

Local Market Update for October 2024

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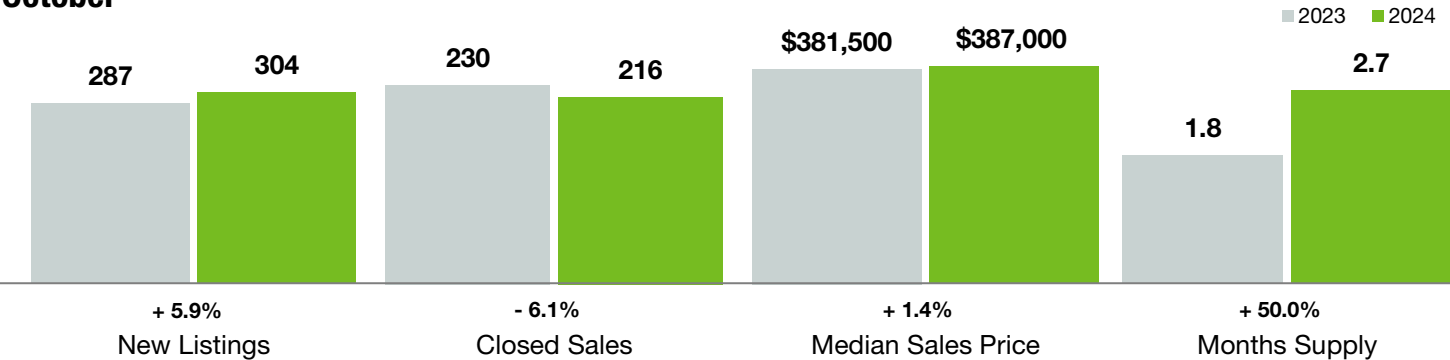
Cabarrus County

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	287	304	+ 5.9%	2,915	3,303	+ 13.3%
Pending Sales	222	249	+ 12.2%	2,621	2,500	- 4.6%
Closed Sales	230	216	- 6.1%	2,472	2,469	- 0.1%
Median Sales Price*	\$381,500	\$387,000	+ 1.4%	\$370,000	\$398,650	+ 7.7%
Average Sales Price*	\$405,312	\$411,674	+ 1.6%	\$396,803	\$434,822	+ 9.6%
Percent of Original List Price Received*	98.4%	96.1%	- 2.3%	97.1%	97.4%	+ 0.3%
List to Close	83	84	+ 1.2%	87	88	+ 1.1%
Days on Market Until Sale	28	41	+ 46.4%	37	35	- 5.4%
Cumulative Days on Market Until Sale	29	43	+ 48.3%	39	38	- 2.6%
Average List Price	\$411,476	\$457,885	+ 11.3%	\$423,055	\$449,423	+ 6.2%
Inventory of Homes for Sale	434	637	+ 46.8%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--

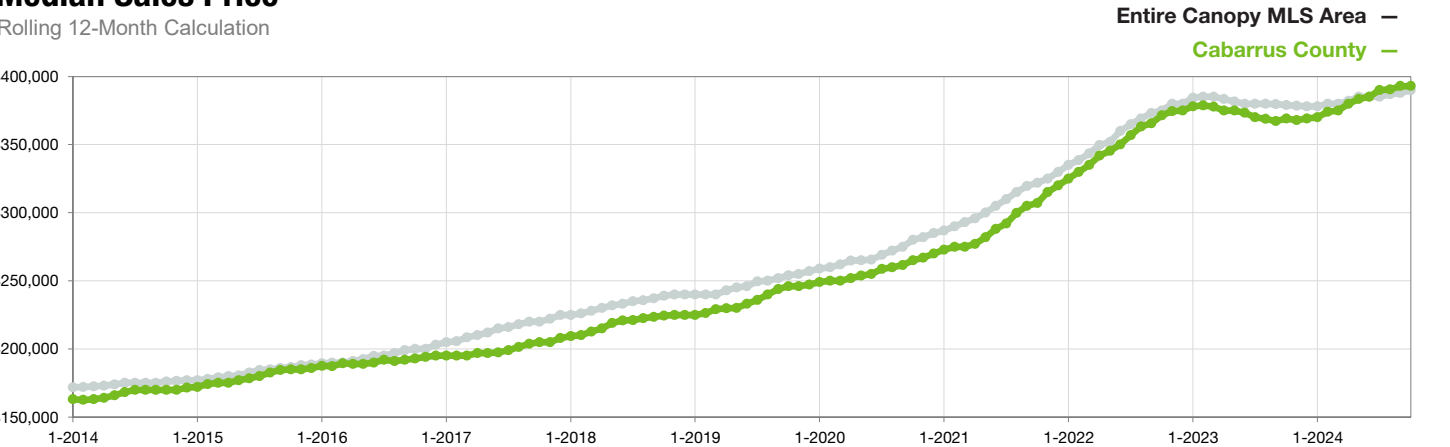
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



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