

Charlotte Region Rental Report – January 2025

A research tool provided by the Canopy Realtor® Association
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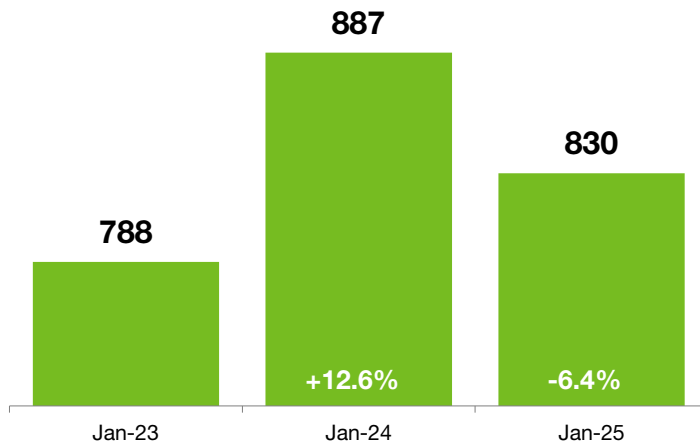


Activity for the Charlotte Region

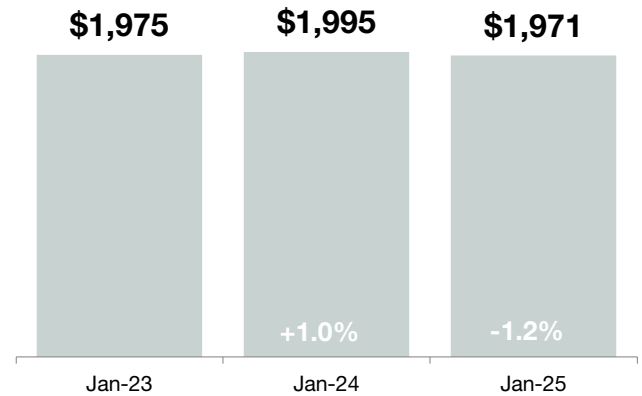
Includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina and Chester, Chesterfield, Cleveland, and York Counties in South Carolina

	January			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
Number of Active Rentals	1,781	1,874	+5.2%	--	--	--
Number of Properties Leased	887	830	-6.4%	887	830	-6.4%
Average Monthly Lease Price	\$1,995	\$1,971	-1.2%	\$1,995	\$1,971	-1.2%

Number of Properties Leased

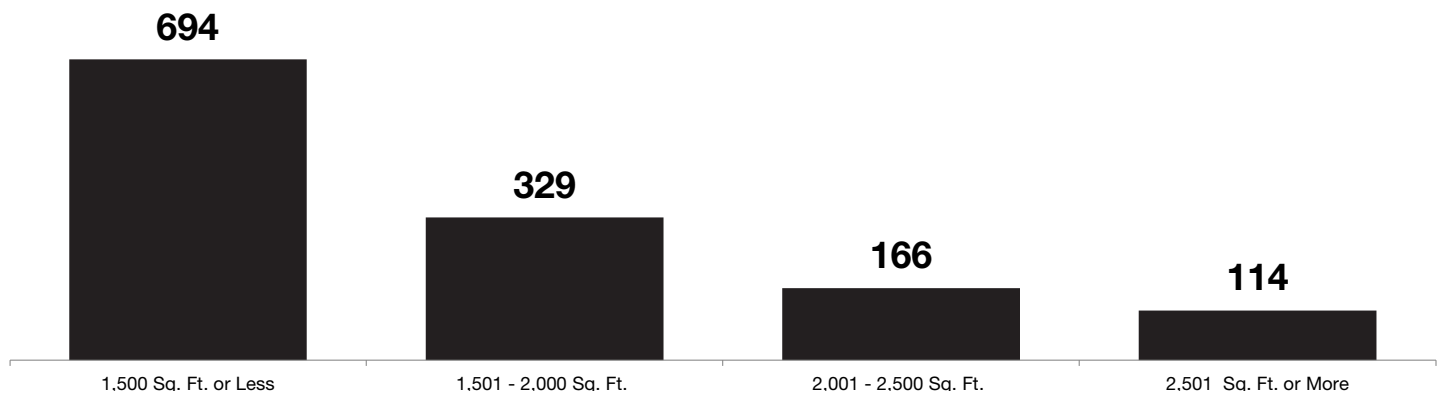


Average Monthly Lease Price



Number of Active Rentals by Total Finished Square Footage

The sum of these segments is not equal to Number of Active Rentals.



This report provides a sample/representation of the rental activity that occurred during the time period shown. It is based on limited historical records, and not all information for each rental is complete. Report provided by the Canopy Realtor® Association. Canopy Realtor® Association does not guarantee nor is it responsible for the accuracy of the data provided in this report. Data maintained by Canopy Realtor® Association may not reflect all real estate activity in these areas.

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Activity by Area

	Active Rentals			Properties Leased			Avg Monthly Lease Price		
	For the Current Time Period			For the 12 Months Ending...			For the 12 Months Ending...		
	Jan-24	Jan-25	Percent Change	Jan-24	Jan-25	Percent Change	Jan-24	Jan-25	Percent Change
The Charlotte Region	1,781	1,874	+5.2%	10,970	10,857	-1.0%	\$2,022	\$2,046	+1.2%
Charlotte MSA	1,547	1,668	+7.8%	9,832	9,670	-1.6%	\$2,055	\$2,080	+1.2%
Alexander County, NC	3	3	0.0%	9	18	+100.0%	\$1,454	\$1,316	-9.5%
Anson County, NC	1	0	-100.0%	5	2	-60.0%	\$1,238	\$1,650	+33.3%
Cabarrus County, NC	127	120	-5.5%	899	945	+5.1%	\$1,877	\$1,931	+2.9%
Chester County, SC	2	3	+50.0%	7	29	+314.3%	\$1,448	\$982	-32.1%
Chesterfield County, SC	0	2	--	1	4	+300.0%	\$900	\$1,125	+25.0%
Cleveland County, SC	7	8	+14.3%	71	65	-8.5%	\$1,346	\$1,584	+17.7%
Gaston County, NC	99	115	+16.2%	783	760	-2.9%	\$1,572	\$1,608	+2.3%
Iredell County, NC	180	149	-17.2%	859	869	+1.2%	\$1,883	\$1,930	+2.5%
Lincoln County, NC	41	27	-34.1%	294	268	-8.8%	\$1,711	\$1,756	+2.6%
Mecklenburg County, NC	1,096	1,221	+11.4%	6,404	6,294	-1.7%	\$2,149	\$2,166	+0.8%
Montgomery County, NC	5	2	-60.0%	4	8	+100.0%	\$1,500	\$1,813	+20.8%
Stanly County, NC	8	11	+37.5%	76	84	+10.5%	\$1,395	\$1,473	+5.6%
Union County, NC	75	89	+18.7%	674	637	-5.5%	\$2,241	\$2,271	+1.3%
Lancaster County, SC	17	20	+17.6%	99	113	+14.1%	\$2,293	\$2,308	+0.7%
York County, SC	73	60	-17.8%	479	428	-10.6%	\$2,065	\$2,143	+3.8%
City of Charlotte, NC	979	1,090	+11.3%	5,510	5,453	-1.0%	\$2,124	\$2,143	+0.9%
Concord, NC	72	64	-11.1%	537	600	+11.7%	\$1,853	\$1,913	+3.2%
Davidson, NC	8	17	+112.5%	113	102	-9.7%	\$2,493	\$2,487	-0.2%
Denver, NC	19	17	-10.5%	115	105	-8.7%	\$2,109	\$2,182	+3.4%
Gastonia, NC	44	70	+59.1%	392	379	-3.3%	\$1,484	\$1,515	+2.0%
Huntersville, NC	41	48	+17.1%	341	303	-11.1%	\$2,285	\$2,339	+2.4%
Kannapolis, NC	35	36	+2.9%	200	218	+9.0%	\$1,575	\$1,607	+2.0%
Lincolnton, NC	18	6	-66.7%	158	123	-22.2%	\$1,402	\$1,327	-5.3%
Matthews, NC	25	25	0.0%	219	230	+5.0%	\$2,177	\$2,227	+2.3%
Monroe, NC	27	50	+85.2%	237	231	-2.5%	\$1,963	\$2,004	+2.1%
Mooresville, NC	98	90	-8.2%	547	526	-3.8%	\$2,063	\$2,054	-0.4%
Salisbury, NC	8	8	0.0%	109	89	-18.3%	\$1,452	\$1,481	+2.0%
Statesville, NC	51	36	-29.4%	239	250	+4.6%	\$1,437	\$1,595	+11.0%
Waxhaw, NC	21	15	-28.6%	168	145	-13.7%	\$2,755	\$2,759	+0.2%
Fort Mill, SC	21	20	-4.8%	168	173	+3.0%	\$2,344	\$2,417	+3.1%
Rock Hill, SC	37	30	-18.9%	197	171	-13.2%	\$1,772	\$1,827	+3.1%
Lake Norman	101	109	+7.9%	482	505	+4.8%	\$2,405	\$2,352	-2.2%
Lake Wylie	20	15	-25.0%	135	130	-3.7%	\$2,652	\$2,684	+1.2%
Uptown Charlotte	49	71	+44.9%	163	181	+11.0%	\$2,200	\$2,118	-3.7%

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Current as of February 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.