

Local Market Update for April 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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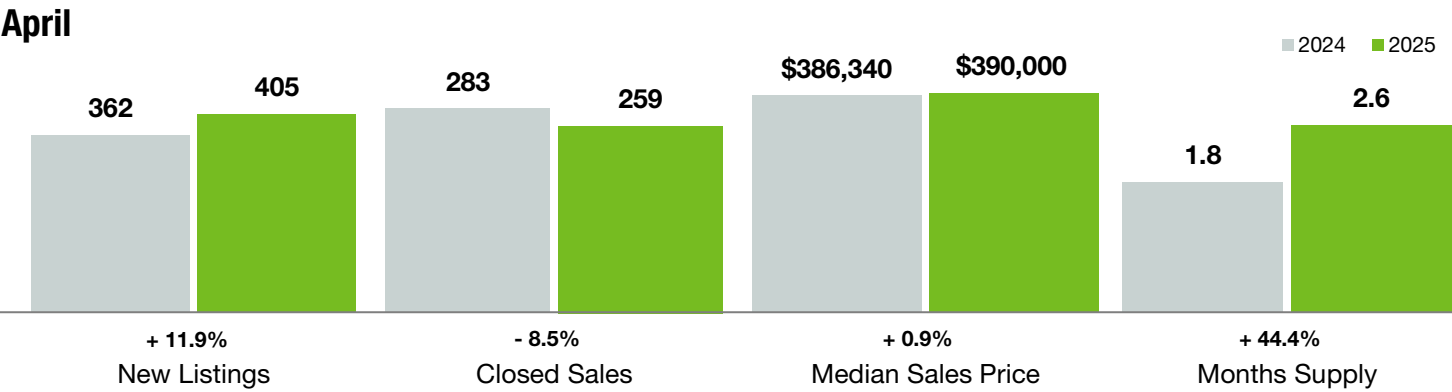


Cabarrus County

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	362	405	+ 11.9%	1,246	1,301	+ 4.4%
Pending Sales	280	315	+ 12.5%	1,011	1,029	+ 1.8%
Closed Sales	283	259	- 8.5%	889	852	- 4.2%
Median Sales Price*	\$386,340	\$390,000	+ 0.9%	\$390,000	\$375,000	- 3.8%
Average Sales Price*	\$414,139	\$436,408	+ 5.4%	\$427,268	\$427,487	+ 0.1%
Percent of Original List Price Received*	97.9%	96.0%	- 1.9%	97.6%	95.5%	- 2.2%
List to Close	82	92	+ 12.2%	91	97	+ 6.6%
Days on Market Until Sale	29	51	+ 75.9%	39	53	+ 35.9%
Cumulative Days on Market Until Sale	34	56	+ 64.7%	42	61	+ 45.2%
Average List Price	\$473,753	\$483,628	+ 2.1%	\$442,164	\$470,255	+ 6.4%
Inventory of Homes for Sale	435	619	+ 42.3%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

