

Local Market Update for July 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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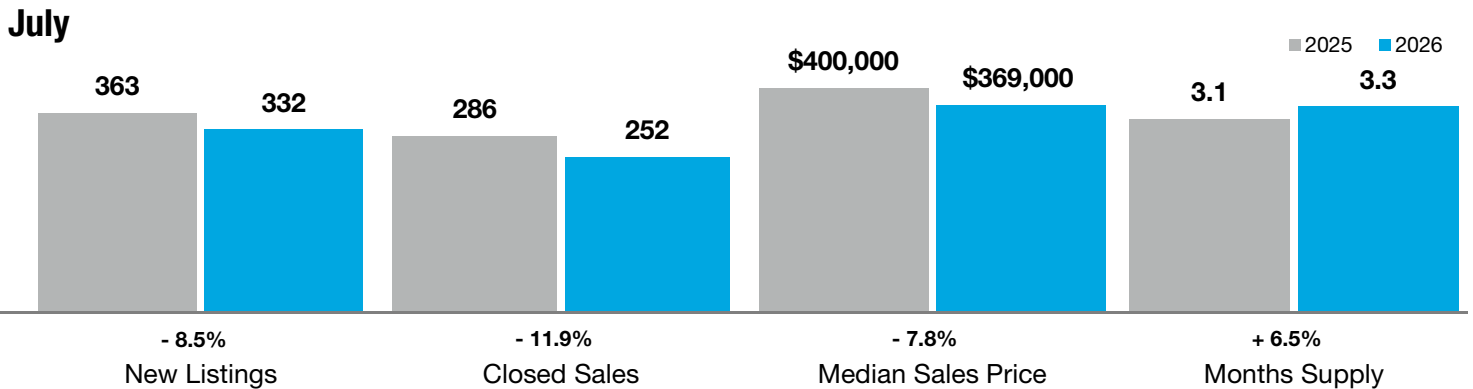


Cabarrus County

North Carolina

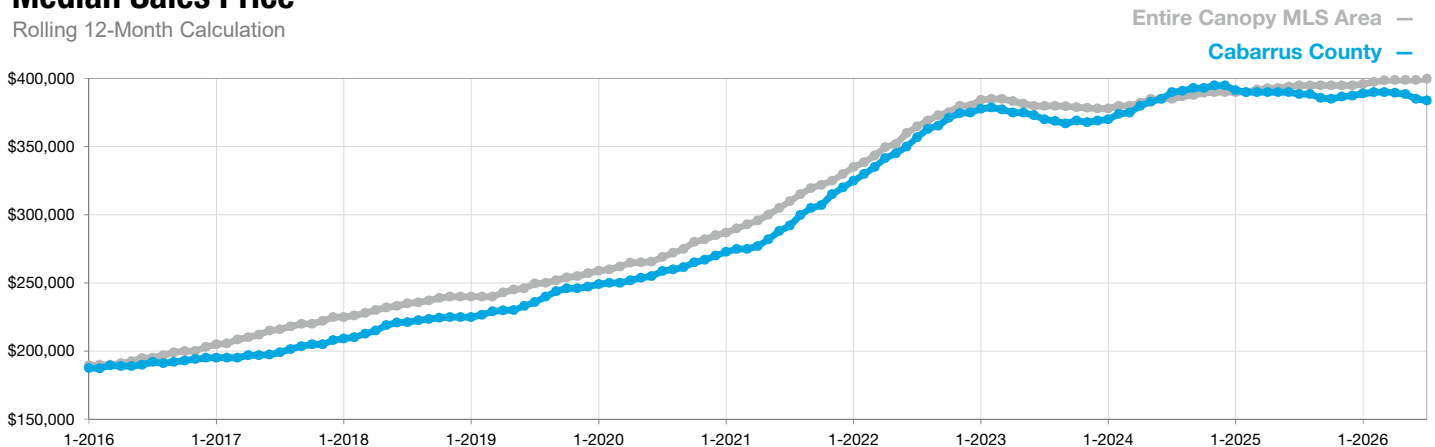
Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	363	332	- 8.5%	2,485	2,451	- 1.4%
Pending Sales	242	260	+ 7.4%	1,880	1,819	- 3.2%
Closed Sales	286	252	- 11.9%	1,751	1,675	- 4.3%
Median Sales Price*	\$400,000	\$369,000	- 7.8%	\$387,000	\$380,000	- 1.8%
Average Sales Price*	\$459,972	\$452,635	- 1.6%	\$436,031	\$438,787	+ 0.6%
Percent of Original List Price Received*	95.8%	95.5%	- 0.3%	95.8%	95.5%	- 0.3%
List to Close	85	89	+ 4.7%	93	98	+ 5.4%
Days on Market Until Sale	46	45	- 2.2%	51	55	+ 7.8%
Cumulative Days on Market Until Sale	46	52	+ 13.0%	55	63	+ 14.5%
Average List Price	\$453,578	\$477,966	+ 5.4%	\$460,678	\$468,038	+ 1.6%
Inventory of Homes for Sale	767	792	+ 3.3%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation



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