

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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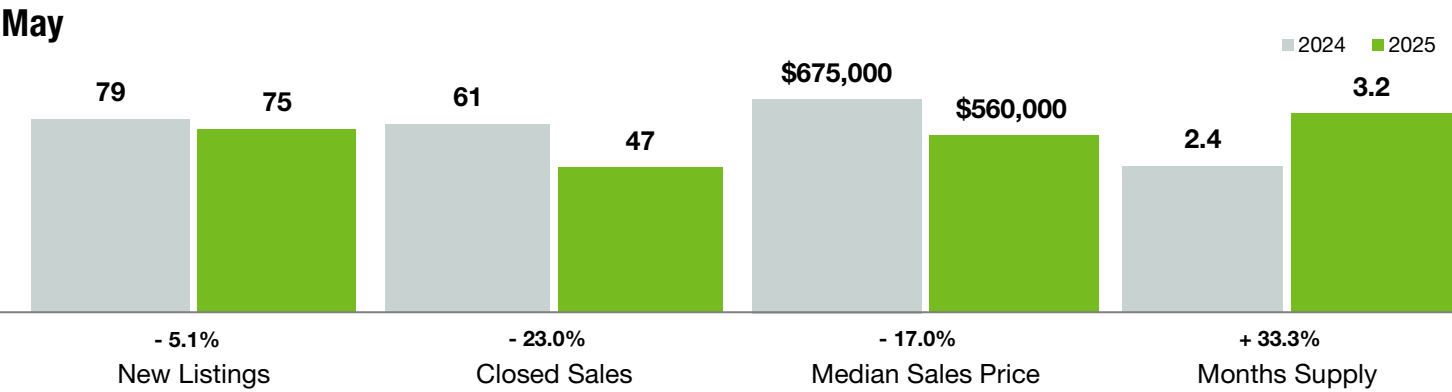


Cornelius

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	79	75	- 5.1%	306	341	+ 11.4%
Pending Sales	49	45	- 8.2%	239	242	+ 1.3%
Closed Sales	61	47	- 23.0%	234	234	0.0%
Median Sales Price*	\$675,000	\$560,000	- 17.0%	\$549,950	\$542,500	- 1.4%
Average Sales Price*	\$928,904	\$1,038,473	+ 11.8%	\$783,326	\$821,572	+ 4.9%
Percent of Original List Price Received*	97.4%	95.0%	- 2.5%	96.9%	96.1%	- 0.8%
List to Close	80	81	+ 1.3%	90	88	- 2.2%
Days on Market Until Sale	40	43	+ 7.5%	48	43	- 10.4%
Cumulative Days on Market Until Sale	37	50	+ 35.1%	41	52	+ 26.8%
Average List Price	\$856,065	\$1,107,401	+ 29.4%	\$978,221	\$1,046,946	+ 7.0%
Inventory of Homes for Sale	104	152	+ 46.2%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 33.3%	--	--	--

* 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

