

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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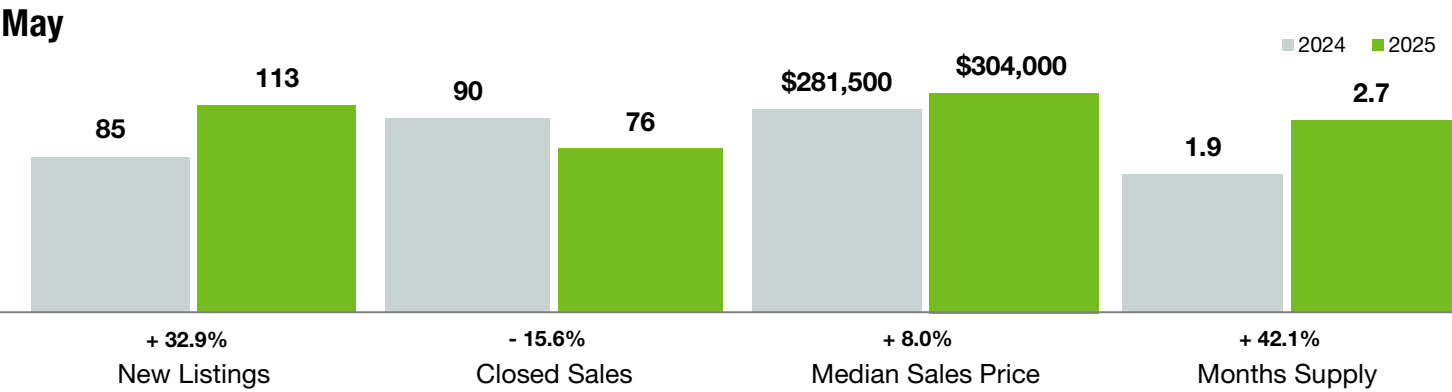


Kannapolis

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	85	113	+ 32.9%	421	474	+ 12.6%
Pending Sales	52	87	+ 67.3%	325	387	+ 19.1%
Closed Sales	90	76	- 15.6%	316	324	+ 2.5%
Median Sales Price*	\$281,500	\$304,000	+ 8.0%	\$279,900	\$305,305	+ 9.1%
Average Sales Price*	\$305,169	\$305,272	+ 0.0%	\$303,756	\$324,414	+ 6.8%
Percent of Original List Price Received*	96.9%	94.8%	- 2.2%	96.1%	95.0%	- 1.1%
List to Close	77	93	+ 20.8%	80	93	+ 16.3%
Days on Market Until Sale	33	49	+ 48.5%	37	48	+ 29.7%
Cumulative Days on Market Until Sale	35	60	+ 71.4%	42	57	+ 35.7%
Average List Price	\$314,432	\$372,277	+ 18.4%	\$312,851	\$347,183	+ 11.0%
Inventory of Homes for Sale	124	181	+ 46.0%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

* 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

