

# Local Market Update for August 2020

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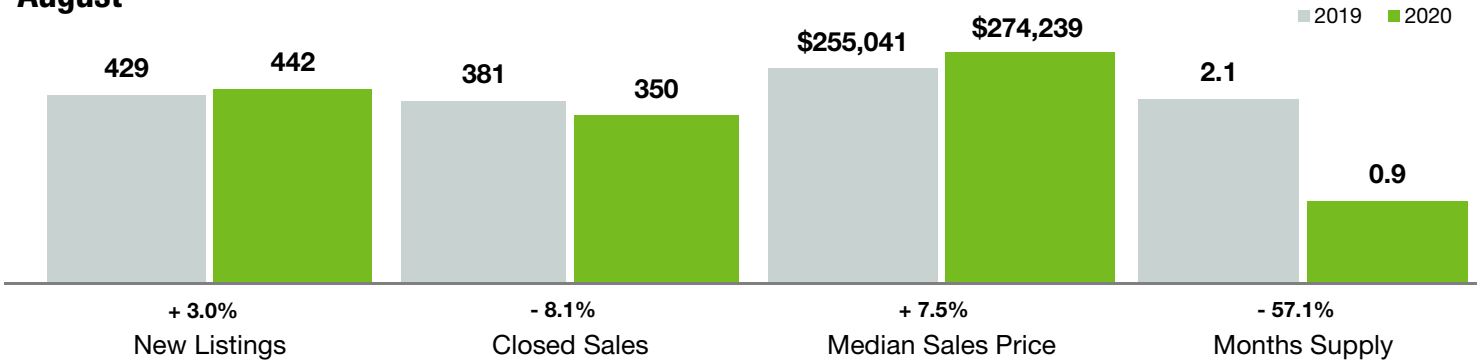
## Cabarrus County

North Carolina

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	429	442	+ 3.0%	3,487	3,131	- 10.2%
Pending Sales	356	408	+ 14.6%	2,915	2,873	- 1.4%
Closed Sales	381	350	- 8.1%	2,732	2,628	- 3.8%
Median Sales Price*	\$255,041	\$274,239	+ 7.5%	\$244,000	\$265,000	+ 8.6%
Average Sales Price*	\$261,945	\$294,236	+ 12.3%	\$261,996	\$282,073	+ 7.7%
Percent of Original List Price Received*	97.3%	98.6%	+ 1.3%	97.1%	97.7%	+ 0.6%
List to Close	80	79	- 1.3%	92	86	- 6.5%
Days on Market Until Sale	28	29	+ 3.6%	40	37	- 7.5%
Cumulative Days on Market Until Sale	33	35	+ 6.1%	49	44	- 10.2%
Average List Price	\$279,988	\$308,150	+ 10.1%	\$278,772	\$298,596	+ 7.1%
Inventory of Homes for Sale	702	319	- 54.6%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--

\* 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.

### August



### Median Sales Price

Rolling 12-Month Calculation

