

Local Market Update for May 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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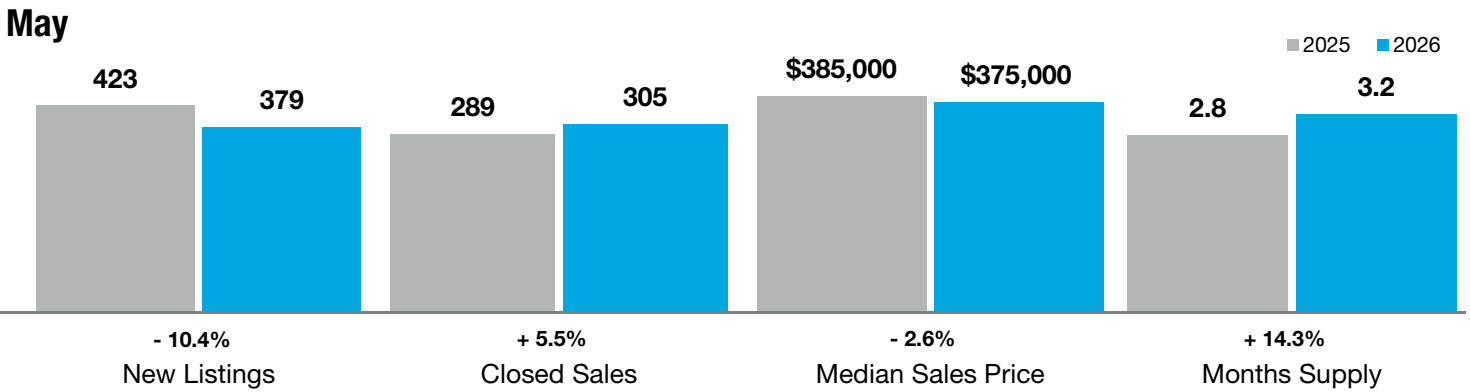


Cabarrus County

North Carolina

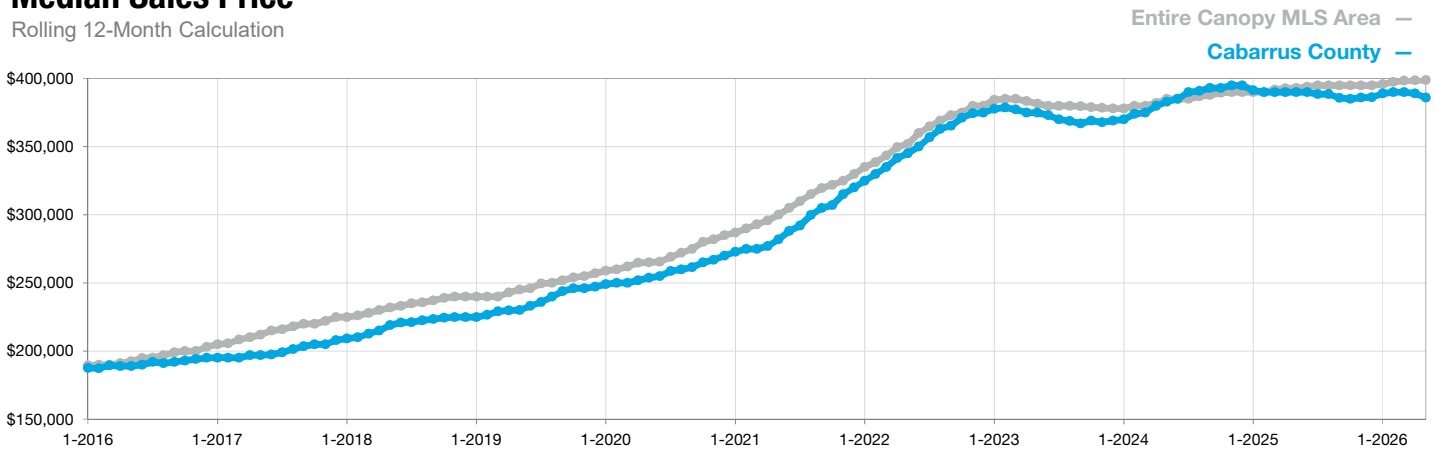
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	423	379	- 10.4%	1,766	1,762	- 0.2%
Pending Sales	322	302	- 6.2%	1,366	1,322	- 3.2%
Closed Sales	289	305	+ 5.5%	1,158	1,110	- 4.1%
Median Sales Price*	\$385,000	\$375,000	- 2.6%	\$375,000	\$375,000	0.0%
Average Sales Price*	\$431,387	\$441,519	+ 2.3%	\$427,284	\$430,075	+ 0.7%
Percent of Original List Price Received*	96.2%	96.3%	+ 0.1%	95.6%	95.4%	- 0.2%
List to Close	93	89	- 4.3%	96	102	+ 6.3%
Days on Market Until Sale	51	45	- 11.8%	52	58	+ 11.5%
Cumulative Days on Market Until Sale	55	48	- 12.7%	60	67	+ 11.7%
Average List Price	\$472,790	\$489,825	+ 3.6%	\$465,933	\$464,243	- 0.4%
Inventory of Homes for Sale	703	768	+ 9.2%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation



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