

Local Market Update for August 2026

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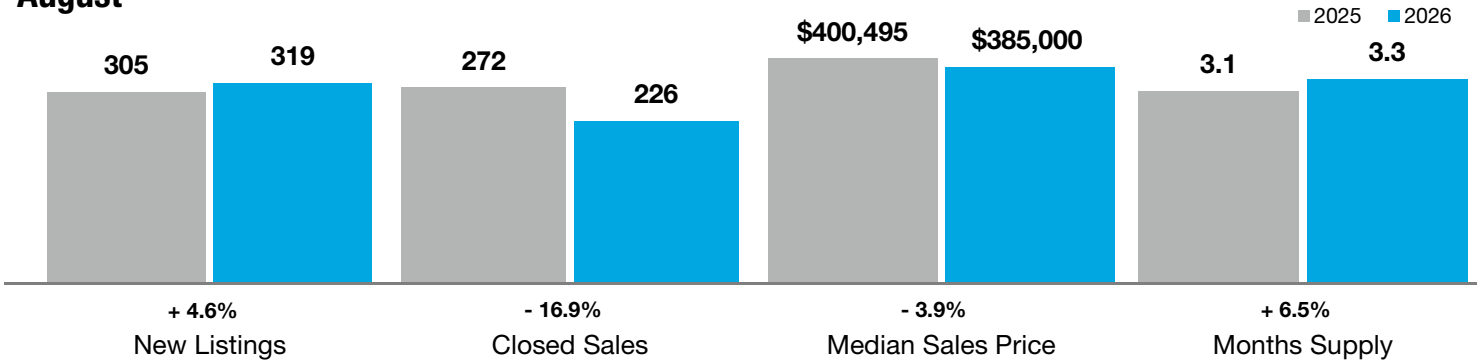
Cabarrus County

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	305	319	+ 4.6%	2,790	2,771	- 0.7%
Pending Sales	235	261	+ 11.1%	2,115	2,053	- 2.9%
Closed Sales	272	226	- 16.9%	2,023	1,910	- 5.6%
Median Sales Price*	\$400,495	\$385,000	- 3.9%	\$389,000	\$380,000	- 2.3%
Average Sales Price*	\$446,842	\$442,571	- 1.0%	\$437,485	\$439,300	+ 0.4%
Percent of Original List Price Received*	95.9%	95.4%	- 0.5%	95.8%	95.4%	- 0.4%
List to Close	86	93	+ 8.1%	92	98	+ 6.5%
Days on Market Until Sale	44	48	+ 9.1%	50	54	+ 8.0%
Cumulative Days on Market Until Sale	44	68	+ 54.5%	54	64	+ 18.5%
Average List Price	\$440,363	\$448,338	+ 1.8%	\$458,428	\$463,763	+ 1.2%
Inventory of Homes for Sale	758	785	+ 3.6%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--

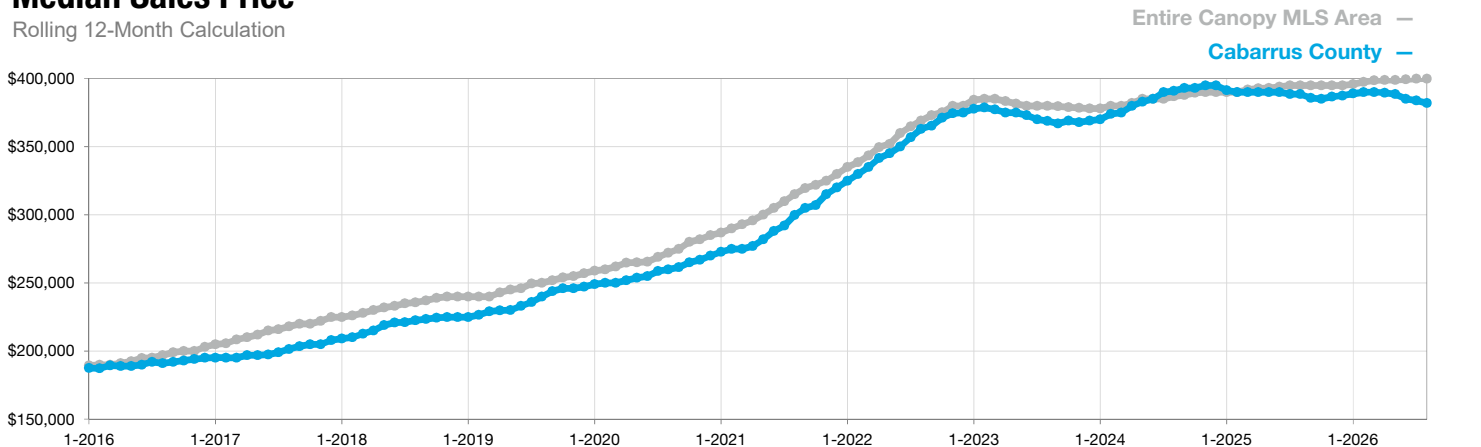
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



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