

Local Market Update for September 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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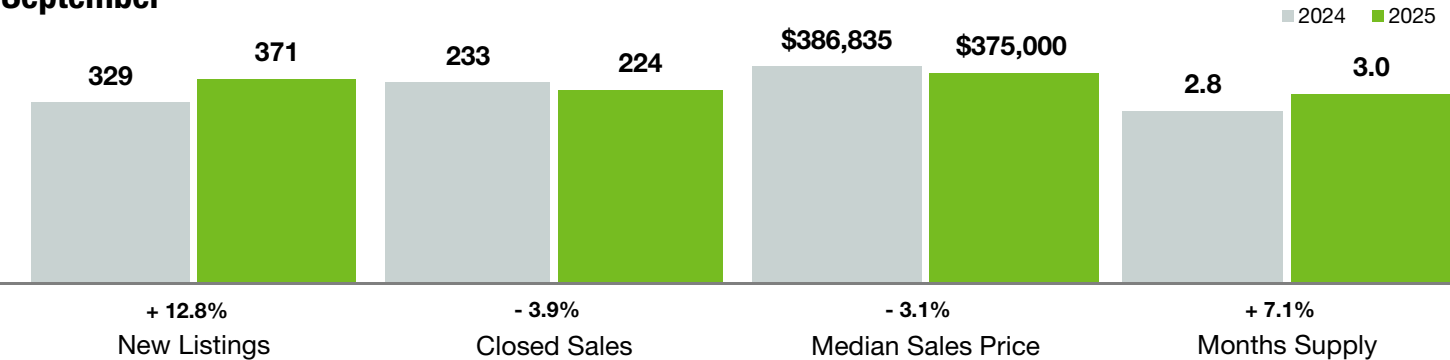
Cabarrus County

North Carolina

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	329	371	+ 12.8%	3,014	3,145	+ 4.3%
Pending Sales	208	248	+ 19.2%	2,251	2,355	+ 4.6%
Closed Sales	233	224	- 3.9%	2,262	2,241	- 0.9%
Median Sales Price*	\$386,835	\$375,000	- 3.1%	\$399,000	\$385,000	- 3.5%
Average Sales Price*	\$422,325	\$410,137	- 2.9%	\$436,522	\$434,629	- 0.4%
Percent of Original List Price Received*	95.8%	94.1%	- 1.8%	97.5%	95.6%	- 1.9%
List to Close	94	102	+ 8.5%	88	93	+ 5.7%
Days on Market Until Sale	40	58	+ 45.0%	35	51	+ 45.7%
Cumulative Days on Market Until Sale	45	66	+ 46.7%	38	55	+ 44.7%
Average List Price	\$445,927	\$492,137	+ 10.4%	\$446,716	\$464,482	+ 4.0%
Inventory of Homes for Sale	657	756	+ 15.1%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

* 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.

September



Median Sales Price

Rolling 12-Month Calculation

