

Local Market Update for February 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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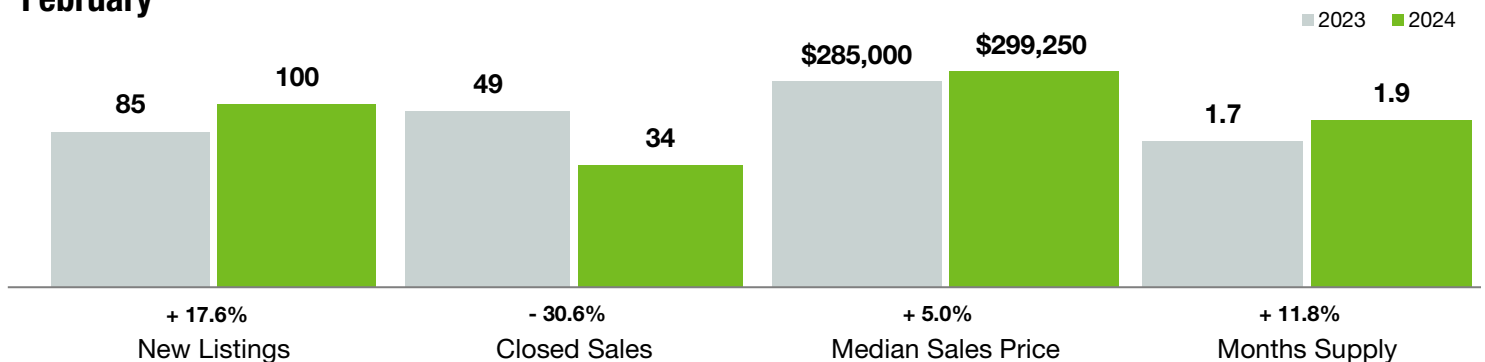
Kannapolis

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	85	100	+ 17.6%	135	173	+ 28.1%
Pending Sales	66	74	+ 12.1%	134	119	- 11.2%
Closed Sales	49	34	- 30.6%	92	77	- 16.3%
Median Sales Price*	\$285,000	\$299,250	+ 5.0%	\$282,500	\$275,000	- 2.7%
Average Sales Price*	\$294,736	\$297,904	+ 1.1%	\$291,781	\$322,524	+ 10.5%
Percent of Original List Price Received*	92.1%	96.7%	+ 5.0%	92.5%	96.1%	+ 3.9%
List to Close	96	72	- 25.0%	94	78	- 17.0%
Days on Market Until Sale	59	29	- 50.8%	52	35	- 32.7%
Cumulative Days on Market Until Sale	61	33	- 45.9%	55	42	- 23.6%
Average List Price	\$301,336	\$315,940	+ 4.8%	\$304,458	\$308,380	+ 1.3%
Inventory of Homes for Sale	118	129	+ 9.3%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

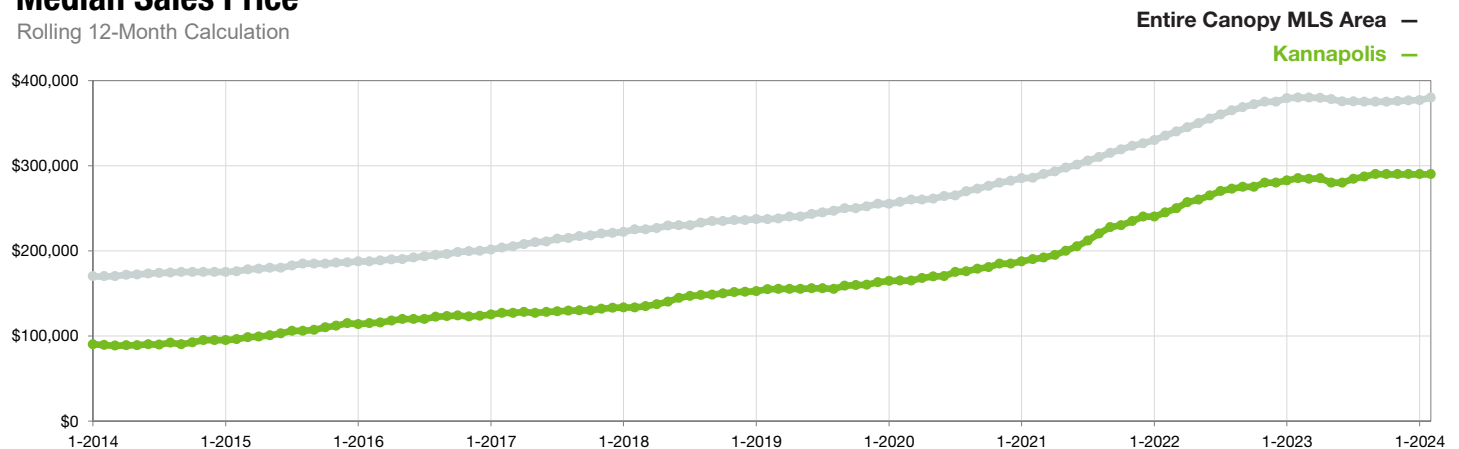
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.