

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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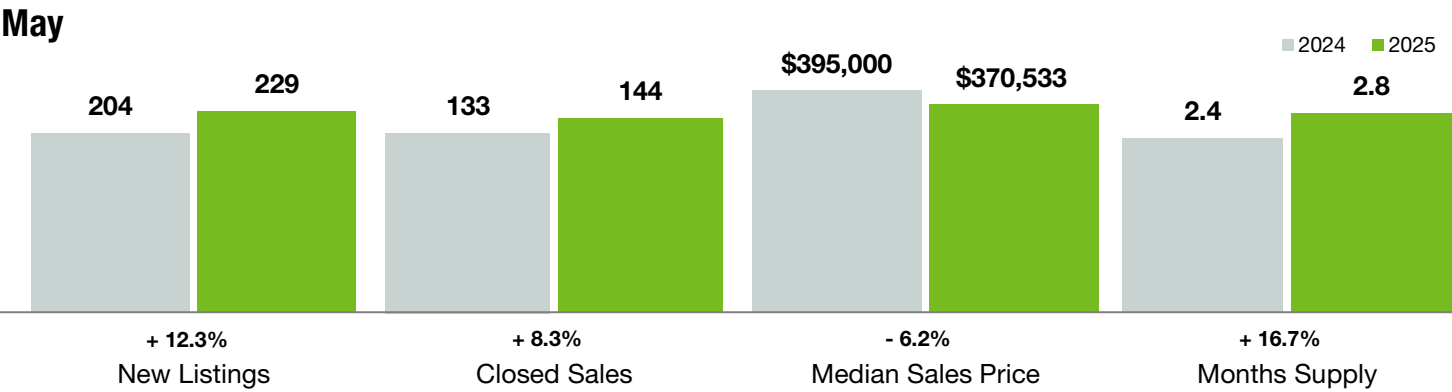


Concord

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	204	229	+ 12.3%	843	919	+ 9.0%
Pending Sales	148	157	+ 6.1%	636	697	+ 9.6%
Closed Sales	133	144	+ 8.3%	579	604	+ 4.3%
Median Sales Price*	\$395,000	\$370,533	- 6.2%	\$387,500	\$369,950	- 4.5%
Average Sales Price*	\$453,012	\$428,623	- 5.4%	\$435,873	\$429,613	- 1.4%
Percent of Original List Price Received*	97.9%	96.5%	- 1.4%	97.5%	95.7%	- 1.8%
List to Close	66	89	+ 34.8%	74	96	+ 29.7%
Days on Market Until Sale	24	47	+ 95.8%	33	51	+ 54.5%
Cumulative Days on Market Until Sale	26	52	+ 100.0%	37	59	+ 59.5%
Average List Price	\$480,895	\$483,012	+ 0.4%	\$458,697	\$477,469	+ 4.1%
Inventory of Homes for Sale	284	362	+ 27.5%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

* 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

