

# Local Market Update for May 2025

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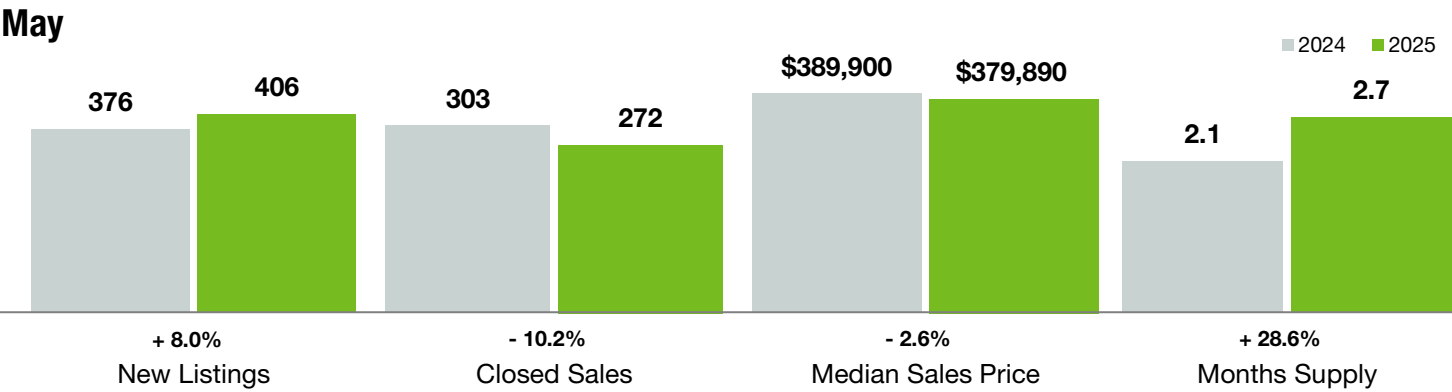


## Cabarrus County

North Carolina

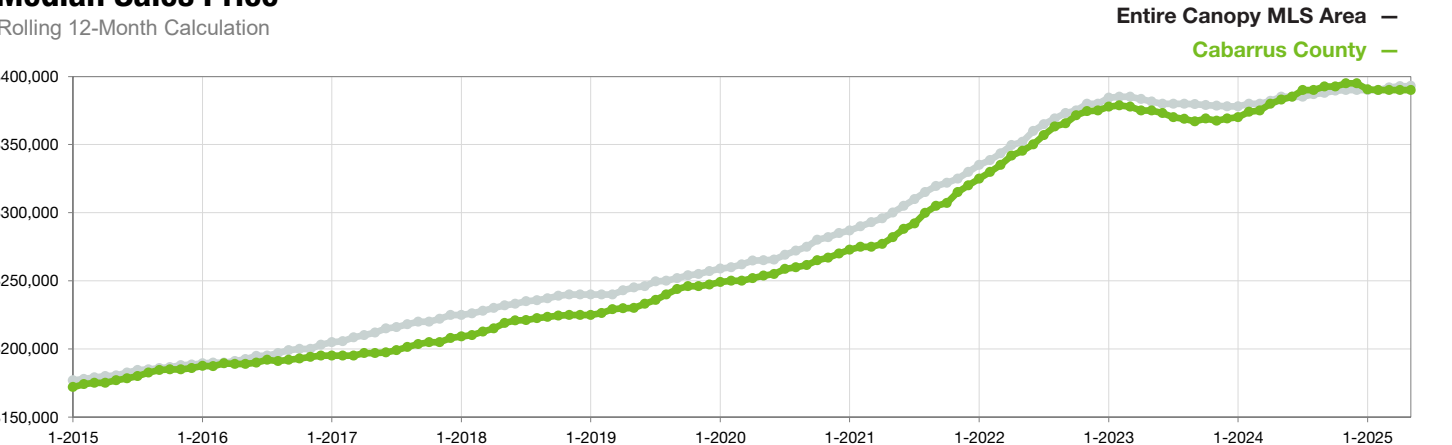
Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	376	406	+ 8.0%	1,622	1,712	+ 5.5%
Pending Sales	265	326	+ 23.0%	1,276	1,342	+ 5.2%
Closed Sales	303	272	- 10.2%	1,192	1,138	- 4.5%
Median Sales Price*	\$389,900	\$379,890	- 2.6%	\$390,000	\$375,000	- 3.8%
Average Sales Price*	\$423,147	\$428,153	+ 1.2%	\$426,221	\$427,100	+ 0.2%
Percent of Original List Price Received*	98.3%	96.2%	- 2.1%	97.8%	95.6%	- 2.2%
List to Close	79	94	+ 19.0%	88	97	+ 10.2%
Days on Market Until Sale	26	52	+ 100.0%	36	53	+ 47.2%
Cumulative Days on Market Until Sale	28	56	+ 100.0%	39	60	+ 53.8%
Average List Price	\$466,400	\$486,756	+ 4.4%	\$447,715	\$471,880	+ 5.4%
Inventory of Homes for Sale	497	658	+ 32.4%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

\* 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



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