

# Charlotte Region Rental Report – February 2025

A research tool provided by the Canopy Realtor® Association  
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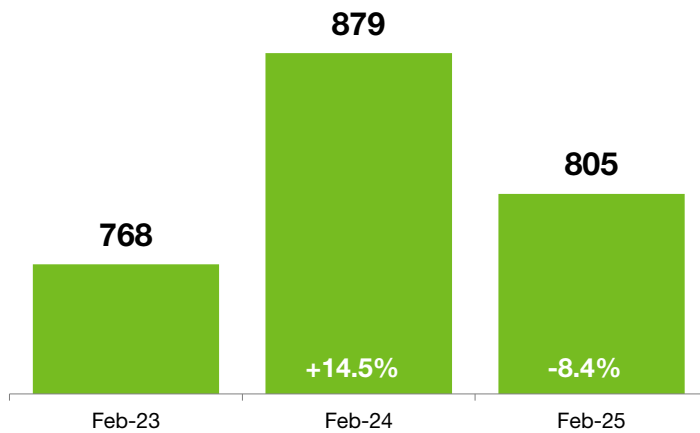


## Activity for the Charlotte Region

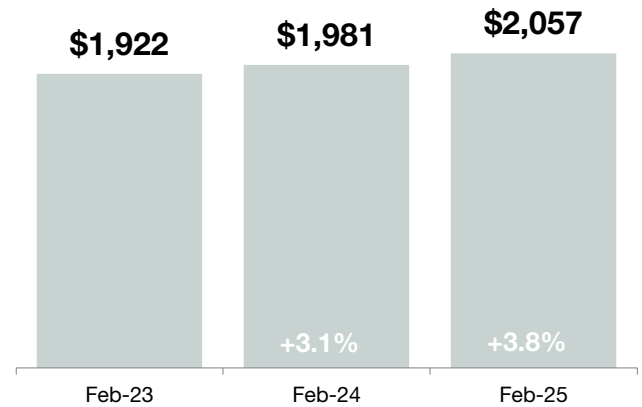
Includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina and Chester, Chesterfield, Cleveland, and York Counties in South Carolina

	February			Year to Date		
	2024	2025	Percent Change	2024	2025	Percent Change
<b>Number of Active Rentals</b>	1,668	<b>1,867</b>	+11.9%	--	--	--
<b>Number of Properties Leased</b>	879	<b>805</b>	-8.4%	1,766	<b>1,655</b>	-6.3%
<b>Average Monthly Lease Price</b>	\$1,981	<b>\$2,057</b>	+3.8%	\$1,988	<b>\$2,014</b>	+1.3%

### Number of Properties Leased

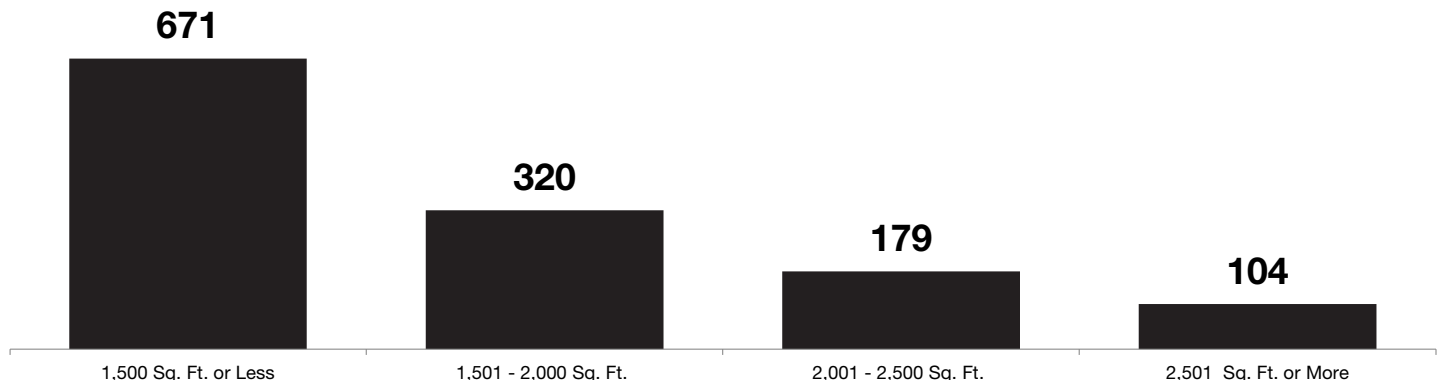


### Average Monthly Lease Price



### Number of Active Rentals by Total Finished Square Footage

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



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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...		
	Feb-24	Feb-25	Percent Change	Feb-24	Feb-25	Percent Change	Feb-24	Feb-25	Percent Change
The Charlotte Region	1,668	1,867	+11.9%	11,081	10,806	-2.5%	\$2,026	\$2,052	+1.3%
Charlotte MSA	1,452	1,689	+16.3%	9,924	9,622	-3.0%	\$2,058	\$2,087	+1.4%
Alexander County, NC	9	2	-77.8%	10	19	+90.0%	\$1,436	\$1,463	+1.9%
Anson County, NC	4	1	-75.0%	4	2	-50.0%	\$1,183	\$1,650	+39.4%
Cabarrus County, NC	116	119	+2.6%	916	942	+2.8%	\$1,887	\$1,926	+2.1%
Chester County, SC	3	1	-66.7%	7	30	+328.6%	\$1,445	\$1,012	-30.0%
Chesterfield County, SC	0	2	--	1	4	+300.0%	\$900	\$1,125	+25.0%
Cleveland County, SC	6	10	+66.7%	72	64	-11.1%	\$1,346	\$1,590	+18.2%
Gaston County, NC	86	106	+23.3%	797	762	-4.4%	\$1,585	\$1,593	+0.5%
Iredell County, NC	169	141	-16.6%	879	857	-2.5%	\$1,885	\$1,927	+2.2%
Lincoln County, NC	37	25	-32.4%	303	262	-13.5%	\$1,682	\$1,792	+6.6%
Mecklenburg County, NC	1,037	1,242	+19.8%	6,475	6,255	-3.4%	\$2,154	\$2,177	+1.1%
Montgomery County, NC	3	1	-66.7%	6	6	0.0%	\$1,667	\$1,750	+5.0%
Stanly County, NC	6	6	0.0%	72	94	+30.6%	\$1,370	\$1,468	+7.2%
Union County, NC	63	87	+38.1%	676	640	-5.3%	\$2,232	\$2,281	+2.2%
Lancaster County, SC	21	26	+23.8%	92	118	+28.3%	\$2,303	\$2,306	+0.1%
York County, SC	67	59	-11.9%	477	418	-12.4%	\$2,065	\$2,157	+4.5%
City of Charlotte, NC	931	1,123	+20.6%	5,574	5,429	-2.6%	\$2,127	\$2,156	+1.3%
Concord, NC	68	57	-16.2%	545	605	+11.0%	\$1,857	\$1,910	+2.8%
Davidson, NC	12	12	0.0%	115	103	-10.4%	\$2,502	\$2,471	-1.3%
Denver, NC	18	15	-16.7%	116	109	-6.0%	\$2,082	\$2,226	+6.9%
Gastonia, NC	46	64	+39.1%	396	390	-1.5%	\$1,511	\$1,501	-0.6%
Huntersville, NC	37	44	+18.9%	336	297	-11.6%	\$2,305	\$2,351	+2.0%
Kannapolis, NC	33	41	+24.2%	205	217	+5.9%	\$1,589	\$1,606	+1.1%
Lincolnton, NC	13	7	-46.2%	168	112	-33.3%	\$1,369	\$1,343	-1.9%
Matthews, NC	26	23	-11.5%	224	226	+0.9%	\$2,192	\$2,221	+1.3%
Monroe, NC	15	51	+240.0%	241	235	-2.5%	\$1,967	\$2,019	+2.6%
Mooresville, NC	99	90	-9.1%	547	526	-3.8%	\$2,073	\$2,040	-1.6%
Salisbury, NC	7	15	+114.3%	104	88	-15.4%	\$1,422	\$1,487	+4.6%
Statesville, NC	46	36	-21.7%	255	239	-6.3%	\$1,448	\$1,606	+10.9%
Waxhaw, NC	21	13	-38.1%	166	147	-11.4%	\$2,718	\$2,796	+2.9%
Fort Mill, SC	22	24	+9.1%	162	174	+7.4%	\$2,363	\$2,415	+2.2%
Rock Hill, SC	29	29	0.0%	199	164	-17.6%	\$1,772	\$1,836	+3.6%
Lake Norman	101	111	+9.9%	476	512	+7.6%	\$2,411	\$2,337	-3.1%
Lake Wylie	22	9	-59.1%	132	133	+0.8%	\$2,656	\$2,703	+1.8%
Uptown Charlotte	46	68	+47.8%	165	175	+6.1%	\$2,194	\$2,136	-2.6%

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