



Charlotte, NC

Market Overview

With over 800,000 residents, Charlotte is regarded as one of the 25 largest cities in the U.S. and the largest in North Carolina. It is nicknamed “The Queen City” because it was named in honor of Charlotte of Mecklenburg-Strelitz, the queen consort of British King George III during the time of the city's founding.

Several large financial companies call Charlotte home, such as Bank of America and Wells Fargo, which has made the city the second-largest banking center in the United States. Other popular attractions that Charlotte is known for are the NASCAR Hall of Fame, the Carolina Panthers, the Charlotte Museum of History, and much more.

While availability of housing in Charlotte remains moderate, prices continue to rise, especially in the locations close to Uptown (the central business district of the city). Rent prices vary greatly depending on the location. A few of the most sought-after areas from least to most expensive include Ballantyne/South Charlotte, South End, SouthPark, and Uptown.

Market at a Glance:

Considerations	Findings	Comments
Housing availability	Moderate	Depends on the area – some areas offer a lot of SFHs but not many apartments and vice versa
Typical Lease Length	12 months	
Typical Security Deposit	1 month	Depends on rental or credit history
Early Termination Clauses	Available	Lease specific and always includes a penalty
Negotiation of Lease Terms	Moderate	More likely with private landlords than with apartment complexes

Unfurnished Apartments:

Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
\$1,700+	\$1,900+	\$2,400+	\$2,900+

Houses:

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
N/A	\$2,800+	\$3,200+	\$4,000+

