

Local Market Update for April 2023

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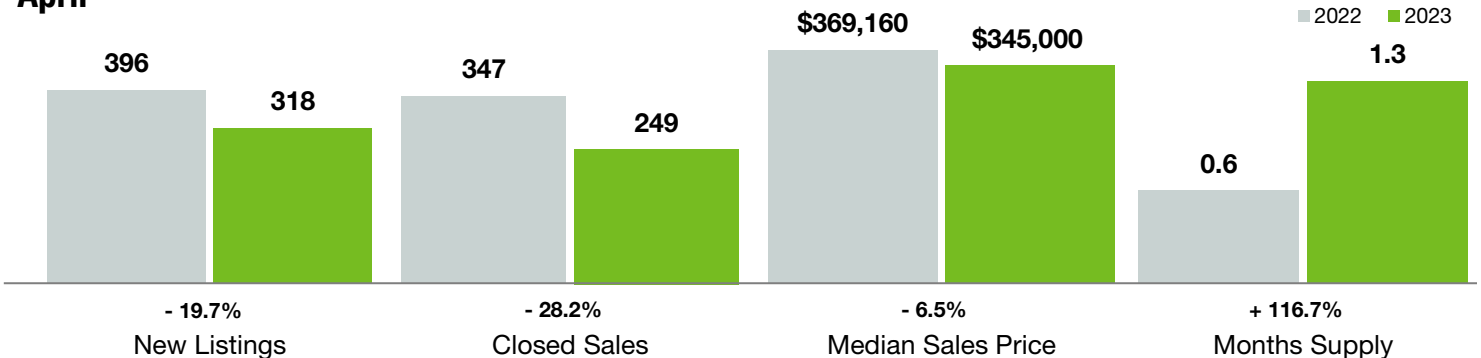
Cabarrus County

North Carolina

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	396	318	- 19.7%	1,330	1,089	- 18.1%
Pending Sales	317	313	- 1.3%	1,225	1,111	- 9.3%
Closed Sales	347	249	- 28.2%	1,266	852	- 32.7%
Median Sales Price*	\$369,160	\$345,000	- 6.5%	\$360,000	\$355,000	- 1.4%
Average Sales Price*	\$387,596	\$363,396	- 6.2%	\$375,290	\$372,650	- 0.7%
Percent of Original List Price Received*	102.6%	96.6%	- 5.8%	102.0%	95.2%	- 6.7%
List to Close	62	96	+ 54.8%	69	99	+ 43.5%
Days on Market Until Sale	12	45	+ 275.0%	16	49	+ 206.3%
Cumulative Days on Market Until Sale	11	48	+ 336.4%	15	51	+ 240.0%
Average List Price	\$404,762	\$434,431	+ 7.3%	\$385,872	\$432,559	+ 12.1%
Inventory of Homes for Sale	218	335	+ 53.7%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--

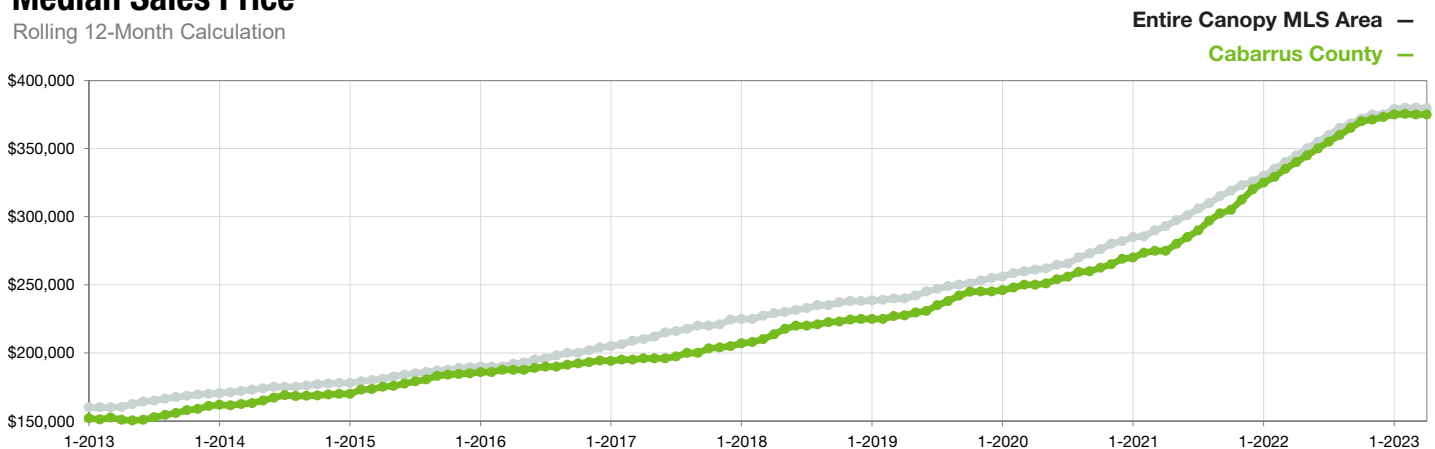
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

April



Median Sales Price

Rolling 12-Month Calculation



Current as of May 5, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.