

Local Market Update for July 2021

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®

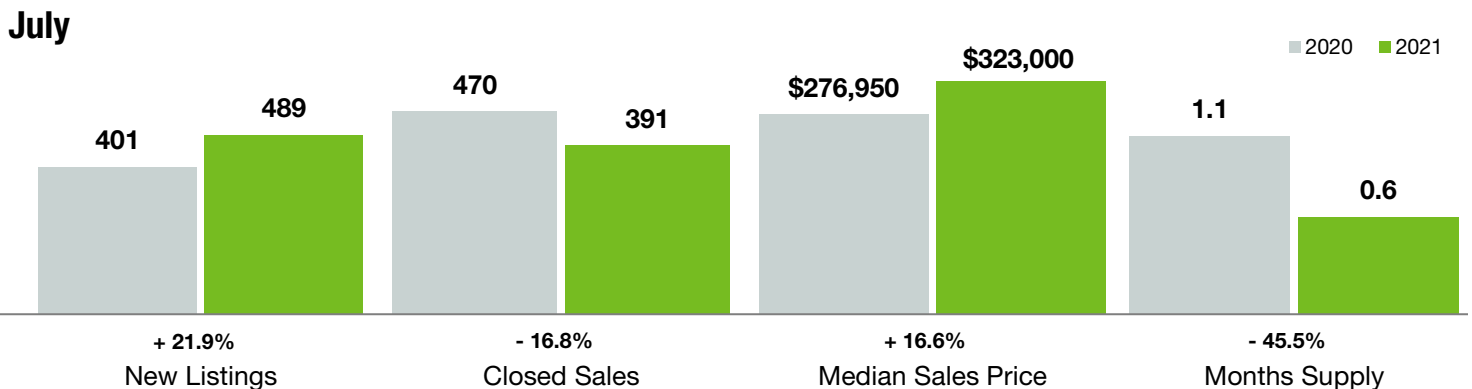


Cabarrus County

North Carolina

Key Metrics	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
New Listings	401	489	+ 21.9%	2,723	2,812	+ 3.3%
Pending Sales	395	447	+ 13.2%	2,492	2,608	+ 4.7%
Closed Sales	470	391	- 16.8%	2,290	2,339	+ 2.1%
Median Sales Price*	\$276,950	\$323,000	+ 16.6%	\$265,000	\$300,000	+ 13.2%
Average Sales Price*	\$295,291	\$345,542	+ 17.0%	\$280,823	\$326,637	+ 16.3%
Percent of Original List Price Received*	98.5%	102.3%	+ 3.9%	97.6%	101.1%	+ 3.6%
List to Close	78	50	- 35.9%	88	61	- 30.7%
Days on Market Until Sale	30	8	- 73.3%	38	15	- 60.5%
Cumulative Days on Market Until Sale	34	8	- 76.5%	46	15	- 67.4%
Average List Price	\$300,075	\$365,889	+ 21.9%	\$297,331	\$339,878	+ 14.3%
Inventory of Homes for Sale	384	224	- 41.7%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

* 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

