

Local Market Update for August 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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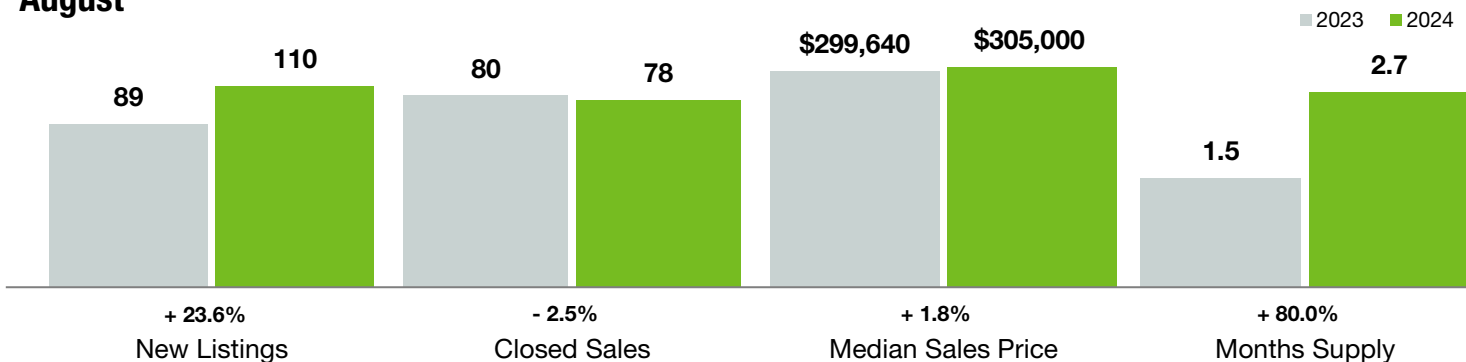
Kannapolis

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	89	110	+ 23.6%	648	736	+ 13.6%
Pending Sales	78	69	- 11.5%	589	531	- 9.8%
Closed Sales	80	78	- 2.5%	552	503	- 8.9%
Median Sales Price*	\$299,640	\$305,000	+ 1.8%	\$290,000	\$289,700	- 0.1%
Average Sales Price*	\$302,412	\$313,971	+ 3.8%	\$298,955	\$314,367	+ 5.2%
Percent of Original List Price Received*	96.7%	95.7%	- 1.0%	96.0%	96.0%	0.0%
List to Close	65	70	+ 7.7%	78	77	- 1.3%
Days on Market Until Sale	28	29	+ 3.6%	37	34	- 8.1%
Cumulative Days on Market Until Sale	35	33	- 5.7%	39	39	0.0%
Average List Price	\$302,371	\$334,848	+ 10.7%	\$312,831	\$318,783	+ 1.9%
Inventory of Homes for Sale	101	171	+ 69.3%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--

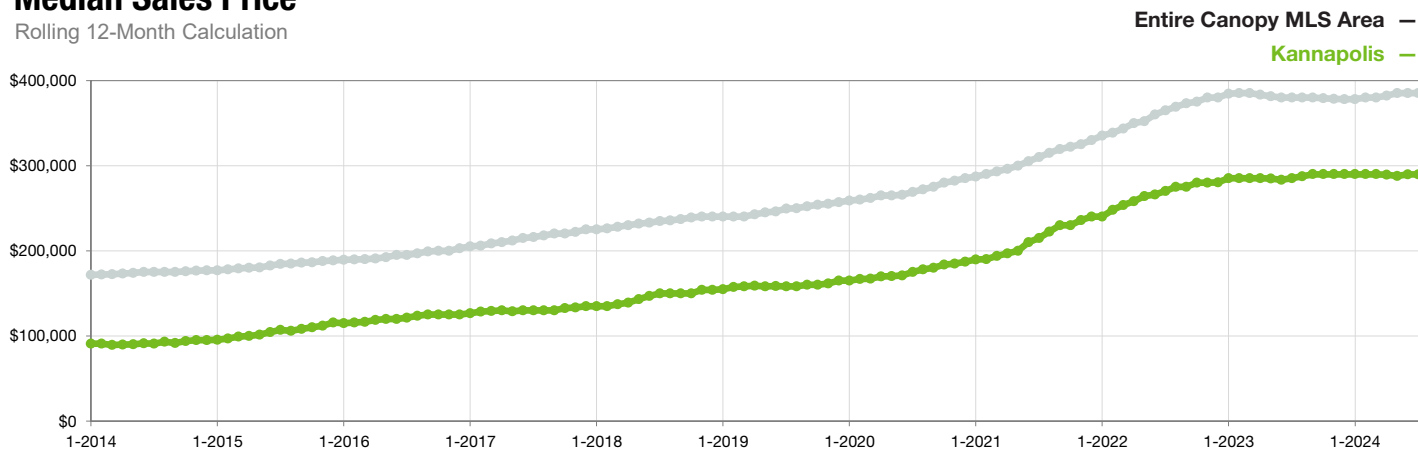
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.