

Local Market Update for August 2025

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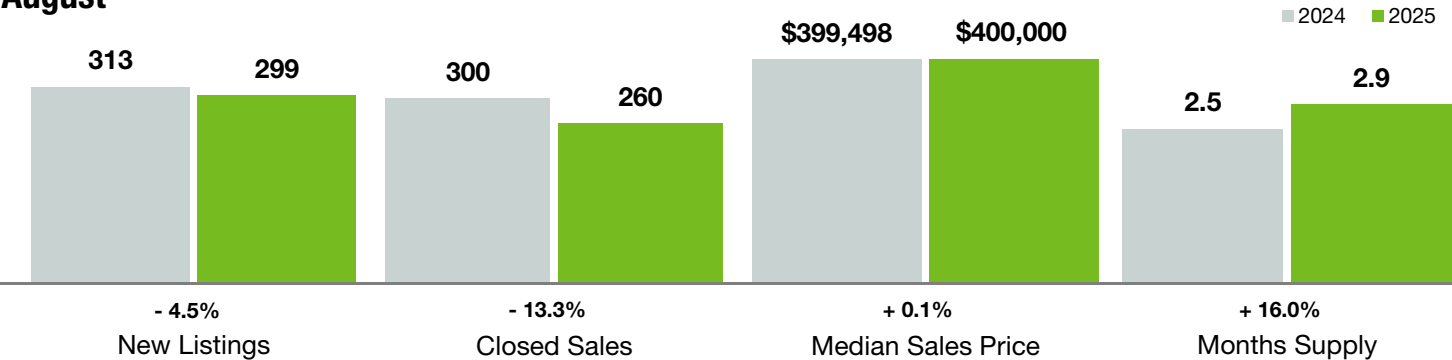
Cabarrus County

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	313	299	- 4.5%	2,685	2,763	+ 2.9%
Pending Sales	249	248	- 0.4%	2,043	2,115	+ 3.5%
Closed Sales	300	260	- 13.3%	2,029	2,003	- 1.3%
Median Sales Price*	\$399,498	\$400,000	+ 0.1%	\$399,985	\$388,655	- 2.8%
Average Sales Price*	\$437,148	\$448,051	+ 2.5%	\$438,152	\$437,390	- 0.2%
Percent of Original List Price Received*	97.0%	95.9%	- 1.1%	97.7%	95.8%	- 1.9%
List to Close	88	85	- 3.4%	87	92	+ 5.7%
Days on Market Until Sale	34	44	+ 29.4%	34	50	+ 47.1%
Cumulative Days on Market Until Sale	36	44	+ 22.2%	37	54	+ 45.9%
Average List Price	\$431,252	\$453,246	+ 5.1%	\$446,818	\$462,192	+ 3.4%
Inventory of Homes for Sale	585	706	+ 20.7%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--

* 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.

August



Median Sales Price

Rolling 12-Month Calculation

