

# Local Market Update for February 2025

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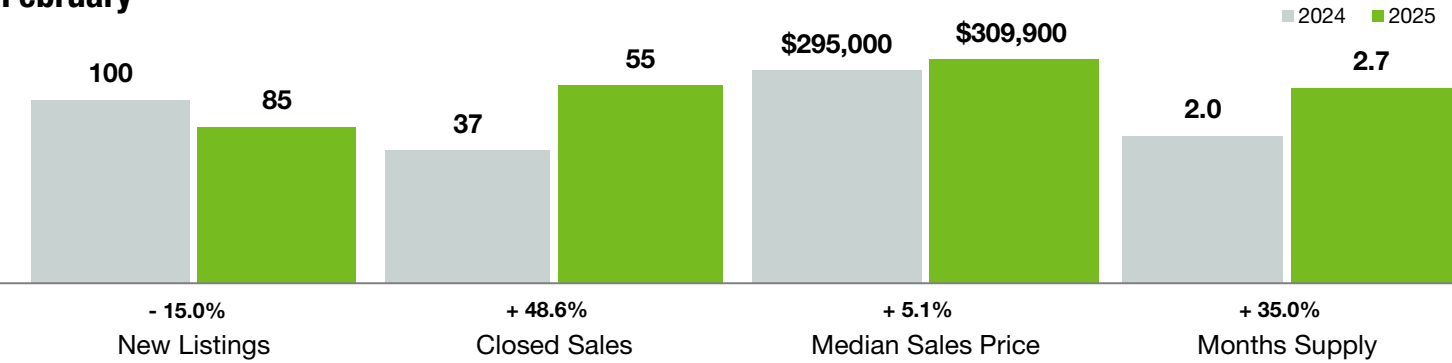
## Kannapolis

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	100	85	- 15.0%	173	167	- 3.5%
Pending Sales	72	75	+ 4.2%	116	139	+ 19.8%
Closed Sales	37	55	+ 48.6%	80	101	+ 26.3%
Median Sales Price*	\$295,000	\$309,900	+ 5.1%	\$274,500	\$305,000	+ 11.1%
Average Sales Price*	\$294,611	\$340,295	+ 15.5%	\$320,078	\$332,921	+ 4.0%
Percent of Original List Price Received*	96.5%	96.4%	- 0.1%	96.0%	95.3%	- 0.7%
List to Close	72	92	+ 27.8%	78	92	+ 17.9%
Days on Market Until Sale	29	46	+ 58.6%	34	48	+ 41.2%
Cumulative Days on Market Until Sale	33	54	+ 63.6%	41	57	+ 39.0%
Average List Price	\$312,952	\$318,666	+ 1.8%	\$305,736	\$322,619	+ 5.5%
Inventory of Homes for Sale	136	175	+ 28.7%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--

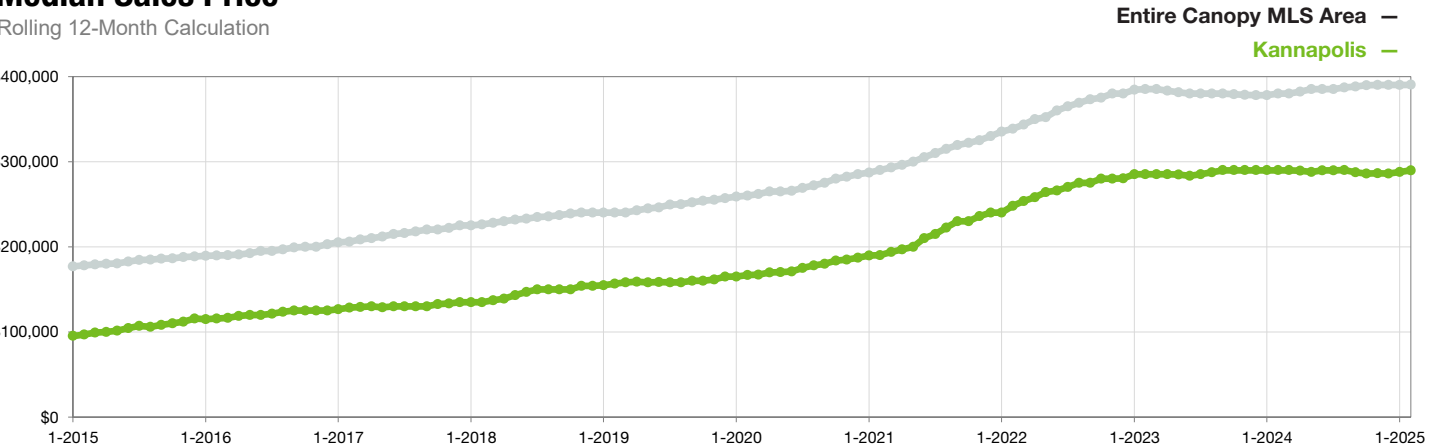
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### February



### Median Sales Price

Rolling 12-Month Calculation



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