

ECONOMIC INDICATORS

CITY OF CHARLOTTE

OFFICE OF STRATEGY AND BUDGET

August 28, 2025

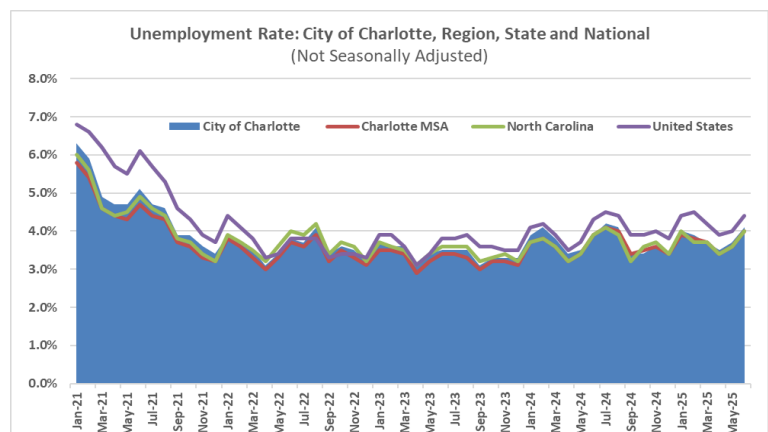
About the Report and Highlights

This report provides latest economic data on the national, state and the Charlotte region (Charlotte Metropolitan Statistical Area). Economic indicators presented include; unemployment, employment, housing and residential construction, sales tax revenues, consumer and small business confidence, real gross domestic product, and consumer price index. Some key highlights of the report include:

- The city of Charlotte's unemployment rate in June 2025 was 4.1 percent
- The Charlotte MSA nonfarm employment increased in July 2025 by 2.8 percent which represents about 44.3 percent of the state total job growth over the last 12 months
- City of Charlotte's median home sales price increased by 3.5 percent and number of homes sold decreased by 5.9 percent in July 2025 compared to July 2024
- The number of housing units permitted in the city of Charlotte for July 2025 year-to-date totaled 6,659, representing a 33% decline from the 9,928 units permitted during the same period last year.
- General Fund Sales tax revenue increased by 1.2 percent in first four months of FY 2025 compared to same time period last year
- Consumer confidence rose in July 2025 as consumers were optimistic about future business conditions and small business optimism rose too as businesses are optimistic about the future
- Between 2022 and 2023, Charlotte MSA GDP grew by 4.7 percent; a growth rate higher than that of the state and nation which grew at 3.0 percent and 2.9 percent respectively
- Compared to July 2024, consumer price index increased by 2.7 percent in July 2025, not seasonally adjusted. The food component of the index grew by 2.9 percent, the energy component fell by 1.6 percent and "all items less food and energy" grew by 3.1 percent

Unemployment

The city of Charlotte's unemployment rate (not seasonally adjusted) stood at 4.1 percent in June 2025, rising by 20 basis points from 3.9 percent in June 2024. The chart on the right shows monthly unemployment rate, not seasonally adjusted. The State's and Charlotte region's unemployment rate stood at 4.0 percent, a rate slightly higher than the city's but lower than the nation's which stood at 4.4 percent.



Source: Bureau of Labor Statistics and North Carolina Department of Commerce
June 2025 numbers are preliminary estimates and subject to revision

The national unemployment rate was 4.4 percent, up from 4.3 percent in June 2024. The broadest measure of underemployment (also known as the U-6 unemployment rate) which includes workers who are out of the labor force but would take a job if offered and workers who are working part-time but would prefer full-time work increased from 7.4 percent in June 2024 to 7.7 percent in June 2025.

Unemployment Rate: Charlotte Region and Comparison Areas			
	Jun-25	Jun-24	Change
Charlotte MSA	4.0%	3.9%	+0.1%
Raleigh MSA	3.4%	3.4%	0.0%
Greensboro MSA	4.5%	4.4%	+0.1%
Atlanta MSA	3.6%	3.8%	-0.2%
North Carolina	4.0%	3.9%	+0.1%
United States	4.4%	4.3%	+0.1%

Source: Bureau of Labor Statistics and North Carolina Department of Commerce
June 2024 numbers are preliminary estimates and subject to revision

Jobs/Employment

Statewide nonagricultural employment (seasonally unadjusted) increased year-over-year in July 2025 by 1.8 percent (adding 87,300 jobs) to 5.05 million jobs from about 5.0 million jobs in July 2024. The Charlotte

Year-over-Year Job Change and Growth in Select Industries, July 2025 (Not Seasonally Adjusted)				
Industry Sector	Charlotte MSA		North Carolina	
	Change	Growth	Change	Growth
Construction of Buildings	600	3.6%	2,200	3.5%
Manufacturing	(2,100)	-1.9%	(7,600)	-1.6%
Trade, Transportation & Utilities	3,300	1.2%	9,800	1.0%
Information	(300)	-1.1%	(800)	-0.9%
Financial Activities	1,600	1.3%	3,300	1.1%
Professional & Business Services	11,000	4.9%	21,900	3.0%
Management of Companies & Enterprises	1,900	4.6%	1,100	1.3%
Education & Health Services	9,100	6.2%	25,600	3.7%
Leisure & Hospitality	6,400	4.0%	7,900	1.4%
Other Services	1,500	2.7%	4,100	2.1%
Government	4,600	2.9%	11,800	1.7%
Federal	300	2.6%	(300)	-0.4%
State Government	1,200	4.5%	5,500	2.6%
Local Government	3,100	2.5%	6,600	1.6%
Total Nonfarm	38,700	2.8%	87,300	1.8%

Source: US Bureau of Labor Statistics

MSA area nonfarm employment increased year-over-year in July 2025 by 2.8 percent (adding 38,700 jobs) to 1.41 million jobs from 1.37 million jobs in July 2024. These 38,700 added jobs represent about 44.3% percent of the state’s total job gain over the period which speaks to the region’s economic importance in the state. The Charlotte MSA is adding jobs at a faster pace than the state and the nation. Total nonfarm employment increased

by 0.9 percent at the national level, a rate 3 times lower than that of the Charlotte MSA which increased by 2.8 percent over the same period.

In the Charlotte region, job gains were recorded in almost every sector except in the Manufacturing and Information Sectors. The table above provides a breakdown of year-over-year job change and growth in select industry sectors between July 2025 and July 2024. Manufacturing employment fell by 1.9 percent losing 2,100 jobs and Information employment fell by 1.1 percent losing 300 jobs. Education and Health

Services, Leisure and Hospitality, Management of Companies & Enterprises, Professional & Business Services, and the State Government sectors all grew by at least 4 percent over the one-year period in the Charlotte MSA. At the state level, Construction of Buildings, Education and Health Services, and Professional & Business Services sectors saw a growth of at least three percent over the one-year period.

Firm Relocations and Expansions, Second Quarter 2025

The Charlotte Regional Alliance publishes the Growth Report every quarter which tracks announced openings, hiring, investments and expansions of private sector businesses in the Charlotte region. This report captures only major gross increases in jobs (including announcements); it does not account for smaller new or expanded businesses, firm closures, or workforce reductions.

In the second quarter of 2025, the Charlotte Regional Alliance announced the addition of almost 2,500 jobs by 14 projects planning about \$1.12 billion in capital investments in the Charlotte region.

Compared to the same quarter in 2024, there was a total of 825 jobs announced with capital investments totaling \$340 million from 10 projects. The chart to the right provides a breakdown of these jobs and investment by year since 2019.



Source: The Growth Report, Charlotte Regional Alliance, July 2025

Nine of the 14 projects announced in this quarter were manufacturing-related. And out of the 14 announcements, seven were foreign-owned firms.

Charlotte Area Housing Market

Home Sales Activity

The city of Charlotte’s year-over-year home sales decreased by 5.9 percent from 1,45 homes sold in July 2024 to 1,078 homes sold in July 2025. For the entire Charlotte region, that rate decreased by 2.7 percent over the same period. The average sales price of homes sold in the city of Charlotte fell by 0.9 percent in July 2025 to \$583,650 from \$589,193 the same time last year. For the Charlotte region, average sales price increased by 0.3 percent. The number of days a home stays on the market until sale increased from 31 days to 41 days in the city of Charlotte. Properties in the region stay a little longer in the market than in the City and the number of days has increased from 37 to 48 days. The inventory of homes available for sale increased from 2,225 homes available in July 2024 to 3,015 homes available in July 2025, an increase of about 35.5 percent.

Source: The Charlotte Regional Realtor Association, Local Market Update for July 2025

City of Charlotte and Regional Housing Market Activity						
	City of Charlotte			Charlotte Region		
	Jul-24	Jul-25	Percent Change	Jul-24	Jul-25	Percent Change
New Listings	1,398	1,406	+0.6%	5,145	5,386	+4.7%
Pending Sales	1,004	1,094	+9.0%	3,659	4,103	+12.1%
Closed Sales	1,145	1,078	-5.9%	4,014	3,904	-2.7%
Median Sales Price	\$425,000	\$440,000	+3.5%	\$400,310	\$408,000	+1.9%
Average Sales Price	\$589,193	\$583,650	-0.9%	\$509,070	\$510,806	+0.3%
Percent of Original List Price Received	97.9%	97.0%	-0.9%	97.0%	95.9%	-1.1%
List to Close	78	81	+3.8%	81	86	+6.2%
Days on Market Until Sale (Cumulative)	31	41	+32.3%	37	48	+29.7%
Inventory of Homes for Sale	2,225	3,015	+35.5%	8,914	11,898	+33.5%
Months' Supply of Inventory	2.2	2.9	+31.8%	2.6	3.3	+26.9%

The table below shows number of homes sold and average sales price of some 10 selected cities in the region. The data from the Charlotte Regional Realtor Association (CRRA) shows that in July 2025, number of homes sold decreased in eight of the ten selected cities in the Charlotte compared to July 2024. Average sales price increased in five of the ten cities over the same period while average price fell for the other five cities. The cities of Davidson, Huntersville, Matthews, Mooresville, and Waxhaw are averaging home sale prices greater than the City of Charlotte's. See the table below showing number of homes sold in these cities coupled with their average sale prices.

Select Cities Housing Activity in Charlotte Region						
City	Number of Homes Sold			Average Sale Price		
	Jul-24	Jul-25	Percent Change	Jul-24	Jul-25	Percent Change
Charlotte	1,145	1,078	-5.9%	\$589,193	\$583,650	-0.9%
Concord	151	145	-4.0%	\$449,608	\$463,976	+3.2%
Davidson	58	35	-39.7%	\$901,416	\$871,781	-3.3%
Gastonia	192	129	-32.8%	\$322,381	\$326,968	+1.4%
Huntersville	122	110	-9.8%	\$633,793	\$612,152	-3.4%
Matthews	106	99	-6.6%	\$675,564	\$645,631	-4.4%
Monroe	96	104	+8.3%	\$407,995	\$433,042	+6.1%
Mooresville	119	160	+34.5%	\$643,997	\$595,069	-7.6%
Statesville	110	103	-6.4%	\$326,551	\$345,928	+5.9%
Waxhaw	98	90	-8.2%	\$748,183	\$982,381	+31.3%

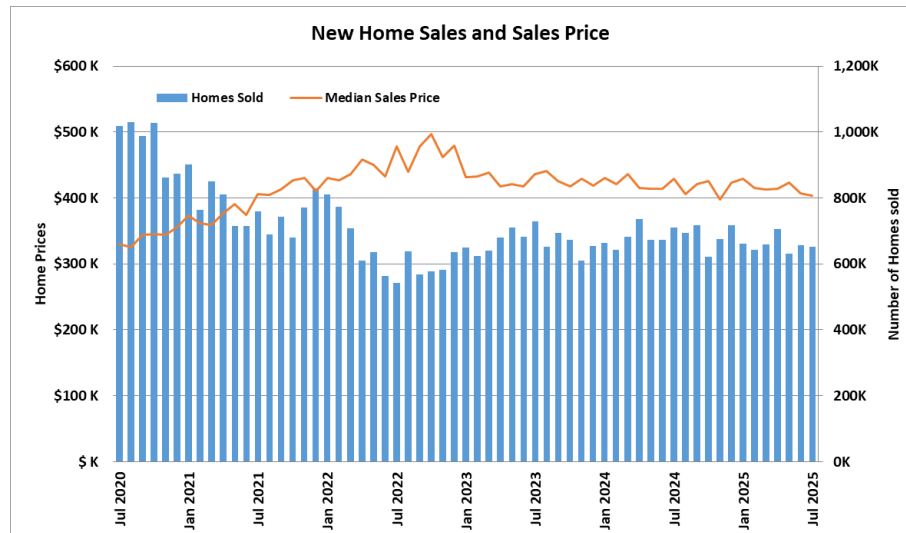
Source: The Charlotte Regional Realtor Association, Local Market Update for July 2025

National Housing Market

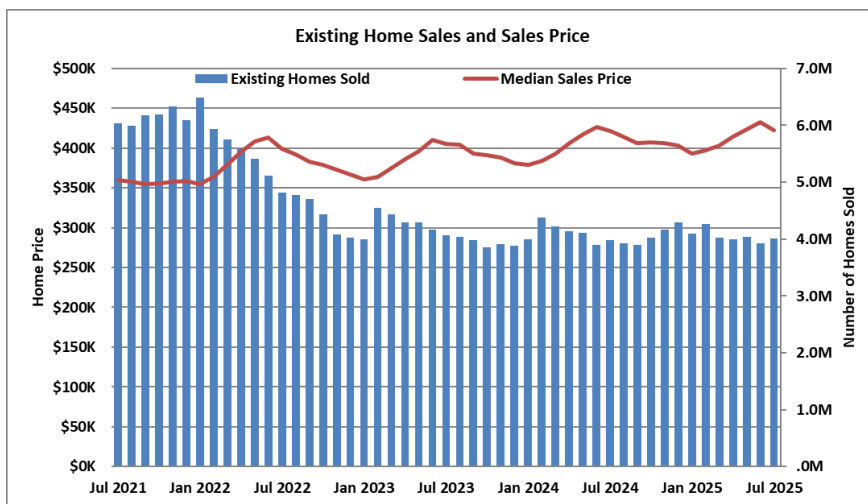
Sales of new single-family homes in July 2025 were at a seasonally adjusted rate of 652,000 compared to 710,000 in July 2024, a decrease of 8.2 percent. Compared to June 2025, the number of homes sold decreased by 0.6 percent. Median sales price of new homes sold decreased from \$429,000 in July 2024 to \$403,800 in July 2025, a decrease of about 5.9 percent. Average sales price fell by five percent over the same period.

The seasonally adjusted months' supply at current sales rate (number of months) of new homes available for sale increased from 7.9 months to 9.2 months over the same period.

New housing stock or inventory that's available for sale increased from 465,000 to 499,000 units over the same period.



Source: U.S. Census Bureau, HUD, August 25, 2025



Source: National Association of Realtors (NAR)

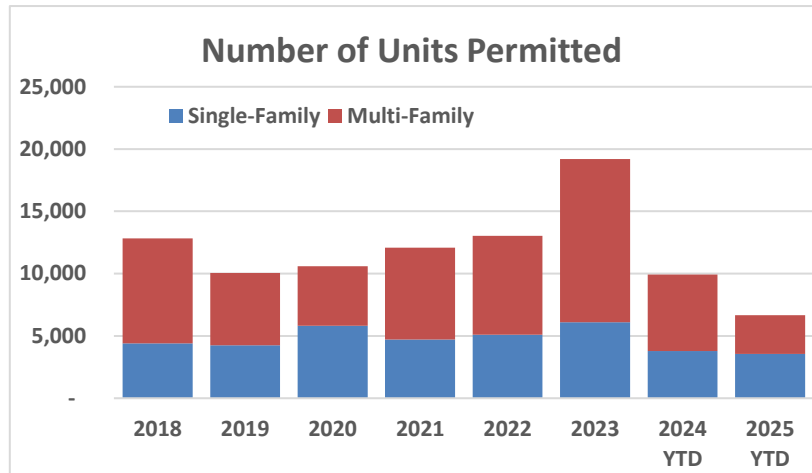
Existing home sales increased in July 2025 compared to same period last year at the national level. Sales of existing homes in July 2025 were at a seasonally adjusted rate of 4.01 million homes compared to 3.98 million homes sold same time in the previous year. This represents an increase in the number of existing homes sold by 0.8 percent. About 17.3 percent of people buying homes are buying homes in the price range of \$100,000 to \$250,000 and 35.6 percent of home buyers are buying homes \$500,000 and above.

Median existing-home sales price in July 2025 was \$422,400, which is 0.2 percent higher than the July 2024 price of \$421,400 – the 25th consecutive month of year-over-year price increases. Existing unsold housing inventory at the end of July 2025 stood at 1.55 million units (the highest inventory we have seen since 2020) which represents a 15.7 percent increase from 1.34 million units a year ago.

Charlotte Residential Building Permits

The adjacent chart presents building permits activity data in Charlotte since 2014. As of July 2025 year-to-date, there were 6,659 housing units permitted. This marks a decline of approximately 33 percent when compared to the 9,928 units permitted during the same period last year. Over the specified period, permits for multifamily units declined by 49 percent, and permits for single-family units fell by 6 percent.

In the city of Charlotte, single-family homes typically receive a certificate of occupancy within 7-8 months of a permit being issued. For multi-family units with five or more units, this timeframe extends to 18-23 months.



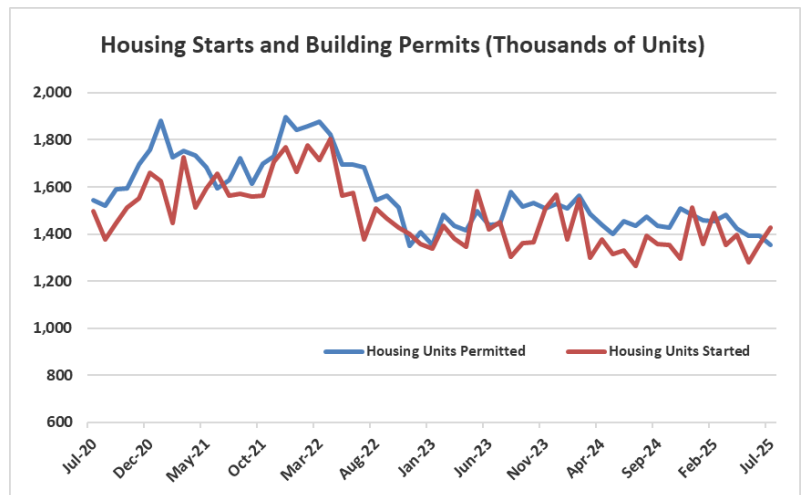
Source: Mecklenburg County's Land Use & Environmental Services Agency

While building permits have declined since 2023, the number of permitted units receiving a certificate of occupancy has increased by 74% (from 4,173 to 7,279) in July 2025 year-to-date. This suggests that older projects are now coming to life.

National New Residential Construction

Privately-owned housing units authorized by building permits July 2025 were at a seasonally adjusted annual rate of 1.35 million, a 5.7 percent decrease compared to the July 2024 rate of 1.44 million.

In July 2025, housing units started were at a seasonally adjusted annual rate of 1.43 million which represents a 12.9 percent increase compared to the July 2024 rate of 1.27 million. See the right chart showing housing units permitted and started since July 2020.



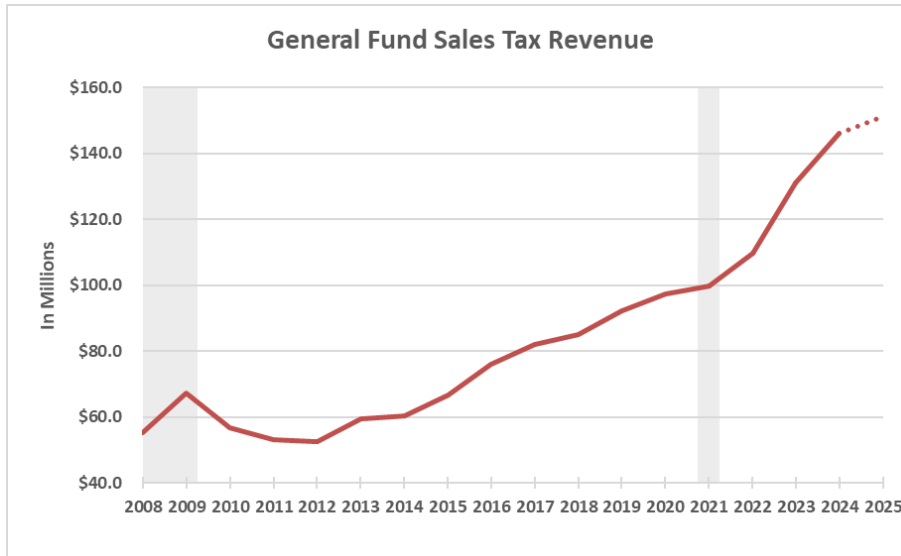
Source: U.S. Census Bureau, HUD, August 19, 2025

Single-family housing starts were at a rate of 939,000 units and for units in buildings with five units or more, the rate was 470,000. The Census Bureau defines the start of construction when excavation begins for the footings or foundation of a building. Housing completions were at a seasonally adjusted annual rate of 1.42 million, 13.5 percent lower than the July 2024 rate of 1.64 million.

Sales Tax Revenues

The North Carolina Department of Revenue, which administers sales tax, typically reports local government distributions around the 10th of each month. Year-to-date for FY 2025, the General Fund's portion of sales

tax revenue increased by 2.5% compared to the same period in FY 2024. Although consumer spending has remained stable, its growth has slowed. A key variable that can affect monthly distributions is sales tax refunds issued to nonprofit organizations, which are processed irregularly and are hard to predict. In the short term, slowing consumer demand and falling prices are expected to negatively impact sales tax revenue.



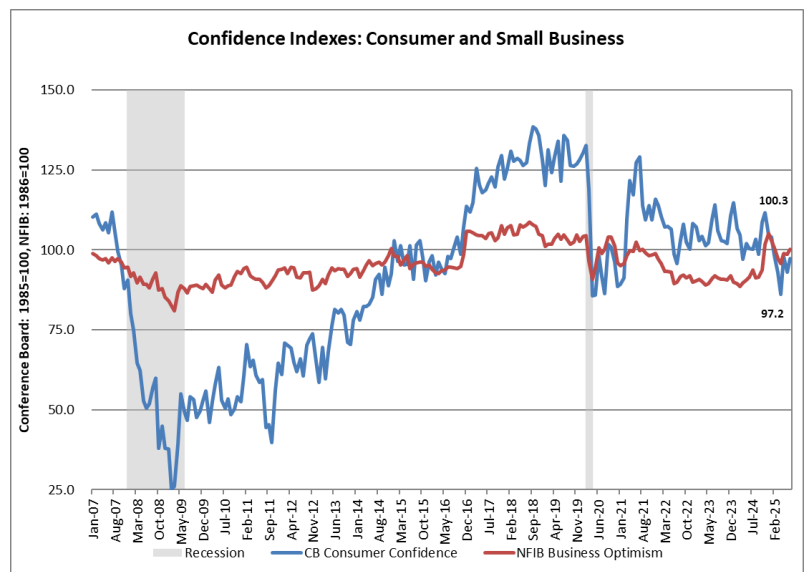
Source: NC Department of Revenue, Local Government Sales & Use Tax Distribution

Despite these challenges, with the expectation of a soft landing for the economy, sales tax is still projected to grow, though at a slower rate than in previous years.

Consumer and Small Business Confidence

The consumer confidence index published by the Conference Board measures the degree of optimism that consumers feel about the economy and their personal financial situation. The index rose 2.0 points in July 2025 to 97.2, up from a revised 95.2 in June 2025 which indicates a modest overall improvement in consumer sentiment.

Consumers' assessment of present-day business conditions declined while their short-term outlook for income, business and market conditions rose by 4.5 points from 69.9 in June to 74.4 in July. Although the expectations index increased, the survey creators say expectations levels below 80 often signal a recession ahead. According to the survey, consumer sentiment on the job market showed mixed signals. About 30% of consumers said jobs are plentiful (up from 29% in June). However, the number of people who said jobs are "hard to get" grew at a faster rate, rising to 19% from 17% in June. The survey also found that consumer concerns extended beyond the job market. Write-in



Source: The Conference Board and National Federation of Independent Business

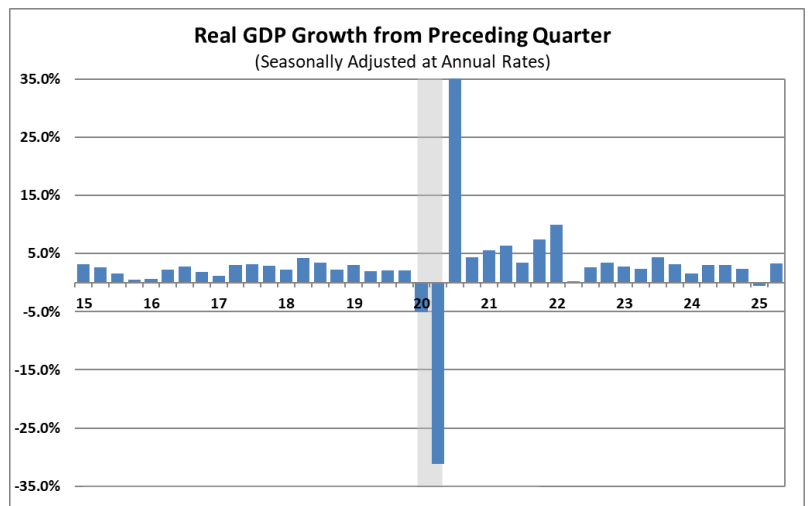
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responses consistently showed that tariffs were a top concern, primarily due to the belief that they would lead to higher prices.

The small business optimism index is a composite of ten seasonally adjusted components that provide an indication of the health of small businesses. In July 2025, the index rose by 1.7 points to 100.3, a reading slightly above the 52-year average of 98. The July 2025 survey report showed that the uncertainty index increased by 8 points to 97 implying increasing small business uncertainty. Of the 10 Optimism Index components, six increased, two decreased, and two were unchanged. The rise in the Optimism Index was primarily driven by respondents who reported better business conditions and believed it was a good time to expand. The percent of small businesses expecting the economy to improve rose by 14 points from its June reading, close to its historic highs. A net 16 percent of small businesses believe it's a good time to expand. The percentage of small business owners who reported labor quality as their single most important problem rose to 21%, an increase of 5 points since June. This now ranks as their top concern. The chart above shows the month-to-month fluctuations in both the consumer and small business confidences since 2007 including recession time periods.

Real Gross Domestic Product

The U.S. Bureau of Economic Analysis publishes real Gross Domestic Product (GDP) at the metropolitan statistical area (MSA) level. GDP measures the total value of all goods and services produced within a given area in a particular period of time. Real GDP by MSA is an inflation-adjusted measure of each MSA's gross product that is based on national prices for the goods and services produced within the MSA. Data for MSAs are published annually while data for the nation is published quarterly. Between 2022 and 2023, real GDP for Charlotte MSA increased by 4.7 percent; a growth rate higher than that of the nation which grew by 2.9 percent and that of the state of North Carolina which grew by 3.0 percent over the same period.

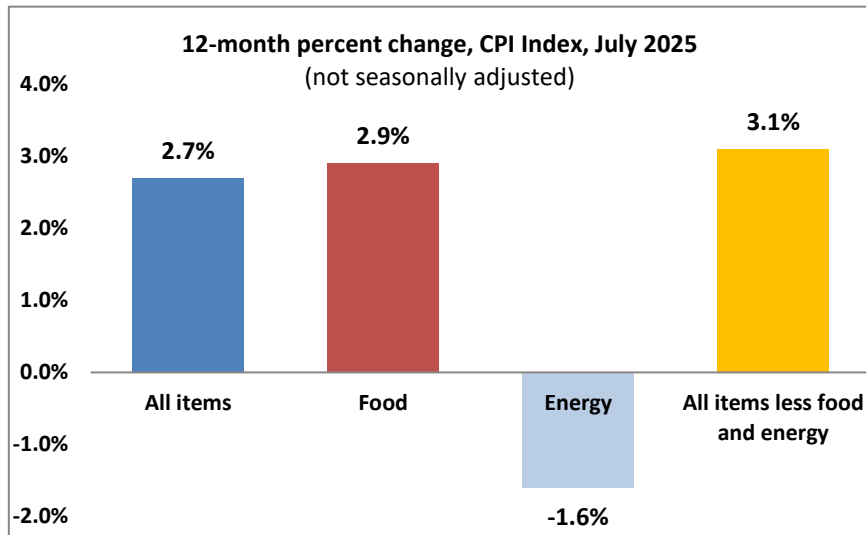


Source: U.S. Bureau of Economic Analysis

At the national level, the Bureau of Economic Analysis reported real GDP increased at an annual rate of 3.3 percent in the second quarter of 2025 according to their “second” estimate after declining by 0.5 percent in the first quarter of 2025. The increase in real GDP was because of positive contributions from personal consumption expenditures (PCE), and a decrease in imports which affect the measure negatively.

Consumer Price Index

The Bureau of Labor Statistics defines the Consumer Price Index (CPI) as the average change over time in prices paid by urban consumers for a market basket of consumer goods and services. The BLS publishes this



Source: US Bureau of Labor Statistics

data monthly on a seasonally-adjusted and seasonally-unadjusted basis. From one month to the next basis, in July 2025, CPI for All Urban Consumers (CPI-U) increased by 0.2 percent on a seasonally adjusted basis, after increasing by 0.3 percent in June 2025. Compared to July 2024, CPI-U increased by 2.7 percent, not seasonally adjusted. Core CPI which excludes volatile food and energy prices rose by 3.1 percent over the one-year period.

Among the major expenditure categories, energy decreased by 1.6 percent over the 12-month period primarily due to fall in price of energy commodities. The food expenditure category grew by 2.9 percent and core CPI which excludes volatile food and energy prices rose by 3.1 percent over the same period with notable increases in the indexes for hospital services, shelter, motor vehicle maintenance and repair, vehicle insurance, tobacco and smoking products and used cars and trucks.