

Local Market Update for February 2024

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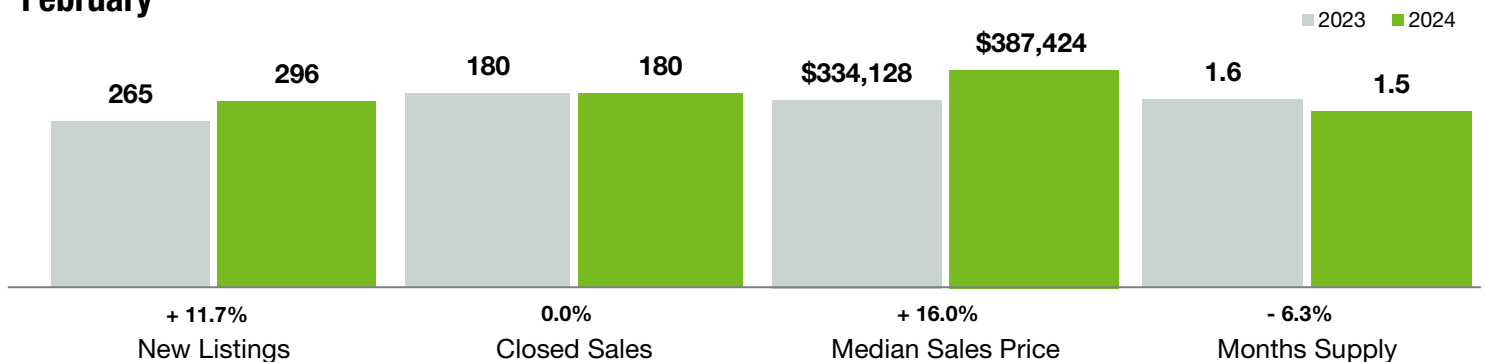
Cabarrus County

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	265	296	+ 11.7%	459	557	+ 21.4%
Pending Sales	250	253	+ 1.2%	485	462	- 4.7%
Closed Sales	180	180	0.0%	328	350	+ 6.7%
Median Sales Price*	\$334,128	\$387,424	+ 16.0%	\$357,750	\$403,169	+ 12.7%
Average Sales Price*	\$351,755	\$419,345	+ 19.2%	\$370,867	\$440,632	+ 18.8%
Percent of Original List Price Received*	94.3%	97.3%	+ 3.2%	94.1%	97.4%	+ 3.5%
List to Close	105	93	- 11.4%	96	98	+ 2.1%
Days on Market Until Sale	52	43	- 17.3%	46	44	- 4.3%
Cumulative Days on Market Until Sale	54	39	- 27.8%	49	46	- 6.1%
Average List Price	\$424,277	\$418,447	- 1.4%	\$417,624	\$424,112	+ 1.6%
Inventory of Homes for Sale	405	360	- 11.1%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--

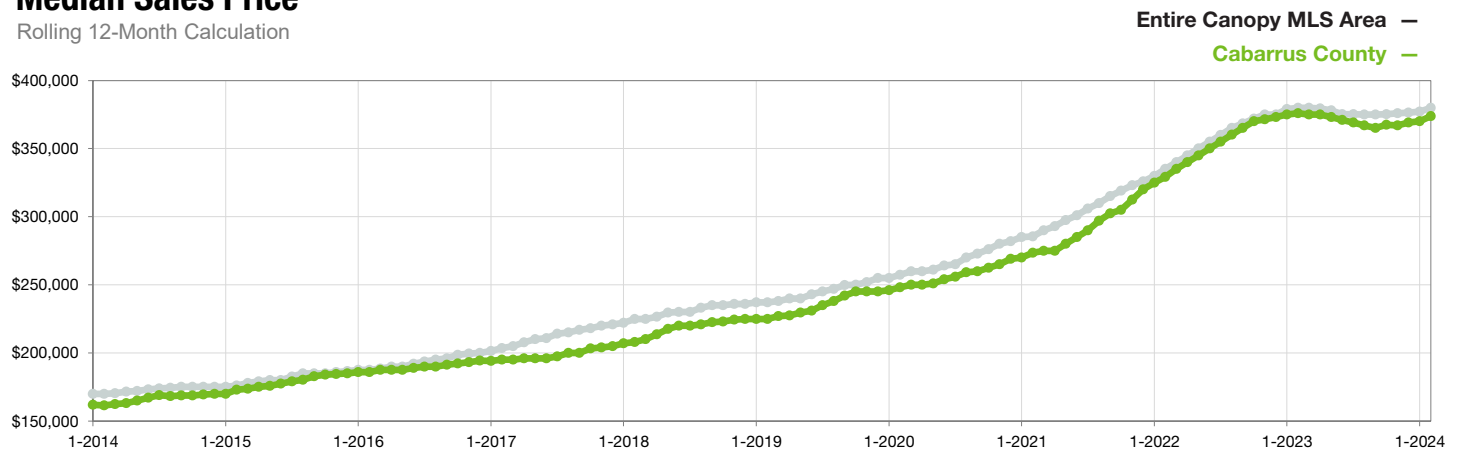
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



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