

Local Market Update for February 2020

A RESEARCH TOOL PROVIDED BY THE CHARLOTTE REGIONAL REALTOR® ASSOCIATION
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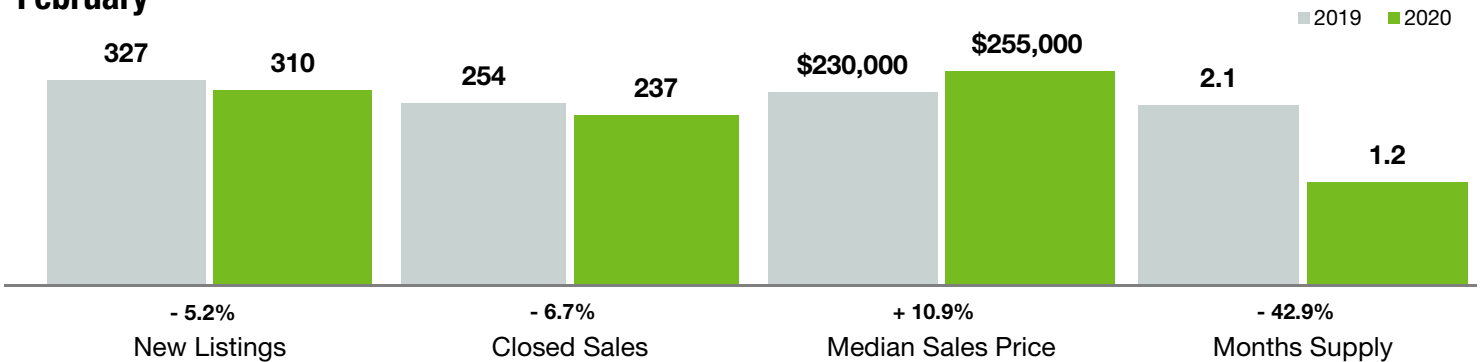
Cabarrus County

North Carolina

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	327	310	- 5.2%	708	663	- 6.4%
Pending Sales	320	357	+ 11.6%	626	654	+ 4.5%
Closed Sales	254	237	- 6.7%	485	481	- 0.8%
Median Sales Price*	\$230,000	\$255,000	+ 10.9%	\$228,995	\$250,000	+ 9.2%
Average Sales Price*	\$255,317	\$263,805	+ 3.3%	\$250,732	\$264,923	+ 5.7%
Percent of Original List Price Received*	95.9%	98.1%	+ 2.3%	95.9%	97.2%	+ 1.4%
List to Close	106	96	- 9.4%	105	96	- 8.6%
Days on Market Until Sale	50	45	- 10.0%	50	44	- 12.0%
Cumulative Days on Market Until Sale	58	57	- 1.7%	60	58	- 3.3%
Average List Price	\$273,380	\$305,738	+ 11.8%	\$272,574	\$296,713	+ 8.9%
Inventory of Homes for Sale	670	403	- 39.9%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--

* 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.

February



Median Sales Price

Rolling 12-Month Calculation

