

Local Market Update for February 2026

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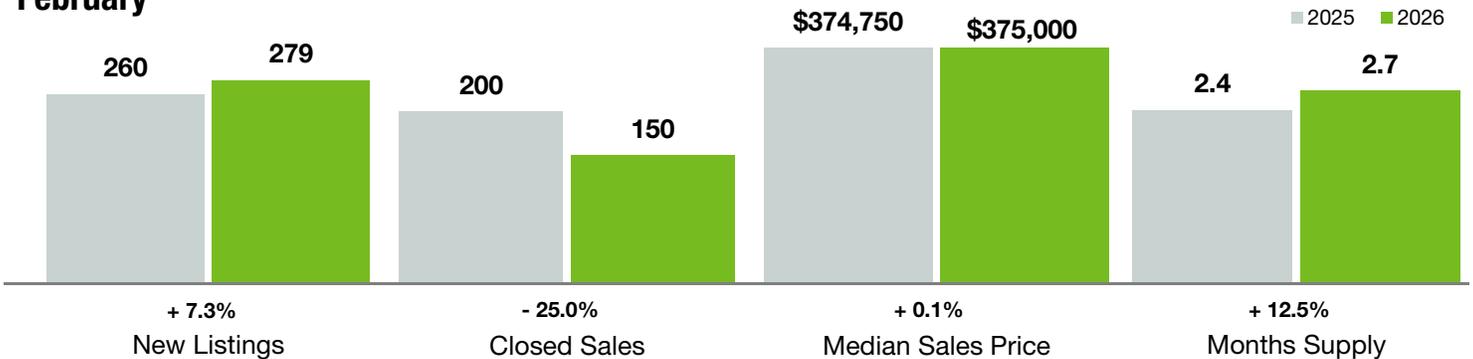
Cabarrus County

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	260	279	+ 7.3%	543	560	+ 3.1%
Pending Sales	223	243	+ 9.0%	443	446	+ 0.7%
Closed Sales	200	150	- 25.0%	366	301	- 17.8%
Median Sales Price*	\$374,750	\$375,000	+ 0.1%	\$373,590	\$387,000	+ 3.6%
Average Sales Price*	\$436,130	\$424,766	- 2.6%	\$427,821	\$431,060	+ 0.8%
Percent of Original List Price Received*	95.9%	94.2%	- 1.8%	95.4%	94.0%	- 1.5%
List to Close	102	106	+ 3.9%	100	109	+ 9.0%
Days on Market Until Sale	54	63	+ 16.7%	55	66	+ 20.0%
Cumulative Days on Market Until Sale	65	75	+ 15.4%	63	77	+ 22.2%
Average List Price	\$451,297	\$466,611	+ 3.4%	\$444,449	\$457,894	+ 3.0%
Inventory of Homes for Sale	576	655	+ 13.7%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

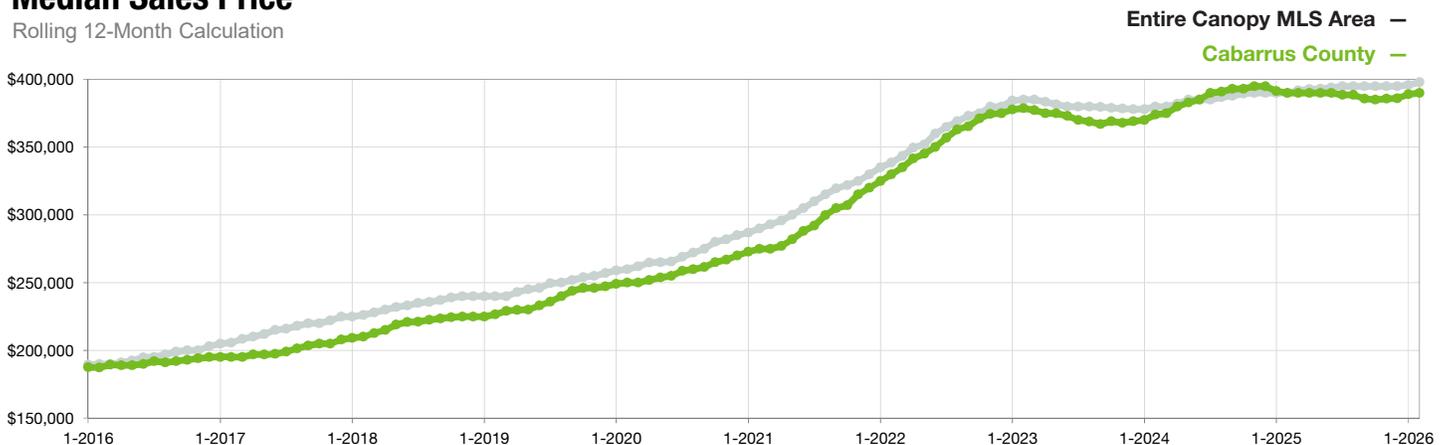
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



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