

Local Market Update for January 2026

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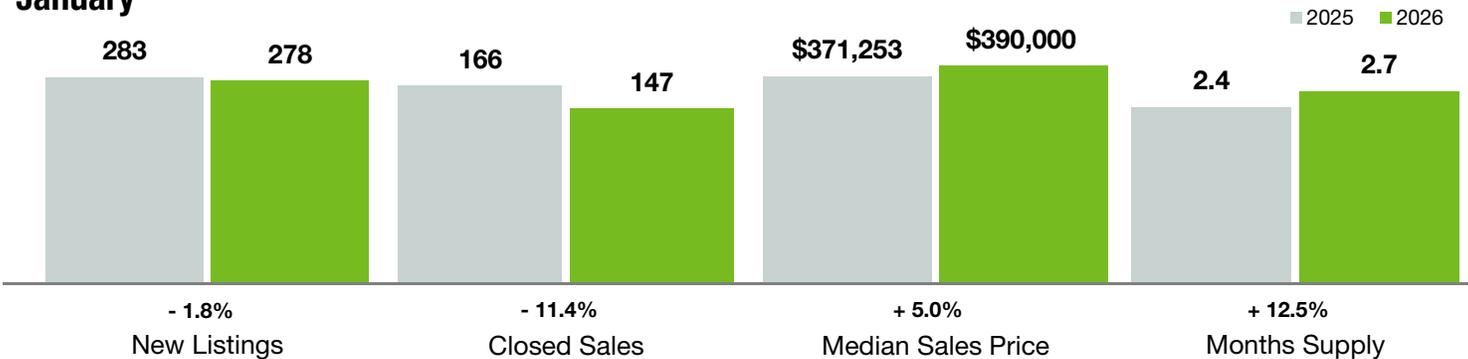
Cabarrus County

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	283	278	- 1.8%	283	278	- 1.8%
Pending Sales	220	216	- 1.8%	220	216	- 1.8%
Closed Sales	166	147	- 11.4%	166	147	- 11.4%
Median Sales Price*	\$371,253	\$390,000	+ 5.0%	\$371,253	\$390,000	+ 5.0%
Average Sales Price*	\$417,810	\$440,901	+ 5.5%	\$417,810	\$440,901	+ 5.5%
Percent of Original List Price Received*	94.8%	93.8%	- 1.1%	94.8%	93.8%	- 1.1%
List to Close	97	112	+ 15.5%	97	112	+ 15.5%
Days on Market Until Sale	55	68	+ 23.6%	55	68	+ 23.6%
Cumulative Days on Market Until Sale	61	77	+ 26.2%	61	77	+ 26.2%
Average List Price	\$438,135	\$453,395	+ 3.5%	\$438,135	\$453,395	+ 3.5%
Inventory of Homes for Sale	589	653	+ 10.9%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

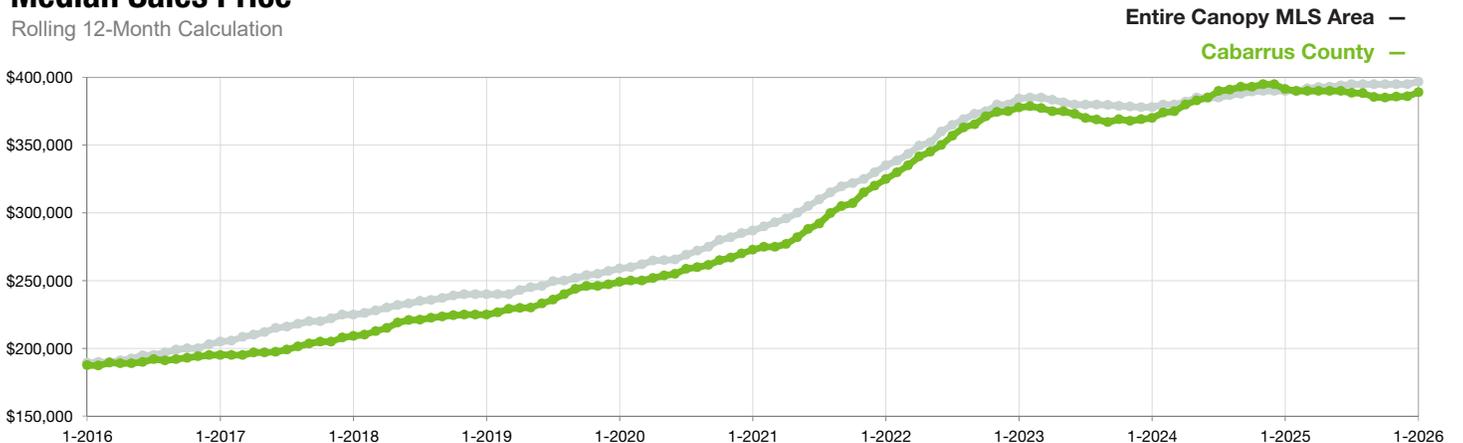
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



Current as of February 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.