

Local Market Update for March 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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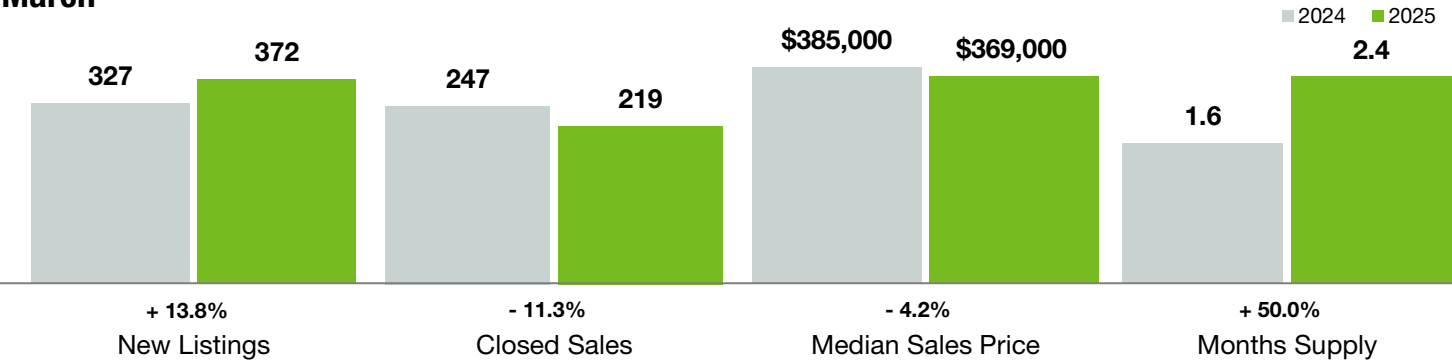
Cabarrus County

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	327	372	+ 13.8%	884	893	+ 1.0%
Pending Sales	288	309	+ 7.3%	731	733	+ 0.3%
Closed Sales	247	219	- 11.3%	606	585	- 3.5%
Median Sales Price*	\$385,000	\$369,000	- 4.2%	\$399,450	\$370,000	- 7.4%
Average Sales Price*	\$424,306	\$415,811	- 2.0%	\$433,399	\$423,325	- 2.3%
Percent of Original List Price Received*	97.6%	94.9%	- 2.8%	97.5%	95.2%	- 2.4%
List to Close	93	99	+ 6.5%	96	99	+ 3.1%
Days on Market Until Sale	42	53	+ 26.2%	43	54	+ 25.6%
Cumulative Days on Market Until Sale	46	62	+ 34.8%	46	63	+ 37.0%
Average List Price	\$444,912	\$491,559	+ 10.5%	\$429,269	\$466,381	+ 8.6%
Inventory of Homes for Sale	391	567	+ 45.0%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 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.

March



Median Sales Price

Rolling 12-Month Calculation

