

Local Market Update for October 2023

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

North Carolina

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	324	282	- 13.0%	3,610	2,900	- 19.7%
Pending Sales	195	239	+ 22.6%	2,865	2,642	- 7.8%
Closed Sales	205	223	+ 8.8%	3,123	2,464	- 21.1%
Median Sales Price*	\$355,000	\$382,500	+ 7.7%	\$375,000	\$370,000	- 1.3%
Average Sales Price*	\$376,280	\$406,307	+ 8.0%	\$395,525	\$396,453	+ 0.2%
Percent of Original List Price Received*	95.8%	98.4%	+ 2.7%	100.7%	97.1%	- 3.6%
List to Close	75	84	+ 12.0%	69	87	+ 26.1%
Days on Market Until Sale	26	29	+ 11.5%	15	37	+ 146.7%
Cumulative Days on Market Until Sale	26	30	+ 15.4%	15	39	+ 160.0%
Average List Price	\$400,840	\$416,772	+ 4.0%	\$399,325	\$424,016	+ 6.2%
Inventory of Homes for Sale	552	393	- 28.8%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

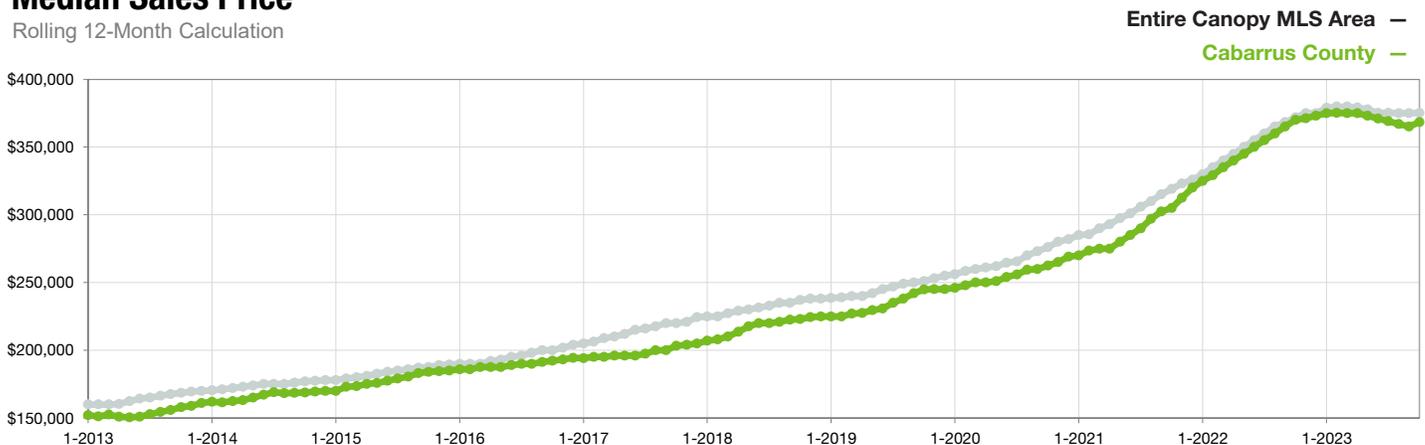
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



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