

# Local Market Update for January 2024

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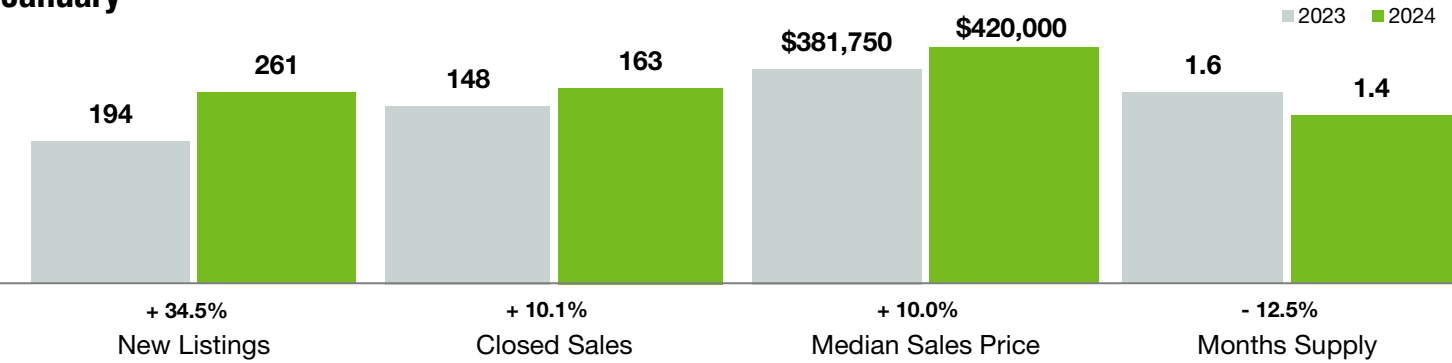
## Cabarrus County

North Carolina

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	194	261	+ 34.5%	194	261	+ 34.5%
Pending Sales	235	217	- 7.7%	235	217	- 7.7%
Closed Sales	148	163	+ 10.1%	148	163	+ 10.1%
Median Sales Price*	\$381,750	\$420,000	+ 10.0%	\$381,750	\$420,000	+ 10.0%
Average Sales Price*	\$394,111	\$463,885	+ 17.7%	\$394,111	\$463,885	+ 17.7%
Percent of Original List Price Received*	94.0%	97.7%	+ 3.9%	94.0%	97.7%	+ 3.9%
List to Close	85	102	+ 20.0%	85	102	+ 20.0%
Days on Market Until Sale	38	44	+ 15.8%	38	44	+ 15.8%
Cumulative Days on Market Until Sale	42	51	+ 21.4%	42	51	+ 21.4%
Average List Price	\$408,402	\$432,268	+ 5.8%	\$408,402	\$432,268	+ 5.8%
Inventory of Homes for Sale	414	344	- 16.9%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

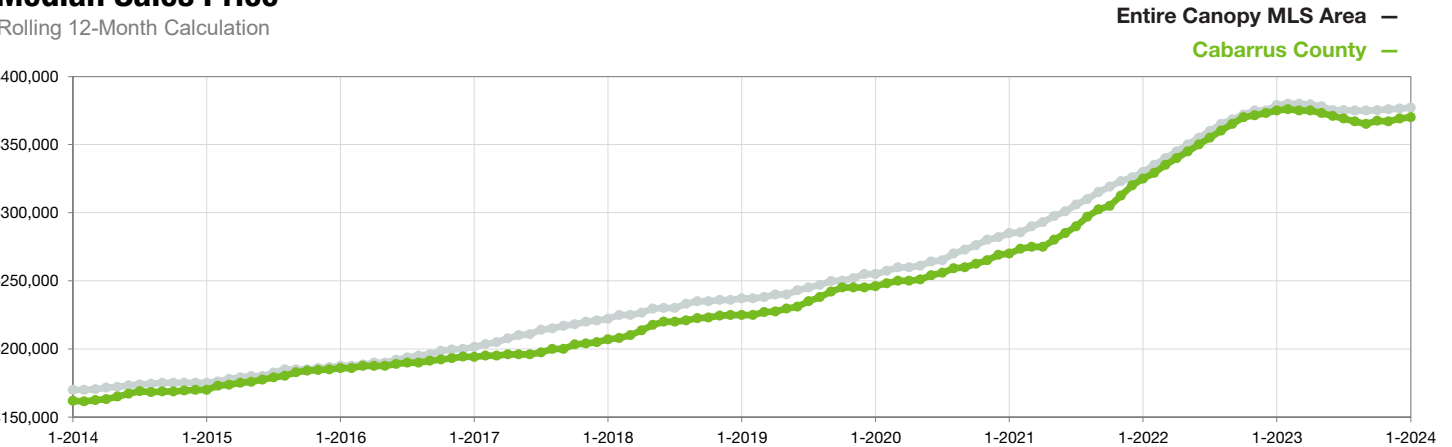
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### January



### Median Sales Price

Rolling 12-Month Calculation



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