RESEARCH BRIEF · CHARLOTTE, NC 28207

The Eastover Market Report

How to read a neighborhood that trades a few dozen houses a year without being fooled by its own averages.

2026 Edition · Written by the Discover Eastover editorial desk · Real estate and construction review by Nick Peters, Peters & Associates and Peters Custom Homes

Why the averages mislead

Eastover records a small number of transactions in a typical year. At that volume a single estate sale, one liquidation, or two teardowns closing in the same quarter can move a neighborhood average by double digits. Any headline that reports an Eastover median without reporting the underlying sale count is describing noise.

The useful unit of analysis is the block, not the neighborhood, and the useful comparison set is three to five genuinely similar houses over twenty-four months rather than everything that closed last quarter.

Six indicators worth tracking

Indicator	Why it matters	How to read it
Price per square foot, by block	Normalizes for house size within a consistent context	Expect a wide band; interior canopy blocks sit at the top
Land residual	Sale price minus depreciated structure value	A rising residual means rebuild demand is strengthening
Share of pre-market sales	Measures how tight the real market is	A high share means public inventory understates demand
Renovation premium	Gap between updated and dated comparable houses	A narrowing gap signals a teardown-driven market
Days on market, prepared homes only	Filters out mispriced or unprepared listings	Well-presented homes clearing fast is the real signal
Months of supply	Active inventory divided by absorption	Chronically low in this corridor; read direction, not level

What buyers are actually paying for

In a fixed-supply neighborhood, price separates into components that behave differently. Land and block position appreciate with scarcity and canopy quality. Structure depreciates unless capital is spent. Finish level is the most volatile component and the one most often over-credited by sellers.

Value component	Behavior	Buyer sensitivity
Parcel size and shape	Appreciates; irreplaceable	High — dictates buildable footprint
Block and canopy quality	Appreciates; cannot be manufactured	Very high
Architectural integrity	Holds value when original detail survives	High among restorers
Systems and envelope	Depreciates on a predictable schedule	High after inspection
Kitchen and bath finish	Depreciates fastest; taste-dependent	Moderate
Square footage above grade	Value per foot declines at the top end	Moderate

Demand drivers

— Fixed supply. The Eastover plat is finished. No new streets are coming, and the parcel count is effectively permanent.

— School assignment. The traditional Eastover Elementary, Alexander Graham, and Myers Park High path supports a durable family buyer pool. Verify any address with the CMS locator.

— Location economics. Uptown, the medical campus, SouthPark, and Charlotte Douglas are all inside a roughly twenty-five minute drive in normal conditions.

— In-migration at the top end. Charlotte's finance, healthcare, and corporate leadership pipeline keeps a small, well-capitalized buyer pool pointed at this corridor.

Risks and honest caveats

— Carrying cost inflation. Insurance, slate and copper roofing, masonry work, and canopy maintenance have all outrun general inflation.

— Revaluation exposure. Mecklenburg County revaluation can reset assessed values sharply; the adopted rate rarely lands at revenue neutral.

— Rebuild character risk. Teardown activity supports land value but changes a block in ways some buyers discount rather than reward.

— Appraisal friction. Thin comparable data produces appraisal gaps more often here than in high-turnover neighborhoods.

Sources. Mecklenburg County POLARIS property records; City of Charlotte Unified Development Ordinance and tree ordinance; Canopy MLS market statistics (Canopy Realtor® Association); Charlotte-Mecklenburg Schools assignment data; Mecklenburg County Assessor's Office. Figures move. Verify current data with the responsible authority before relying on it.