

Local Market Update for January 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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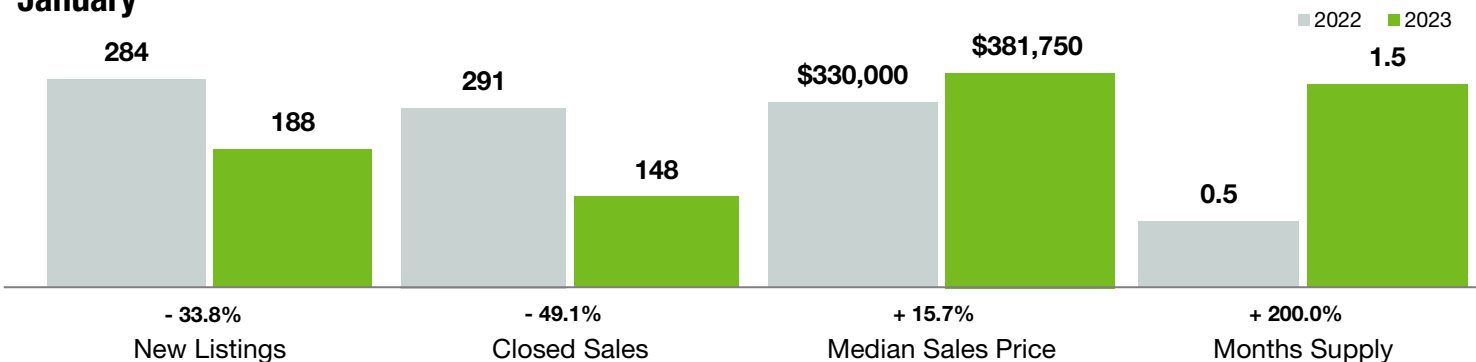
Cabarrus County

North Carolina

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	284	188	- 33.8%	284	188	- 33.8%
Pending Sales	298	247	- 17.1%	298	247	- 17.1%
Closed Sales	291	148	- 49.1%	291	148	- 49.1%
Median Sales Price*	\$330,000	\$381,750	+ 15.7%	\$330,000	\$381,750	+ 15.7%
Average Sales Price*	\$347,961	\$394,400	+ 13.3%	\$347,961	\$394,400	+ 13.3%
Percent of Original List Price Received*	101.1%	94.1%	- 6.9%	101.1%	94.1%	- 6.9%
List to Close	76	85	+ 11.8%	76	85	+ 11.8%
Days on Market Until Sale	19	38	+ 100.0%	19	38	+ 100.0%
Cumulative Days on Market Until Sale	20	42	+ 110.0%	20	42	+ 110.0%
Average List Price	\$360,881	\$411,964	+ 14.2%	\$360,881	\$411,964	+ 14.2%
Inventory of Homes for Sale	184	394	+ 114.1%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

* 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.

January



Median Sales Price

Rolling 12-Month Calculation

