

Local Market Update for October 2025

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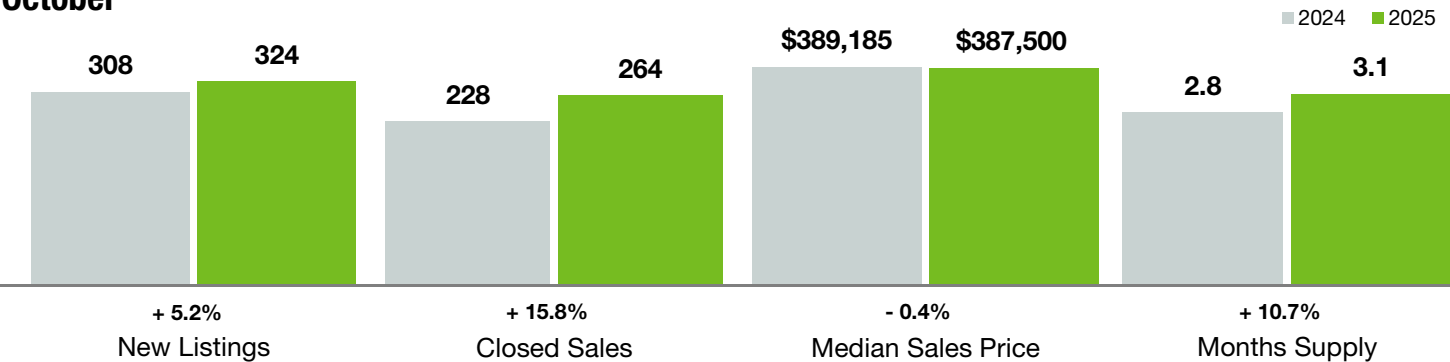
Cabarrus County

North Carolina

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	308	324	+ 5.2%	3,321	3,478	+ 4.7%
Pending Sales	233	249	+ 6.9%	2,483	2,600	+ 4.7%
Closed Sales	228	264	+ 15.8%	2,491	2,514	+ 0.9%
Median Sales Price*	\$389,185	\$387,500	- 0.4%	\$398,055	\$385,000	- 3.3%
Average Sales Price*	\$409,827	\$451,115	+ 10.1%	\$434,217	\$436,302	+ 0.5%
Percent of Original List Price Received*	96.0%	94.8%	- 1.3%	97.3%	95.5%	- 1.8%
List to Close	85	93	+ 9.4%	88	93	+ 5.7%
Days on Market Until Sale	41	48	+ 17.1%	35	50	+ 42.9%
Cumulative Days on Market Until Sale	43	53	+ 23.3%	38	55	+ 44.7%
Average List Price	\$443,622	\$438,334	- 1.2%	\$446,378	\$460,568	+ 3.2%
Inventory of Homes for Sale	660	768	+ 16.4%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--

* 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.

October



Median Sales Price

Rolling 12-Month Calculation

