

# Local Market Update for June 2025

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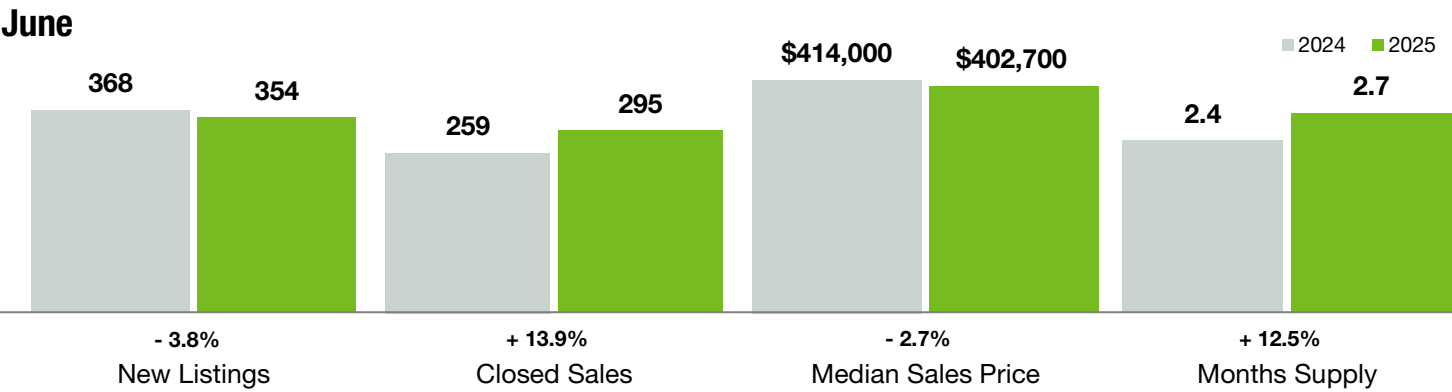


## Cabarrus County

North Carolina

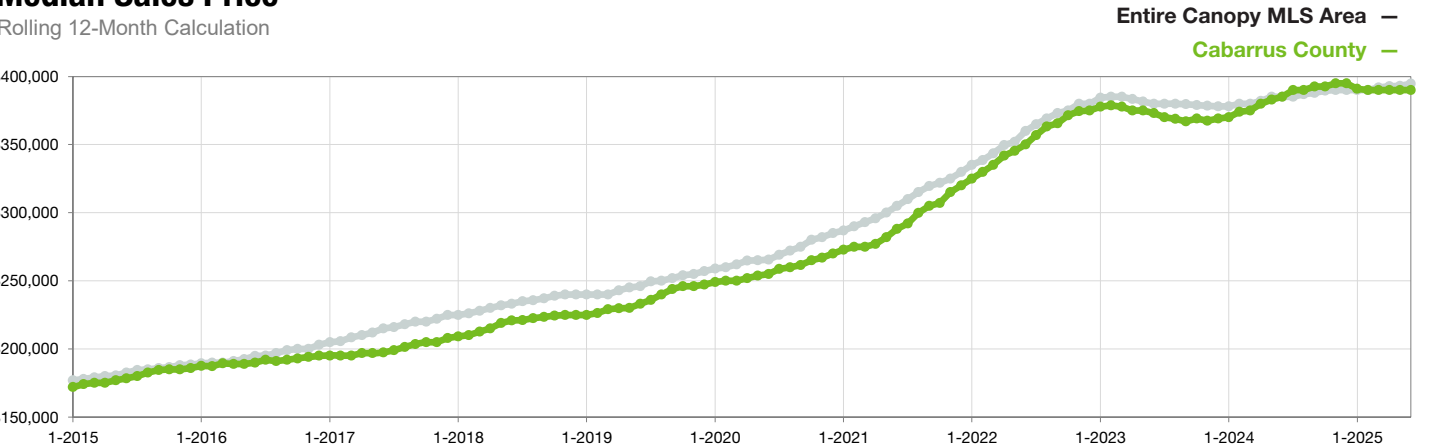
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	368	354	- 3.8%	1,990	2,078	+ 4.4%
Pending Sales	261	285	+ 9.2%	1,537	1,618	+ 5.3%
Closed Sales	259	295	+ 13.9%	1,451	1,442	- 0.6%
Median Sales Price*	\$414,000	\$402,700	- 2.7%	\$395,000	\$383,130	- 3.0%
Average Sales Price*	\$446,428	\$448,075	+ 0.4%	\$429,828	\$431,514	+ 0.4%
Percent of Original List Price Received*	97.8%	96.4%	- 1.4%	97.8%	95.8%	- 2.0%
List to Close	82	88	+ 7.3%	87	94	+ 8.0%
Days on Market Until Sale	29	47	+ 62.1%	34	51	+ 50.0%
Cumulative Days on Market Until Sale	31	47	+ 51.6%	37	57	+ 54.1%
Average List Price	\$473,547	\$455,485	- 3.8%	\$452,495	\$467,221	+ 3.3%
Inventory of Homes for Sale	557	676	+ 21.4%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

\* 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 July 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.