

# Local Market Update for August 2023

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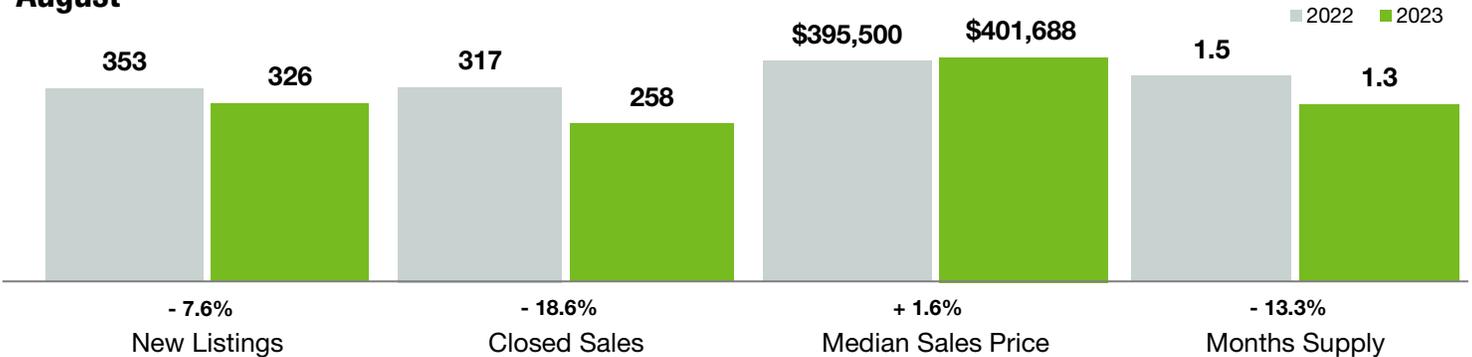
## Cabarrus County

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	353	326	- 7.6%	2,989	2,333	- 21.9%
Pending Sales	289	260	- 10.0%	2,445	2,220	- 9.2%
Closed Sales	317	258	- 18.6%	2,611	2,002	- 23.3%
Median Sales Price*	\$395,500	\$401,688	+ 1.6%	\$375,000	\$368,925	- 1.6%
Average Sales Price*	\$415,052	\$421,733	+ 1.6%	\$396,220	\$394,024	- 0.6%
Percent of Original List Price Received*	99.0%	97.5%	- 1.5%	101.6%	96.8%	- 4.7%
List to Close	73	77	+ 5.5%	68	87	+ 27.9%
Days on Market Until Sale	12	30	+ 150.0%	14	39	+ 178.6%
Cumulative Days on Market Until Sale	13	32	+ 146.2%	14	41	+ 192.9%
Average List Price	\$416,998	\$413,562	- 0.8%	\$400,534	\$428,719	+ 7.0%
Inventory of Homes for Sale	492	325	- 33.9%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--

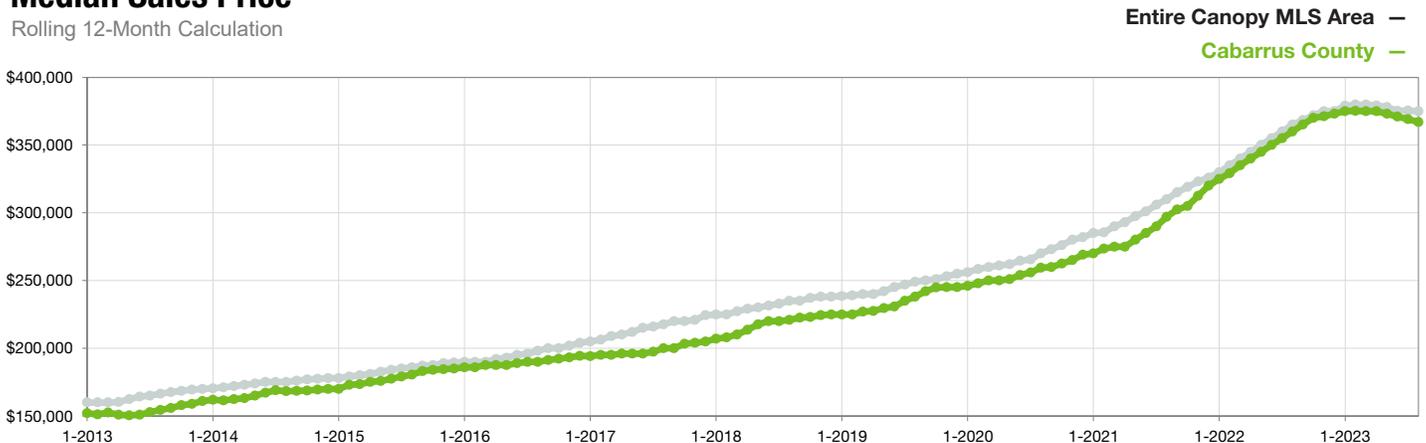
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### August



### Median Sales Price

Rolling 12-Month Calculation



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