

Local Market Update for January 2025

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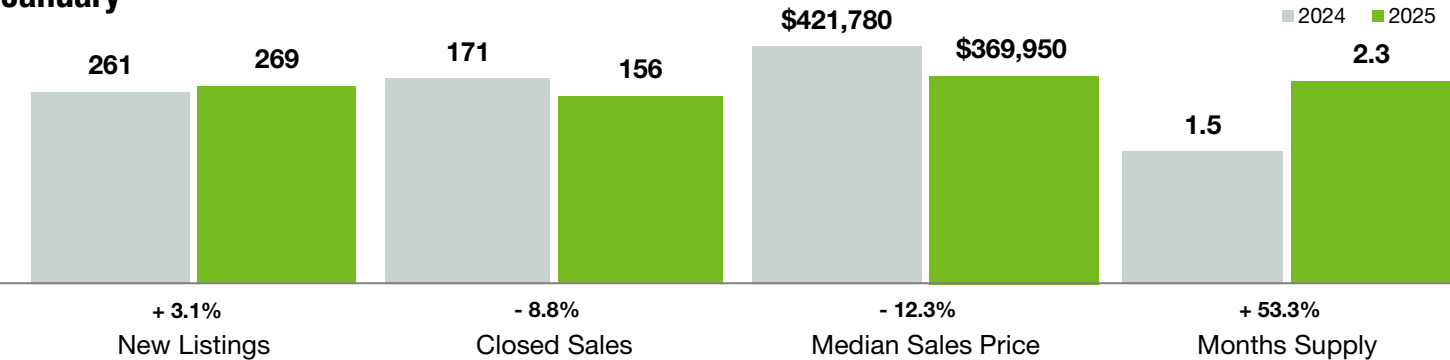
Cabarrus County

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	261	269	+ 3.1%	261	269	+ 3.1%
Pending Sales	204	214	+ 4.9%	204	214	+ 4.9%
Closed Sales	171	156	- 8.8%	171	156	- 8.8%
Median Sales Price*	\$421,780	\$369,950	- 12.3%	\$421,780	\$369,950	- 12.3%
Average Sales Price*	\$463,562	\$416,397	- 10.2%	\$463,562	\$416,397	- 10.2%
Percent of Original List Price Received*	97.5%	95.2%	- 2.4%	97.5%	95.2%	- 2.4%
List to Close	103	97	- 5.8%	103	97	- 5.8%
Days on Market Until Sale	45	55	+ 22.2%	45	55	+ 22.2%
Cumulative Days on Market Until Sale	53	61	+ 15.1%	53	61	+ 15.1%
Average List Price	\$428,084	\$451,981	+ 5.6%	\$428,084	\$451,981	+ 5.6%
Inventory of Homes for Sale	373	558	+ 49.6%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

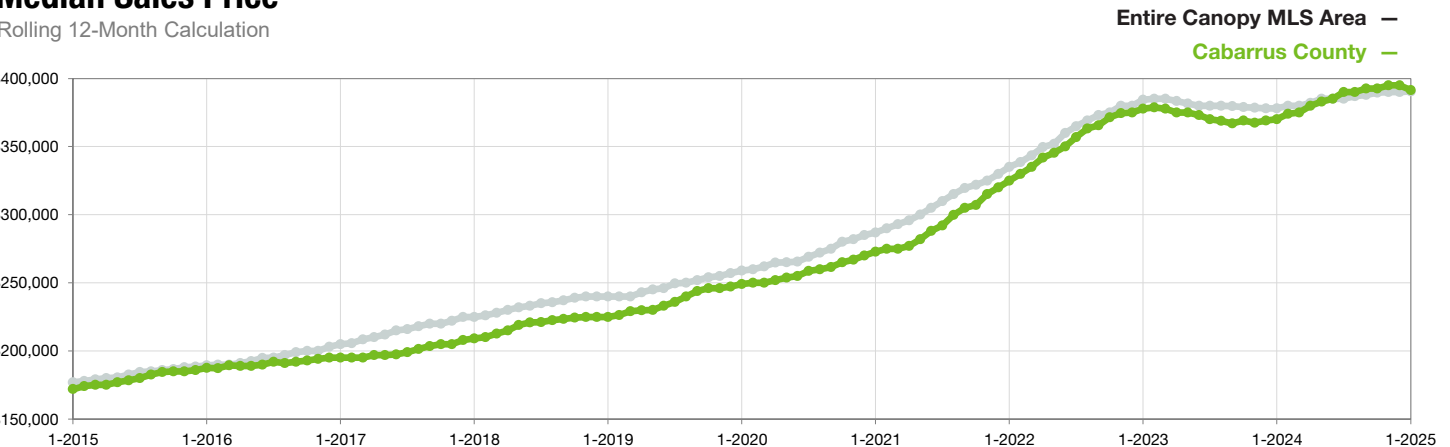
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



Current as of February 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.