

NC Residential Permits Surge: What It Means for Charlotte

A significant increase in statewide construction activity points to shifts ahead for Charlotte's housing market.

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THE DATA

7.9%

Increase in Residential Permits (June over May 2026)

North Carolina saw a notable month-over-month increase in residential permits, indicating an expanding pipeline for new housing supply.

Residential permitting across North Carolina increased by 7.9% in June 2026 compared to May 2026. This follows a 13.1% year-over-year rise from June 2025, signaling a growing commitment to addressing housing demand statewide. This trend suggests a foundational shift in the region's housing supply dynamics.



Source: Federal Reserve Bank of Richmond · Published August 12, 2026 · https://www.richmondfed.org/research/data/economic_snapshot/north_carolina

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Charlotte's Supply Pipeline Expands, Easing Pressure



The statewide surge in residential permits directly impacts Charlotte by feeding its new construction pipeline. An increased number of authorized permits means more homes are planned for future delivery, a crucial factor in mitigating the city's long-standing housing supply challenges. This influx could gradually lead to more options for Charlotte buyers and renters.



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Market Rebalancing: Buyer & Seller Dynamics Shift

As North Carolina's residential permitting accelerates, Charlotte's market could experience a rebalancing of power between buyers and sellers. While home values in North Carolina still grew 2.4% from Q1 2025 to Q1 2026, increased supply could temper rapid price appreciation and introduce more negotiation opportunities. This evolving landscape requires nuanced local market understanding for strategic decisions.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Designated Broker, ALEX.RealEstate
Chair & CEO, ALEX

+1 713.591.9902 · diane@alex.realestate



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