

Local Market Update for May 2024

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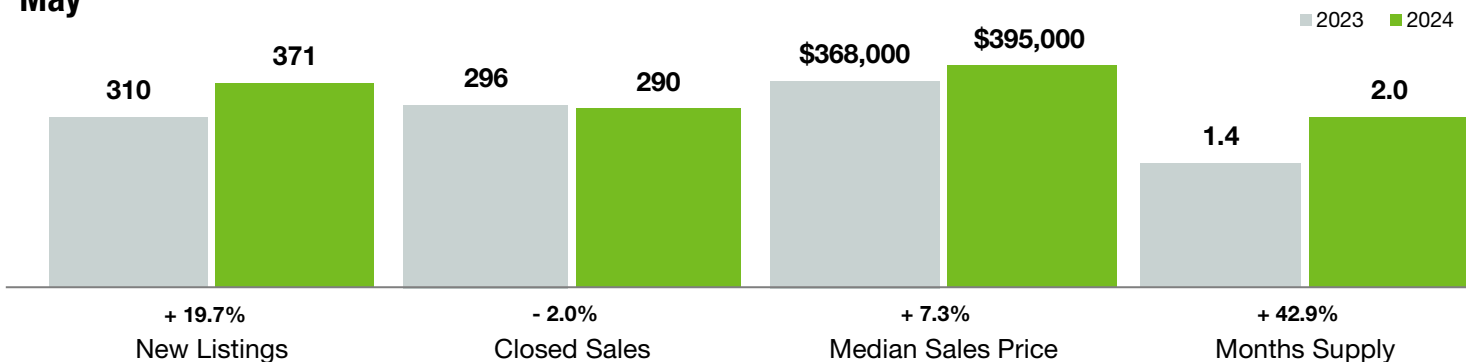
Cabarrus County

North Carolina

Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	310	371	+ 19.7%	1,416	1,613	+ 13.9%
Pending Sales	299	276	- 7.7%	1,400	1,291	- 7.8%
Closed Sales	296	290	- 2.0%	1,153	1,172	+ 1.6%
Median Sales Price*	\$368,000	\$395,000	+ 7.3%	\$360,000	\$390,750	+ 8.5%
Average Sales Price*	\$398,575	\$426,621	+ 7.0%	\$380,709	\$427,450	+ 12.3%
Percent of Original List Price Received*	97.7%	98.2%	+ 0.5%	95.9%	97.8%	+ 2.0%
List to Close	82	79	- 3.7%	95	88	- 7.4%
Days on Market Until Sale	34	26	- 23.5%	45	35	- 22.2%
Cumulative Days on Market Until Sale	37	27	- 27.0%	48	38	- 20.8%
Average List Price	\$433,005	\$476,998	+ 10.2%	\$432,125	\$452,474	+ 4.7%
Inventory of Homes for Sale	354	469	+ 32.5%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

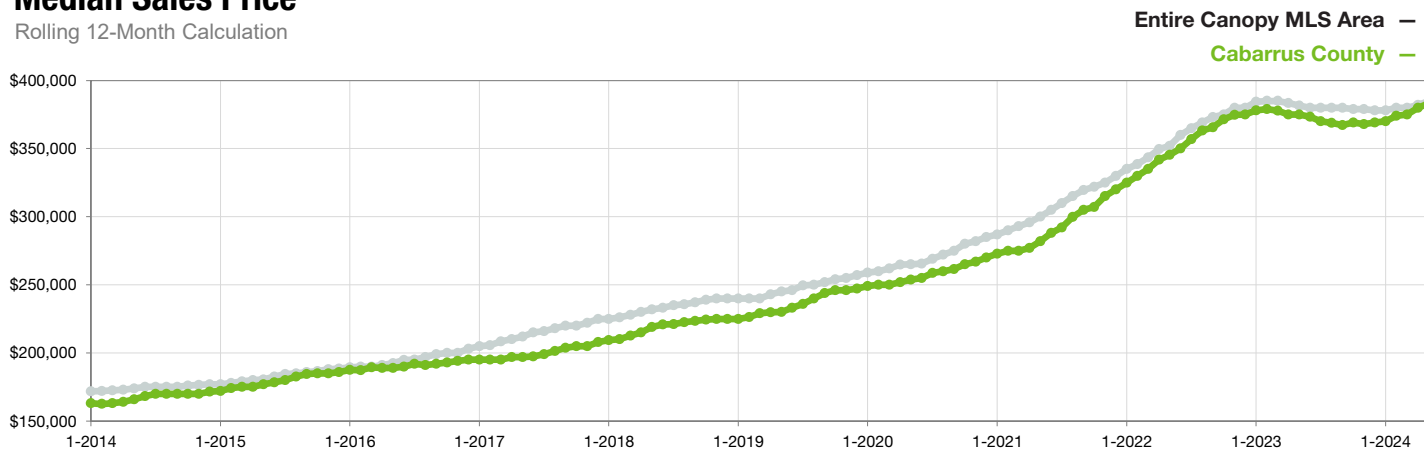
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

May



Median Sales Price

Rolling 12-Month Calculation



Current as of June 7, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.