

# Local Market Update for December 2024

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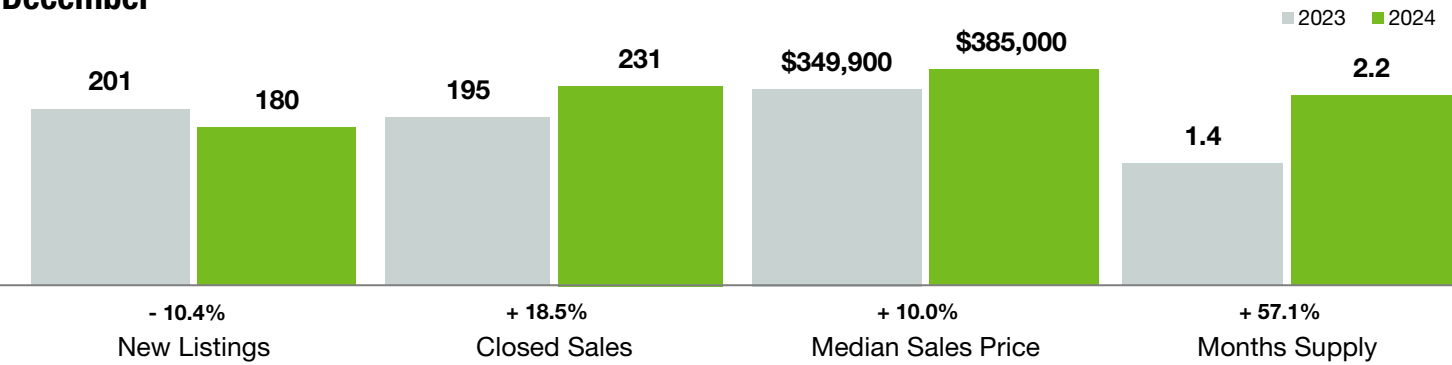
## Cabarrus County

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	201	180	- 10.4%	3,295	3,757	+ 14.0%
Pending Sales	203	176	- 13.3%	2,984	2,880	- 3.5%
Closed Sales	195	231	+ 18.5%	2,886	2,932	+ 1.6%
Median Sales Price*	\$349,900	\$385,000	+ 10.0%	\$369,000	\$395,000	+ 7.0%
Average Sales Price*	\$374,945	\$420,025	+ 12.0%	\$395,763	\$431,765	+ 9.1%
Percent of Original List Price Received*	96.6%	94.7%	- 2.0%	97.1%	97.1%	0.0%
List to Close	87	92	+ 5.7%	87	89	+ 2.3%
Days on Market Until Sale	37	51	+ 37.8%	36	37	+ 2.8%
Cumulative Days on Market Until Sale	37	57	+ 54.1%	38	40	+ 5.3%
Average List Price	\$392,557	\$452,843	+ 15.4%	\$420,342	\$445,820	+ 6.1%
Inventory of Homes for Sale	349	525	+ 50.4%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

\* 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.

### December



### Median Sales Price

Rolling 12-Month Calculation

