

Local Market Update for July 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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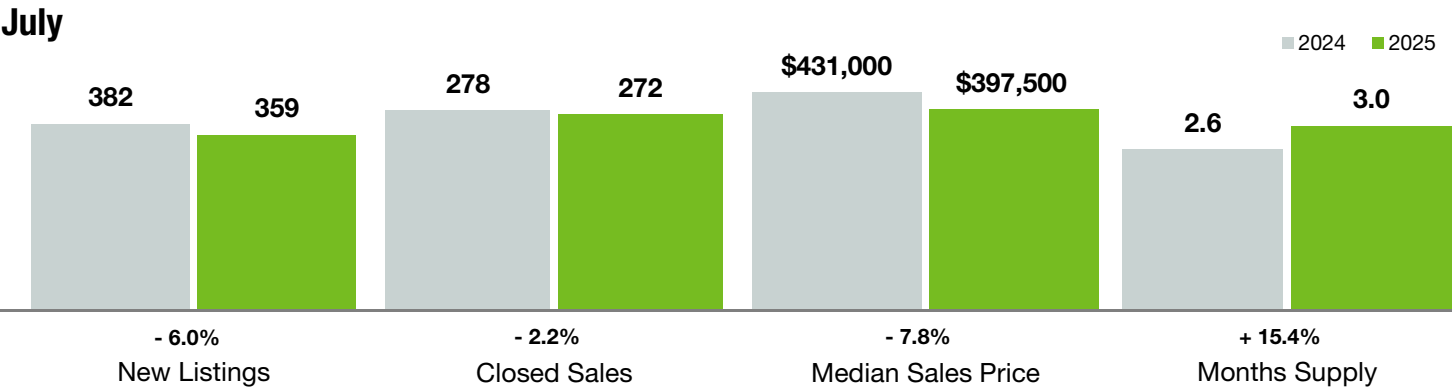


Cabarrus County

North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	382	359	- 6.0%	2,372	2,445	+ 3.1%
Pending Sales	257	251	- 2.3%	1,794	1,861	+ 3.7%
Closed Sales	278	272	- 2.2%	1,729	1,724	- 0.3%
Median Sales Price*	\$431,000	\$397,500	- 7.8%	\$400,000	\$385,000	- 3.8%
Average Sales Price*	\$482,687	\$460,014	- 4.7%	\$438,327	\$435,765	- 0.6%
Percent of Original List Price Received*	97.8%	95.8%	- 2.0%	97.8%	95.8%	- 2.0%
List to Close	89	85	- 4.5%	87	93	+ 6.9%
Days on Market Until Sale	35	46	+ 31.4%	34	50	+ 47.1%
Cumulative Days on Market Until Sale	35	46	+ 31.4%	37	55	+ 48.6%
Average List Price	\$430,021	\$467,971	+ 8.8%	\$448,860	\$465,512	+ 3.7%
Inventory of Homes for Sale	608	728	+ 19.7%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--

* 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

