

# Local Market Update for July 2025

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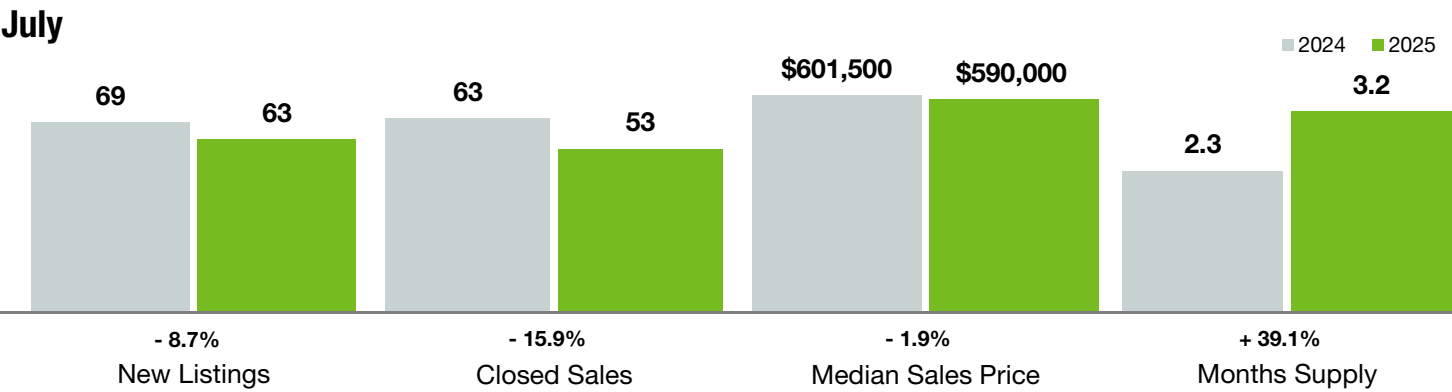


## Cornelius

North Carolina

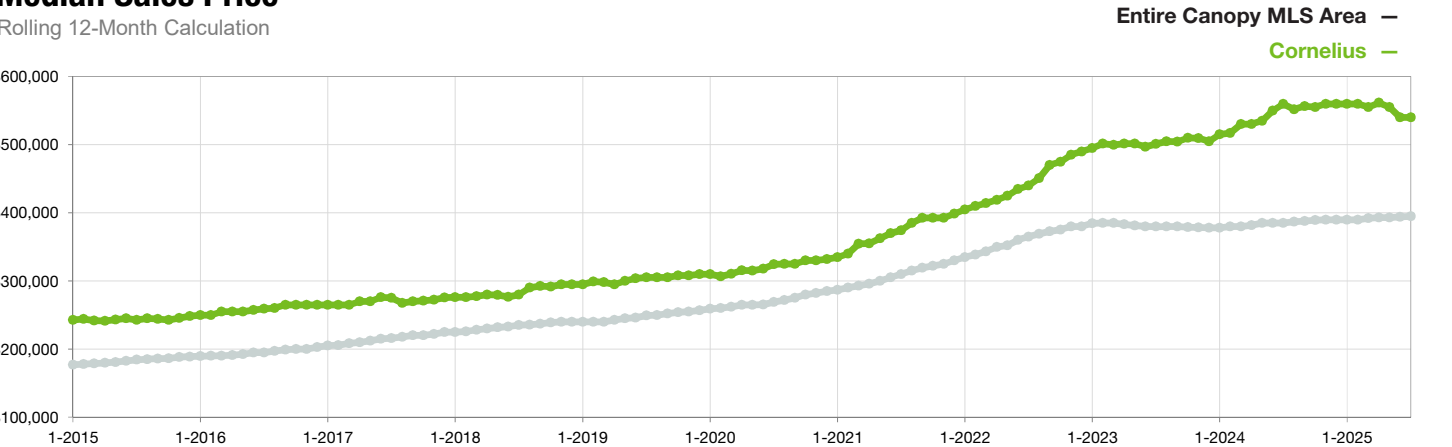
Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	69	63	- 8.7%	440	475	+ 8.0%
Pending Sales	51	64	+ 25.5%	351	348	- 0.9%
Closed Sales	63	53	- 15.9%	339	327	- 3.5%
Median Sales Price*	\$601,500	\$590,000	- 1.9%	\$575,000	\$545,000	- 5.2%
Average Sales Price*	\$1,146,690	\$965,598	- 15.8%	\$864,531	\$831,499	- 3.8%
Percent of Original List Price Received*	96.6%	95.1%	- 1.6%	96.8%	96.2%	- 0.6%
List to Close	58	84	+ 44.8%	82	88	+ 7.3%
Days on Market Until Sale	23	46	+ 100.0%	42	43	+ 2.4%
Cumulative Days on Market Until Sale	25	47	+ 88.0%	38	50	+ 31.6%
Average List Price	\$777,716	\$1,001,917	+ 28.8%	\$951,149	\$1,011,206	+ 6.3%
Inventory of Homes for Sale	104	152	+ 46.2%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

\* 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



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