

# Local Market Update for December 2023

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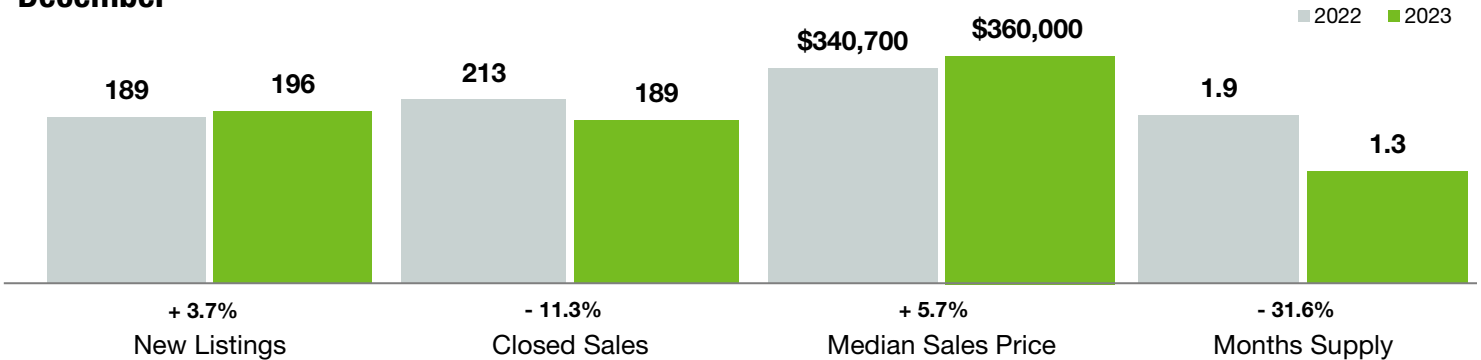
## Cabarrus County

North Carolina

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	189	196	+ 3.7%	4,036	3,283	- 18.7%
Pending Sales	156	210	+ 34.6%	3,197	2,990	- 6.5%
Closed Sales	213	189	- 11.3%	3,531	2,880	- 18.4%
Median Sales Price*	\$340,700	\$360,000	+ 5.7%	\$373,000	\$369,000	- 1.1%
Average Sales Price*	\$365,968	\$377,234	+ 3.1%	\$394,089	\$395,636	+ 0.4%
Percent of Original List Price Received*	95.0%	96.6%	+ 1.7%	100.0%	97.1%	- 2.9%
List to Close	89	87	- 2.2%	71	87	+ 22.5%
Days on Market Until Sale	36	37	+ 2.8%	18	36	+ 100.0%
Cumulative Days on Market Until Sale	38	36	- 5.3%	17	38	+ 123.5%
Average List Price	\$345,465	\$396,453	+ 14.8%	\$395,023	\$421,324	+ 6.7%
Inventory of Homes for Sale	516	322	- 37.6%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--

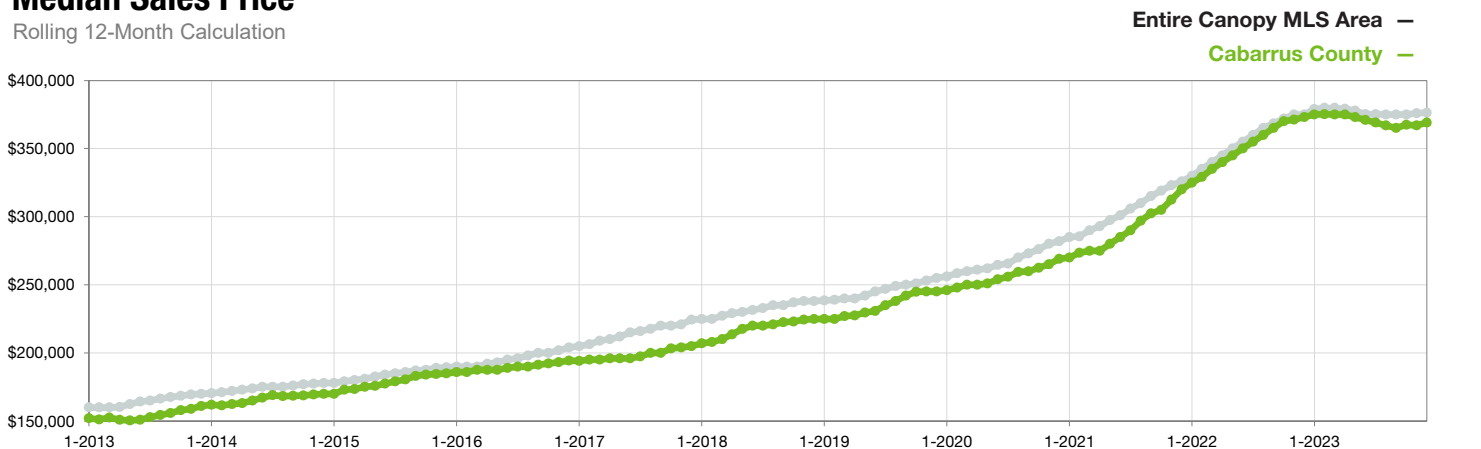
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### December



### Median Sales Price

Rolling 12-Month Calculation



Current as of January 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime.