

Local Market Update for July 2023

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

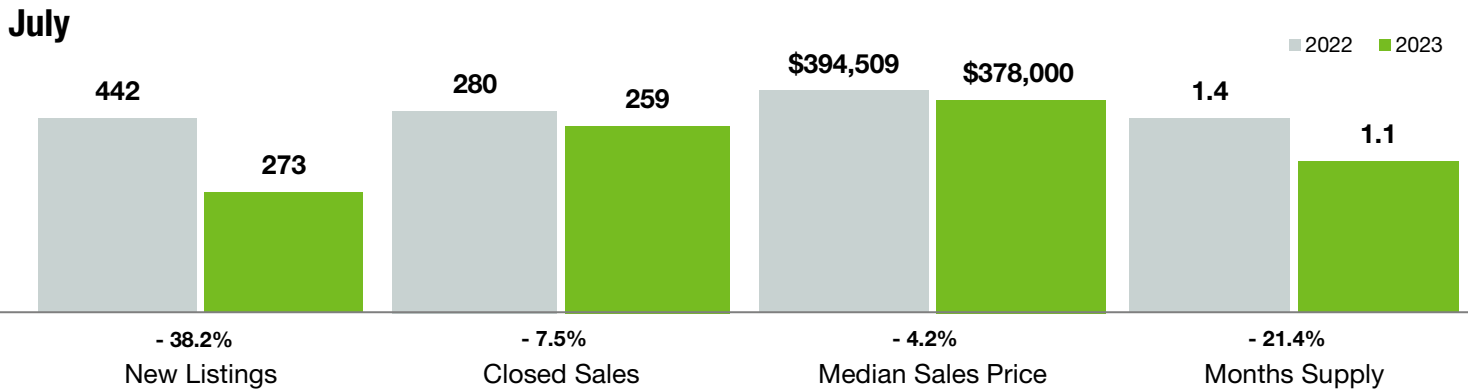


Cabarrus County

North Carolina

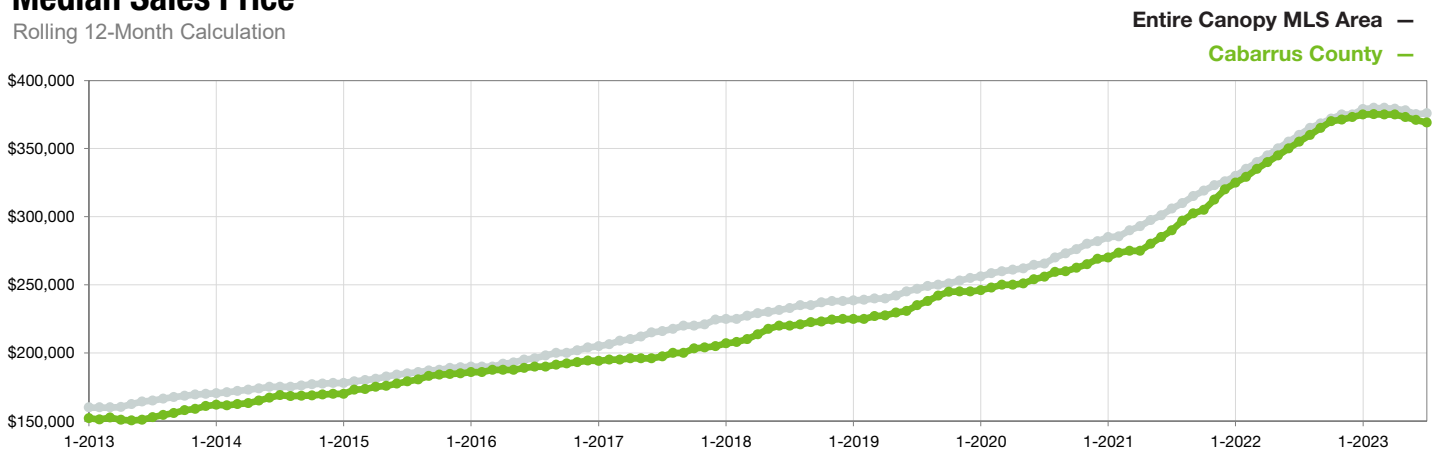
Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	442	273	- 38.2%	2,636	2,005	- 23.9%
Pending Sales	263	279	+ 6.1%	2,156	1,974	- 8.4%
Closed Sales	280	259	- 7.5%	2,294	1,739	- 24.2%
Median Sales Price*	\$394,509	\$378,000	- 4.2%	\$371,613	\$364,338	- 2.0%
Average Sales Price*	\$416,151	\$402,699	- 3.2%	\$393,618	\$389,898	- 0.9%
Percent of Original List Price Received*	100.4%	98.8%	- 1.6%	102.0%	96.7%	- 5.2%
List to Close	75	79	+ 5.3%	68	89	+ 30.9%
Days on Market Until Sale	12	30	+ 150.0%	14	40	+ 185.7%
Cumulative Days on Market Until Sale	13	32	+ 146.2%	14	43	+ 207.1%
Average List Price	\$414,630	\$445,191	+ 7.4%	\$398,320	\$432,000	+ 8.5%
Inventory of Homes for Sale	483	280	- 42.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

* 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



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