

Local Market Update for May 2021

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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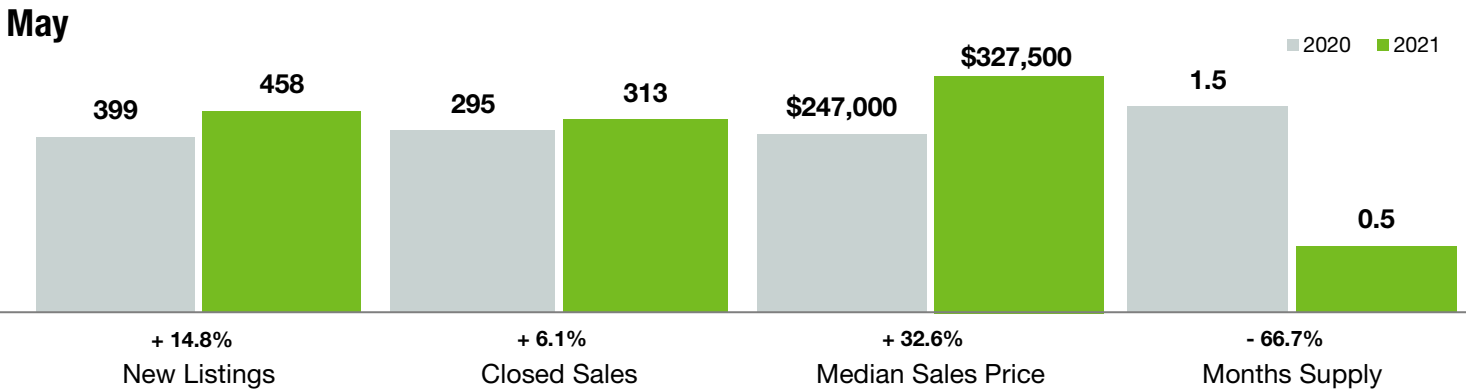


Cabarrus County

North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	399	458	+ 14.8%	1,888	1,845	- 2.3%
Pending Sales	414	425	+ 2.7%	1,655	1,757	+ 6.2%
Closed Sales	295	313	+ 6.1%	1,419	1,504	+ 6.0%
Median Sales Price*	\$247,000	\$327,500	+ 32.6%	\$254,990	\$292,500	+ 14.7%
Average Sales Price*	\$265,554	\$344,732	+ 29.8%	\$273,172	\$316,956	+ 16.0%
Percent of Original List Price Received*	97.4%	102.3%	+ 5.0%	97.2%	100.4%	+ 3.3%
List to Close	83	53	- 36.1%	92	65	- 29.3%
Days on Market Until Sale	34	11	- 67.6%	41	18	- 56.1%
Cumulative Days on Market Until Sale	40	13	- 67.5%	52	18	- 65.4%
Average List Price	\$305,728	\$346,716	+ 13.4%	\$297,649	\$331,938	+ 11.5%
Inventory of Homes for Sale	499	175	- 64.9%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.



Median Sales Price

Rolling 12-Month Calculation

