

# Local Market Update for February 2025

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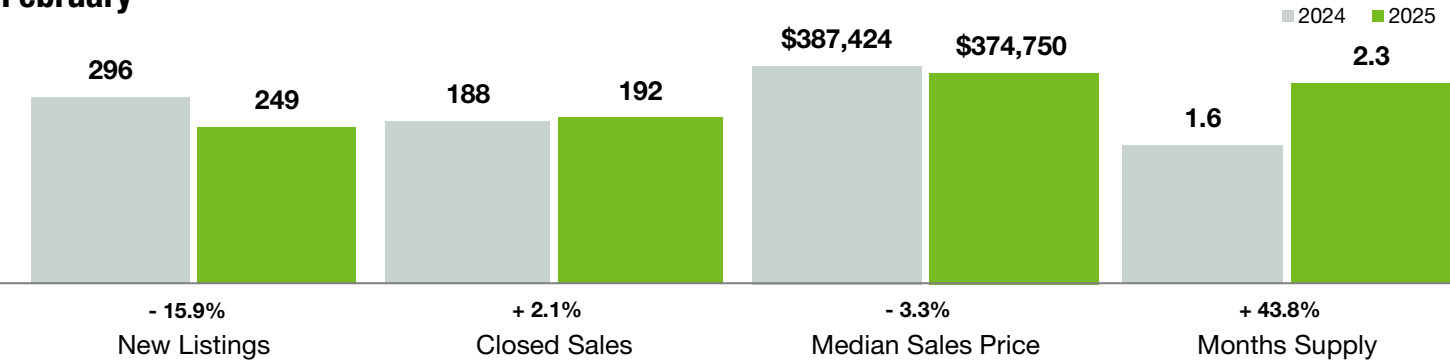
## Cabarrus County

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	296	249	- 15.9%	557	519	- 6.8%
Pending Sales	239	223	- 6.7%	443	431	- 2.7%
Closed Sales	188	192	+ 2.1%	359	358	- 0.3%
Median Sales Price*	\$387,424	\$374,750	- 3.3%	\$405,000	\$373,590	- 7.8%
Average Sales Price*	\$417,911	\$436,718	+ 4.5%	\$439,656	\$427,951	- 2.7%
Percent of Original List Price Received*	97.3%	95.8%	- 1.5%	97.4%	95.3%	- 2.2%
List to Close	93	103	+ 10.8%	98	100	+ 2.0%
Days on Market Until Sale	44	56	+ 27.3%	44	55	+ 25.0%
Cumulative Days on Market Until Sale	40	67	+ 67.5%	46	64	+ 39.1%
Average List Price	\$413,022	\$460,125	+ 11.4%	\$420,104	\$451,991	+ 7.6%
Inventory of Homes for Sale	390	547	+ 40.3%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

\* 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.

### February



### Median Sales Price

Rolling 12-Month Calculation

