

Local Market Update for March 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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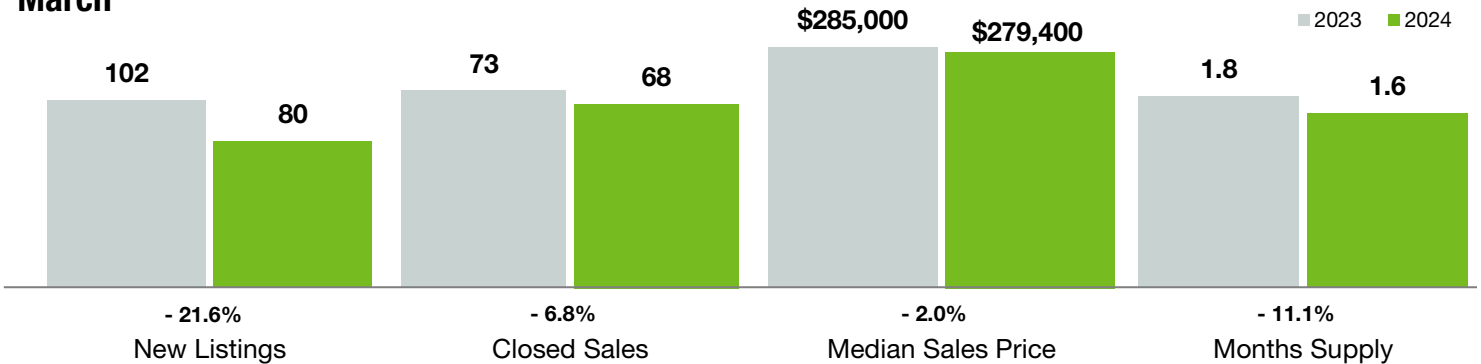
Kannapolis

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	102	80	- 21.6%	237	253	+ 6.8%
Pending Sales	87	93	+ 6.9%	221	210	- 5.0%
Closed Sales	73	68	- 6.8%	165	147	- 10.9%
Median Sales Price*	\$285,000	\$279,400	- 2.0%	\$285,000	\$275,000	- 3.5%
Average Sales Price*	\$276,147	\$298,934	+ 8.3%	\$284,864	\$310,468	+ 9.0%
Percent of Original List Price Received*	94.7%	95.8%	+ 1.2%	93.4%	95.9%	+ 2.7%
List to Close	90	84	- 6.7%	92	80	- 13.0%
Days on Market Until Sale	45	48	+ 6.7%	49	40	- 18.4%
Cumulative Days on Market Until Sale	47	53	+ 12.8%	52	47	- 9.6%
Average List Price	\$294,577	\$319,635	+ 8.5%	\$300,132	\$310,713	+ 3.5%
Inventory of Homes for Sale	122	108	- 11.5%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

* 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

