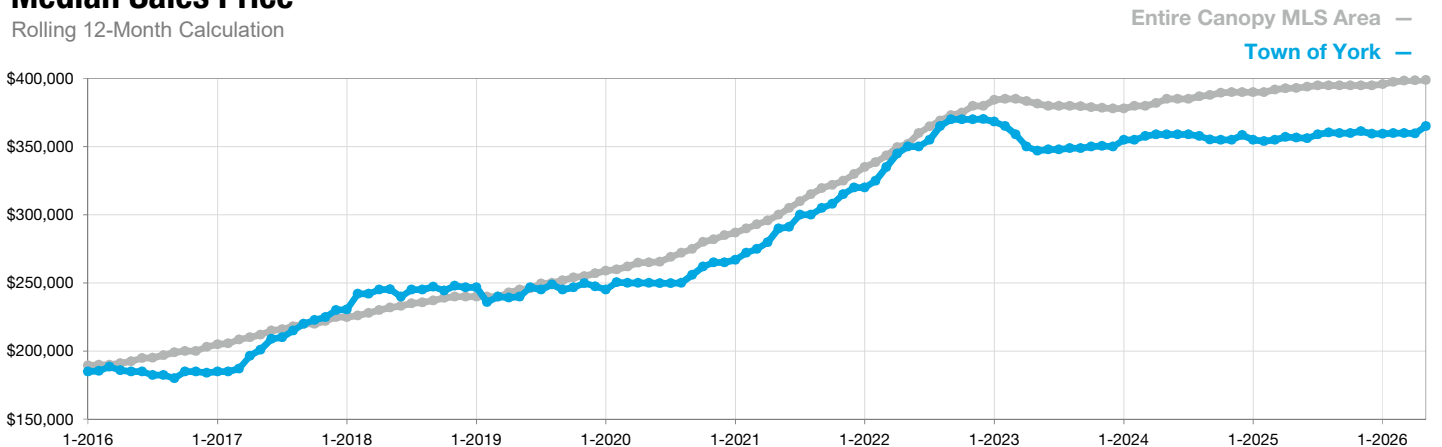
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	104	96	- 7.7%	418	474	+ 13.4%
Pending Sales	67	79	+ 17.9%	328	369	+ 12.5%
Closed Sales	76	97	+ 27.6%	296	303	+ 2.4%
Median Sales Price*	\$349,500	\$400,500	+ 14.6%	\$358,000	\$371,900	+ 3.9%
Average Sales Price*	\$423,482	\$483,922	+ 14.3%	\$422,442	\$454,641	+ 7.6%
Percent of Original List Price Received*	96.4%	96.2%	- 0.2%	96.4%	94.9%	- 1.6%
List to Close	96	95	- 1.0%	107	110	+ 2.8%
Days on Market Until Sale	62	57	- 8.1%	64	67	+ 4.7%
Cumulative Days on Market Until Sale	71	65	- 8.5%	70	78	+ 11.4%
Average List Price	\$519,677	\$447,640	- 13.9%	\$480,721	\$473,804	- 1.4%
Inventory of Homes for Sale	203	214	+ 5.4%	--	--	--
Months Supply of Inventory	3.4	3.2	- 5.9%	--	--	--

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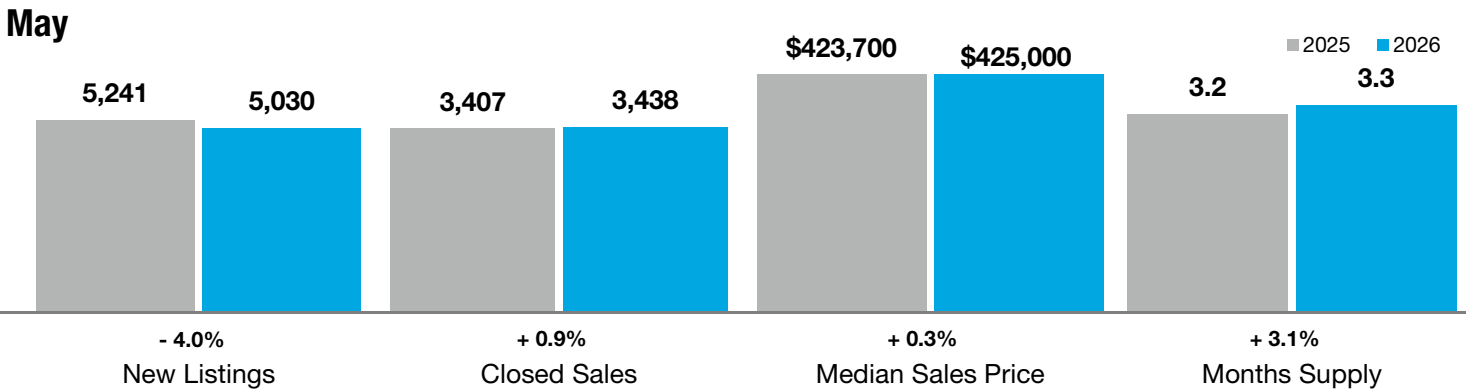


## Charlotte MSA

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

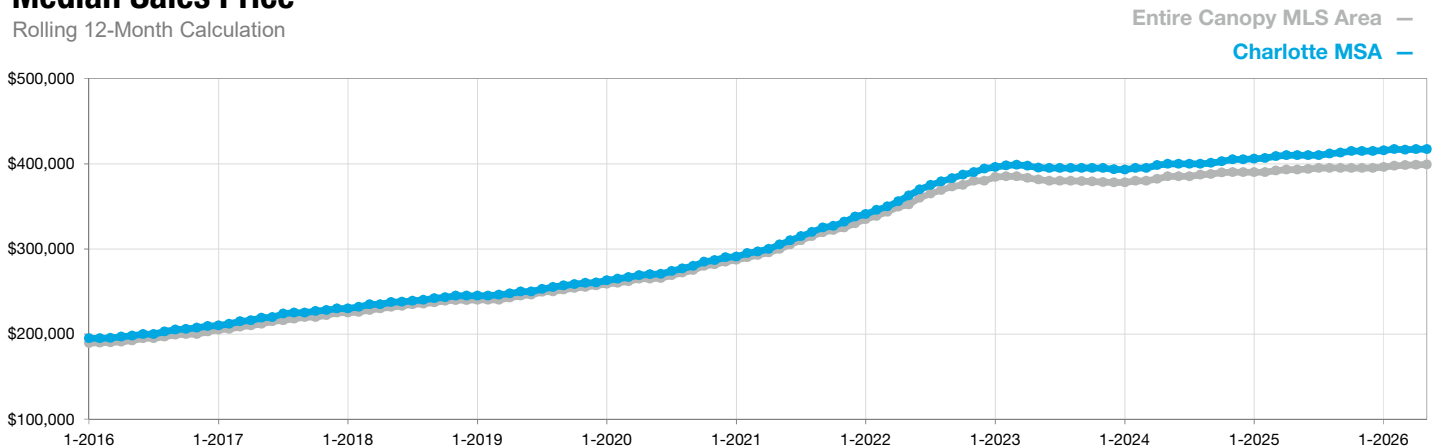
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	5,241	5,030	- 4.0%	21,856	22,578	+ 3.3%
Pending Sales	3,432	3,725	+ 8.5%	15,814	16,587	+ 4.9%
Closed Sales	3,407	3,438	+ 0.9%	14,000	13,718	- 2.0%
Median Sales Price*	\$423,700	\$425,000	+ 0.3%	\$410,000	\$412,868	+ 0.7%
Average Sales Price*	\$543,639	\$552,845	+ 1.7%	\$524,793	\$528,362	+ 0.7%
Percent of Original List Price Received*	96.9%	96.7%	- 0.2%	96.5%	95.8%	- 0.7%
List to Close	86	89	+ 3.5%	94	102	+ 8.5%
Days on Market Until Sale	42	45	+ 7.1%	49	58	+ 18.4%
Cumulative Days on Market Until Sale	48	52	+ 8.3%	56	67	+ 19.6%
Average List Price	\$588,056	\$610,919	+ 3.9%	\$560,221	\$576,458	+ 2.9%
Inventory of Homes for Sale	9,278	9,968	+ 7.4%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--

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