

Charlotte Region Rental Report – April 2025

A research tool provided by the Canopy Realtor® Association
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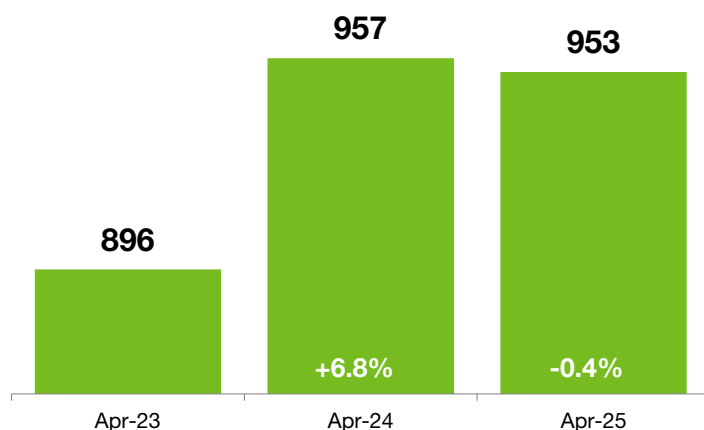


Activity for the Charlotte Region

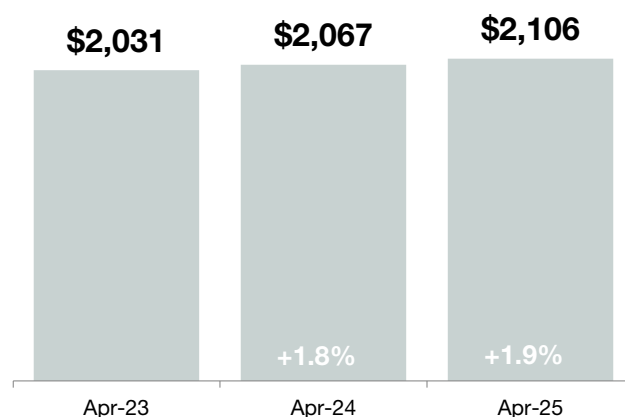
Includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union Counties in North Carolina and Chester, Chesterfield, Cleveland, and York Counties in South Carolina

| | April | | | Year to Date | | |
|-----------------------------|---------|---------|----------------|--------------|---------|----------------|
| | 2024 | 2025 | Percent Change | 2024 | 2025 | Percent Change |
| Number of Active Rentals | 1,574 | 1,599 | +1.6% | -- | -- | -- |
| Number of Properties Leased | 957 | 953 | -0.4% | 3,740 | 3,664 | -2.0% |
| Average Monthly Lease Price | \$2,067 | \$2,106 | +1.9% | \$2,024 | \$2,060 | +1.8% |

Number of Properties Leased

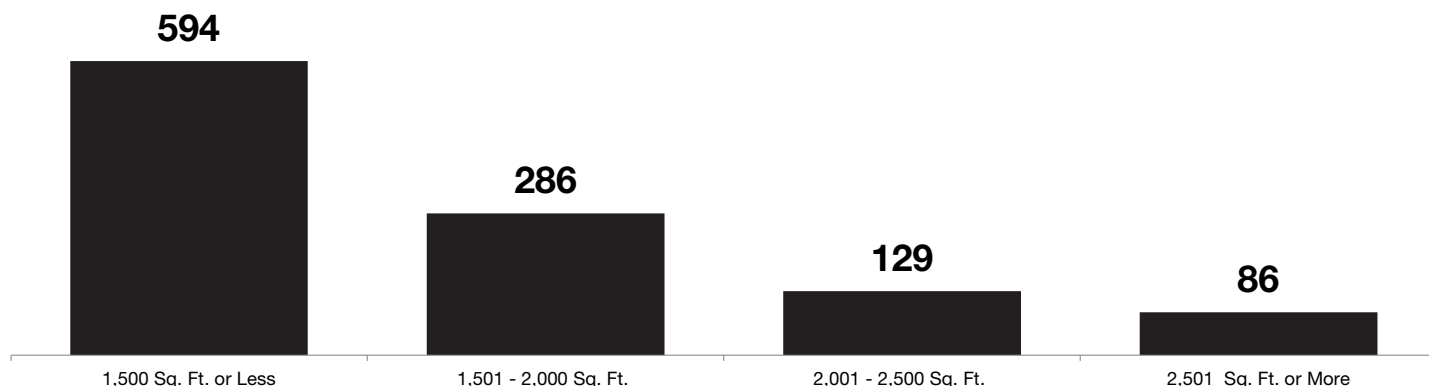


Average Monthly Lease Price



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... | | |
| | Apr-24 | Apr-25 | Percent Change | Apr-24 | Apr-25 | Percent Change | Apr-24 | Apr-25 | Percent Change |
| The Charlotte Region | 1,574 | 1,599 | +1.6% | 11,199 | 10,845 | -3.2% | \$2,037 | \$2,060 | +1.1% |
| Charlotte MSA | 1,407 | 1,420 | +0.9% | 9,941 | 9,725 | -2.2% | \$2,071 | \$2,091 | +1.0% |
| Alexander County, NC | 11 | 0 | -100.0% | 13 | 17 | +30.8% | \$1,387 | \$1,496 | +7.9% |
| Anson County, NC | 0 | 0 | -- | 6 | 2 | -66.7% | \$1,370 | \$1,050 | -23.4% |
| Cabarrus County, NC | 88 | 75 | -14.8% | 916 | 948 | +3.5% | \$1,893 | \$1,932 | +2.0% |
| Chester County, SC | 6 | 1 | -83.3% | 7 | 33 | +371.4% | \$1,445 | \$1,042 | -27.9% |
| Chesterfield County, SC | 2 | 2 | 0.0% | 1 | 4 | +300.0% | \$900 | \$1,125 | +25.0% |
| Cleveland County, SC | 7 | 11 | +57.1% | 70 | 73 | +4.3% | \$1,406 | \$1,556 | +10.7% |
| Gaston County, NC | 108 | 77 | -28.7% | 758 | 803 | +5.9% | \$1,601 | \$1,601 | +0.0% |
| Iredell County, NC | 111 | 127 | +14.4% | 956 | 807 | -15.6% | \$1,896 | \$1,953 | +3.0% |
| Lincoln County, NC | 26 | 22 | -15.4% | 296 | 256 | -13.5% | \$1,679 | \$1,820 | +8.4% |
| Mecklenburg County, NC | 1,008 | 1,100 | +9.1% | 6,531 | 6,353 | -2.7% | \$2,161 | \$2,185 | +1.1% |
| Montgomery County, NC | 2 | 1 | -50.0% | 7 | 5 | -28.6% | \$1,671 | \$1,760 | +5.3% |
| Stanly County, NC | 14 | 16 | +14.3% | 79 | 91 | +15.2% | \$1,360 | \$1,480 | +8.8% |
| Union County, NC | 65 | 65 | 0.0% | 688 | 637 | -7.4% | \$2,249 | \$2,270 | +0.9% |
| Lancaster County, SC | 16 | 11 | -31.3% | 85 | 125 | +47.1% | \$2,371 | \$2,227 | -6.1% |
| York County, SC | 78 | 41 | -47.4% | 474 | 383 | -19.2% | \$2,100 | \$2,159 | +2.8% |
| City of Charlotte, NC | 905 | 1,002 | +10.7% | 5,646 | 5,518 | -2.3% | \$2,135 | \$2,163 | +1.3% |
| Concord, NC | 58 | 46 | -20.7% | 549 | 594 | +8.2% | \$1,865 | \$1,919 | +2.9% |
| Davidson, NC | 15 | 12 | -20.0% | 109 | 107 | -1.8% | \$2,540 | \$2,560 | +0.8% |
| Denver, NC | 19 | 11 | -42.1% | 108 | 119 | +10.2% | \$2,150 | \$2,185 | +1.6% |
| Gastonia, NC | 60 | 43 | -28.3% | 373 | 419 | +12.3% | \$1,524 | \$1,516 | -0.5% |
| Huntersville, NC | 27 | 25 | -7.4% | 319 | 318 | -0.3% | \$2,329 | \$2,337 | +0.3% |
| Kannapolis, NC | 22 | 27 | +22.7% | 213 | 223 | +4.7% | \$1,625 | \$1,613 | -0.7% |
| Lincolnton, NC | 5 | 6 | +20.0% | 170 | 105 | -38.2% | \$1,365 | \$1,348 | -1.3% |
| Matthews, NC | 18 | 24 | +33.3% | 226 | 227 | +0.4% | \$2,209 | \$2,217 | +0.3% |
| Monroe, NC | 30 | 40 | +33.3% | 255 | 235 | -7.8% | \$1,981 | \$2,016 | +1.7% |
| Mooresville, NC | 83 | 77 | -7.2% | 575 | 493 | -14.3% | \$2,065 | \$2,085 | +1.0% |
| Salisbury, NC | 8 | 12 | +50.0% | 101 | 91 | -9.9% | \$1,449 | \$1,465 | +1.1% |
| Statesville, NC | 15 | 24 | +60.0% | 288 | 229 | -20.5% | \$1,511 | \$1,618 | +7.1% |
| Waxhaw, NC | 9 | 6 | -33.3% | 169 | 140 | -17.2% | \$2,748 | \$2,814 | +2.4% |
| Fort Mill, SC | 21 | 25 | +19.0% | 164 | 175 | +6.7% | \$2,396 | \$2,445 | +2.0% |
| Rock Hill, SC | 37 | 13 | -64.9% | 191 | 147 | -23.0% | \$1,776 | \$1,839 | +3.6% |
| Lake Norman | 98 | 87 | -11.2% | 489 | 512 | +4.7% | \$2,418 | \$2,351 | -2.8% |
| Lake Wylie | 23 | 15 | -34.8% | 135 | 121 | -10.4% | \$2,673 | \$2,695 | +0.8% |
| Uptown Charlotte | 44 | 48 | +9.1% | 191 | 171 | -10.5% | \$2,190 | \$2,170 | -0.9% |

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