

# Local Market Update for August 2024

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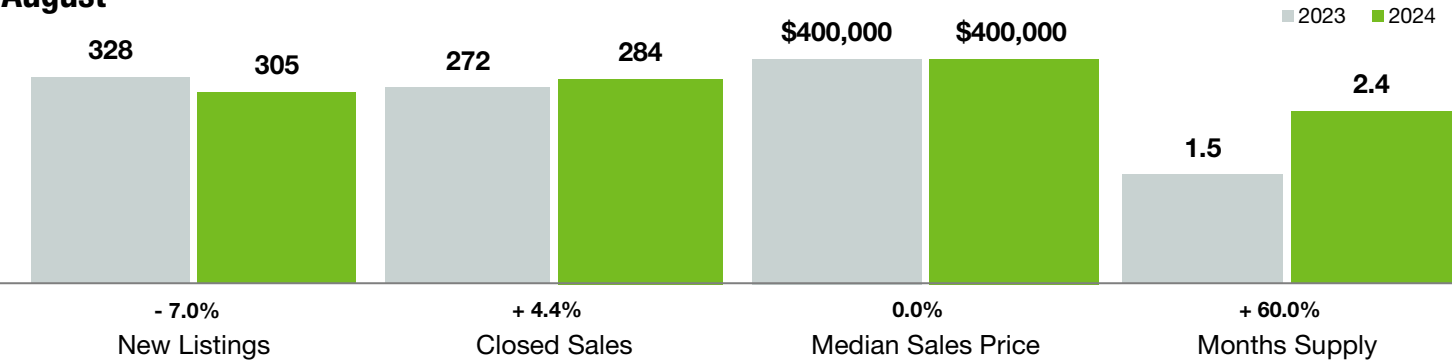
## Cabarrus County

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	328	305	- 7.0%	2,347	2,664	+ 13.5%
Pending Sales	245	261	+ 6.5%	2,206	2,048	- 7.2%
Closed Sales	272	284	+ 4.4%	2,017	2,009	- 0.4%
Median Sales Price*	\$400,000	\$400,000	0.0%	\$369,000	\$400,000	+ 8.4%
Average Sales Price*	\$419,962	\$441,790	+ 5.2%	\$394,767	\$438,988	+ 11.2%
Percent of Original List Price Received*	97.4%	96.8%	- 0.6%	96.9%	97.7%	+ 0.8%
List to Close	78	86	+ 10.3%	87	87	0.0%
Days on Market Until Sale	30	33	+ 10.0%	38	34	- 10.5%
Cumulative Days on Market Until Sale	33	36	+ 9.1%	41	37	- 9.8%
Average List Price	\$407,922	\$442,704	+ 8.5%	\$426,334	\$450,473	+ 5.7%
Inventory of Homes for Sale	369	561	+ 52.0%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

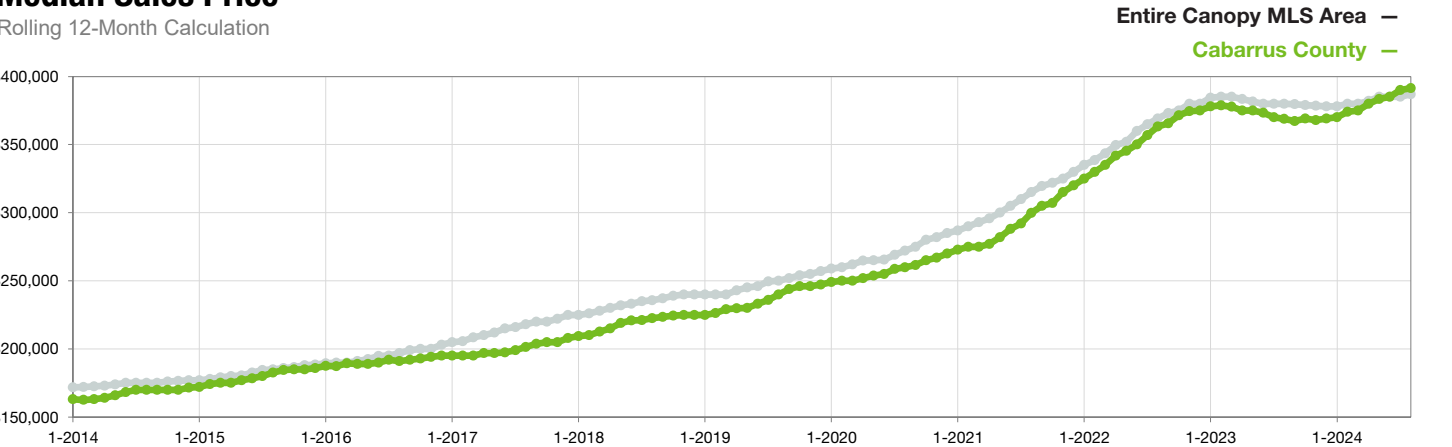
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### August



### Median Sales Price

Rolling 12-Month Calculation



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