

Local Market Update for June 2025

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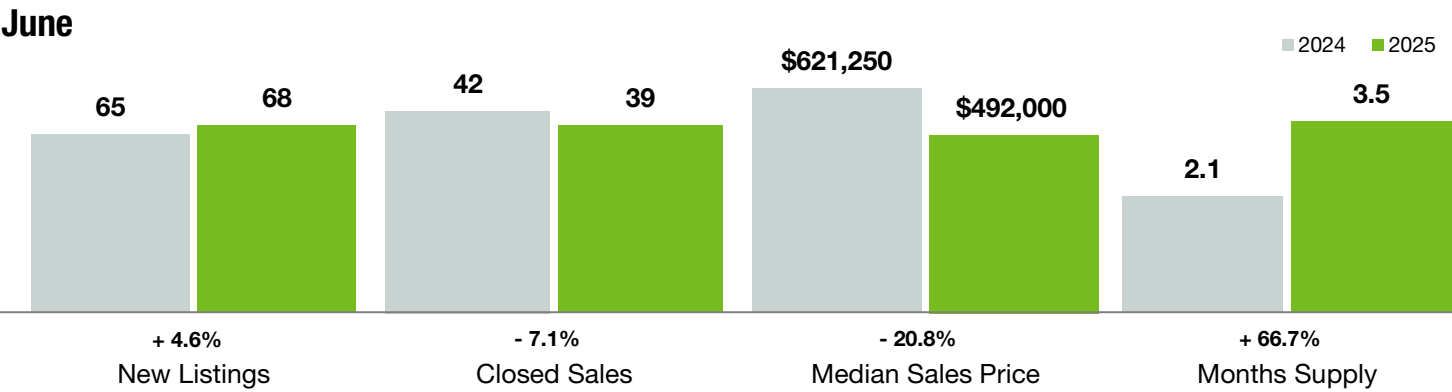


Cornelius

North Carolina

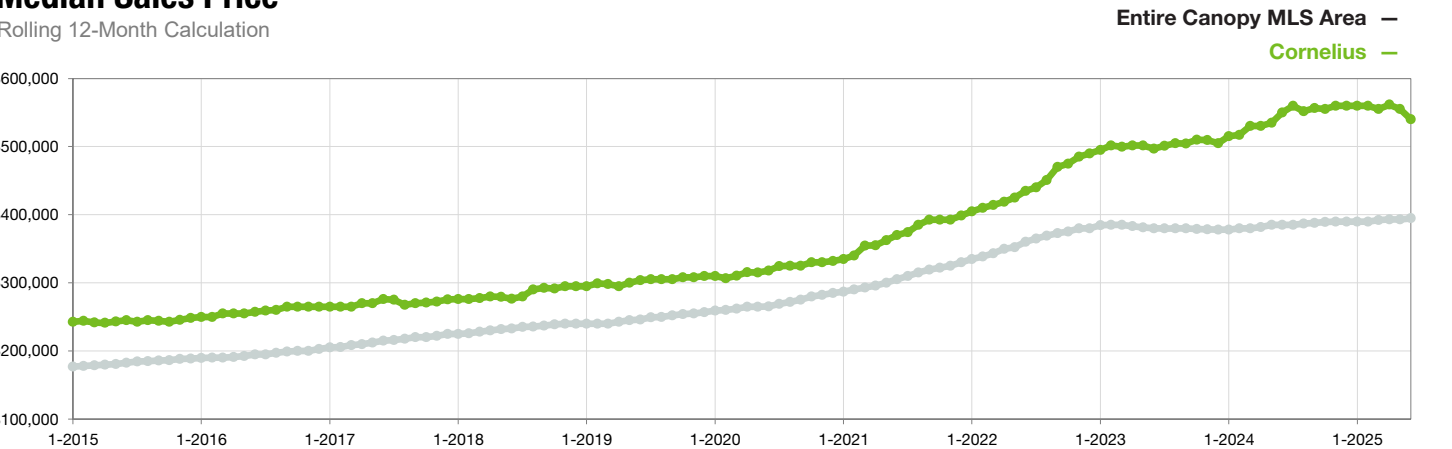
Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	65	68	+ 4.6%	371	410	+ 10.5%
Pending Sales	61	43	- 29.5%	300	284	- 5.3%
Closed Sales	42	39	- 7.1%	276	274	- 0.7%
Median Sales Price*	\$621,250	\$492,000	- 20.8%	\$572,500	\$534,708	- 6.6%
Average Sales Price*	\$893,718	\$721,203	- 19.3%	\$800,125	\$805,561	+ 0.7%
Percent of Original List Price Received*	96.3%	98.6%	+ 2.4%	96.8%	96.5%	- 0.3%
List to Close	74	88	+ 18.9%	87	88	+ 1.1%
Days on Market Until Sale	37	40	+ 8.1%	46	43	- 6.5%
Cumulative Days on Market Until Sale	42	42	0.0%	42	51	+ 21.4%
Average List Price	\$1,011,060	\$910,587	- 9.9%	\$984,092	\$1,018,178	+ 3.5%
Inventory of Homes for Sale	97	162	+ 67.0%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--

* 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



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