

Local Market Update for July 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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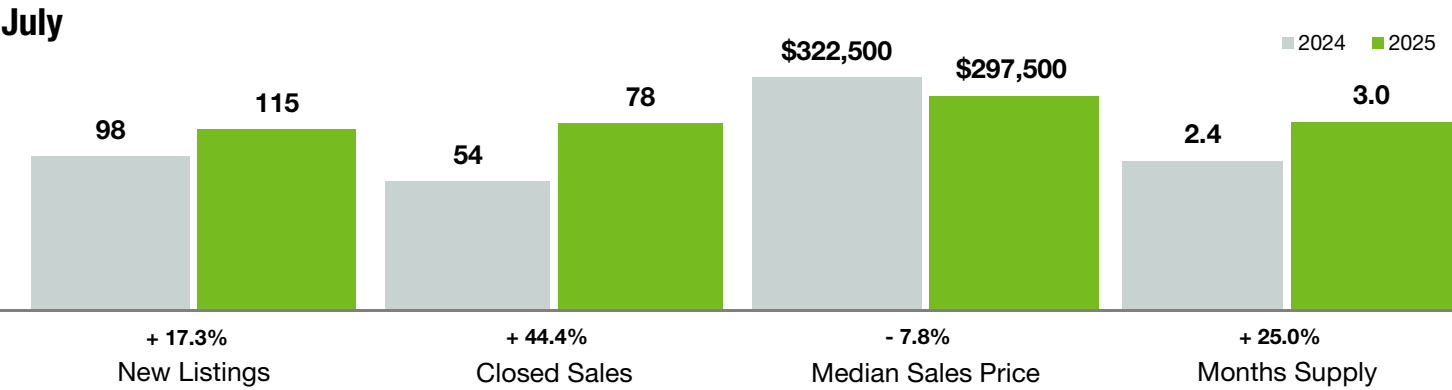


Kannapolis

North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	98	115	+ 17.3%	626	681	+ 8.8%
Pending Sales	77	72	- 6.5%	461	527	+ 14.3%
Closed Sales	54	78	+ 44.4%	425	482	+ 13.4%
Median Sales Price*	\$322,500	\$297,500	- 7.8%	\$284,900	\$304,500	+ 6.9%
Average Sales Price*	\$359,487	\$329,483	- 8.3%	\$314,451	\$323,345	+ 2.8%
Percent of Original List Price Received*	96.0%	95.6%	- 0.4%	96.1%	94.9%	- 1.2%
List to Close	75	80	+ 6.7%	78	93	+ 19.2%
Days on Market Until Sale	32	36	+ 12.5%	35	49	+ 40.0%
Cumulative Days on Market Until Sale	37	39	+ 5.4%	40	56	+ 40.0%
Average List Price	\$301,033	\$363,104	+ 20.6%	\$315,147	\$346,515	+ 10.0%
Inventory of Homes for Sale	154	208	+ 35.1%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--

* 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

