

Local Market Update for March 2024

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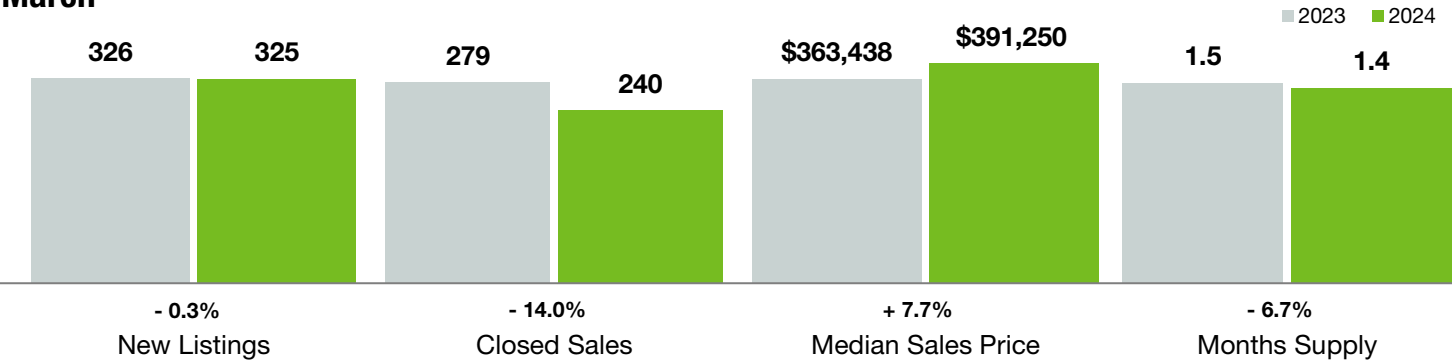
Cabarrus County

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	326	325	- 0.3%	785	882	+ 12.4%
Pending Sales	319	308	- 3.4%	804	757	- 5.8%
Closed Sales	279	240	- 14.0%	607	597	- 1.6%
Median Sales Price*	\$363,438	\$391,250	+ 7.7%	\$360,900	\$400,000	+ 10.8%
Average Sales Price*	\$383,696	\$427,439	+ 11.4%	\$376,752	\$435,261	+ 15.5%
Percent of Original List Price Received*	95.2%	97.7%	+ 2.6%	94.6%	97.5%	+ 3.1%
List to Close	106	93	- 12.3%	101	96	- 5.0%
Days on Market Until Sale	55	42	- 23.6%	50	44	- 12.0%
Cumulative Days on Market Until Sale	57	46	- 19.3%	52	46	- 11.5%
Average List Price	\$451,562	\$448,653	- 0.6%	\$431,574	\$432,099	+ 0.1%
Inventory of Homes for Sale	380	352	- 7.4%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

* 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.

March



Median Sales Price

Rolling 12-Month Calculation

