



MULTIFAMILY REPORT

# Charlotte's Measured Pace

May 2026

**Employment Growth Above US**

**T3 Rent Movement Positive**

**Construction Starts Slow**



# CHARLOTTE MULTIFAMILY



## Charlotte Rents Turn Positive

Charlotte's multifamily market showed positive signs in the year's first quarter, despite some areas posting only moderate growth. Average advertised asking rents were up 0.1%, on a trailing three-month basis through March, to \$1,581, mirroring the national average. Year-over-year rents in the metro were down 1.4% through March, placing Charlotte in the bottom half for rent gains among the top 30 metros tracked by Yardi Matrix.

Employment growth in Charlotte expanded 2.7% in 2025, 210 basis points above the U.S. average. The metro added 37,600 net jobs last year, with professional and business services leading gains with 10,300 new positions added to the workforce. The area's unemployment rate clocked in at 3.6% as of December, 80 basis points below the national rate, according to preliminary data from the Bureau of Labor Statistics. A report published by Charlotte City Center Partners reveals that the city is poised for \$4.4 billion in investment in 2026, with plans to turn Uptown, Midtown and the South End into mixed-use destinations beyond traditional business-focused districts.

The metro's deliveries expanded significantly last year, with 18,436 units delivered, accounting for 7.4% of existing stock, the largest total in the last five years. Meanwhile, investment activity maintained its pre-pandemic level in 2025, clocking in at \$1.9 billion.

## Market Analysis | May 2026

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### Recent Charlotte Transactions

#### The Wrenley



City: Charlotte, N.C.  
Buyer: Sherman Residential  
Purchase Price: \$59 MM  
Price per Unit: \$195,467

#### Laurel View



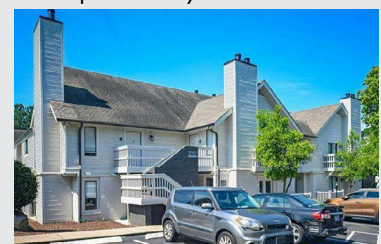
City: Concord, N.C.  
Buyer: Southwood Realty  
Purchase Price: \$41 MM  
Price per Unit: \$237,874

#### Spoke at McCullough Station



City: Charlotte, N.C.  
Buyer: Jadian Capital  
Purchase Price: \$11 MM  
Price per Unit: \$88,710

#### The Spoke at Tyvola



City: Charlotte, N.C.  
Buyer: Jadian Capital  
Purchase Price: \$10 MM  
Price per Unit: \$88,362