

#1 Best in North Carolina Real Estate™: Charlotte — ALEX Intelligence 2026

-17.1%: Charlotte's New Home Approvals Drop

Fastest decline in North Carolina's metro markets — ALEX Intelligence 2026

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THE DATA

-17.1%

One-Year Change in One-Unit Homes Permitted (2025)

Charlotte's new home construction pace slowed sharply in 2025 compared to 2024.

This decline reflects a hard pivot in supply strategy across the metro, with Mecklenburg County leading in permits but still seeing a steep drop. The contraction is not uniform—while Union and Gaston remain active, the broader market is entering a supply correction phase. This is not a cyclical dip but a structural recalibration driven by rising land and labor costs, not demand.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-13-charlotte-permits-market-change>





01

Supply Contraction Favors Existing Homeowners

This is not a sign of weakness but of maturity—Charlotte's market is transitioning from a supply-driven phase to a scarcity-driven one, where quality and location matter more than quantity.



02

The Urban Core is Outpacing Suburbs in Permits

The divergence between urban cores and outer suburbs suggests that future value will be concentrated in areas with infrastructure, transit access, and workforce integration—not just proximity to highways or zoning for sprawl.

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

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