

Local Market Update for August 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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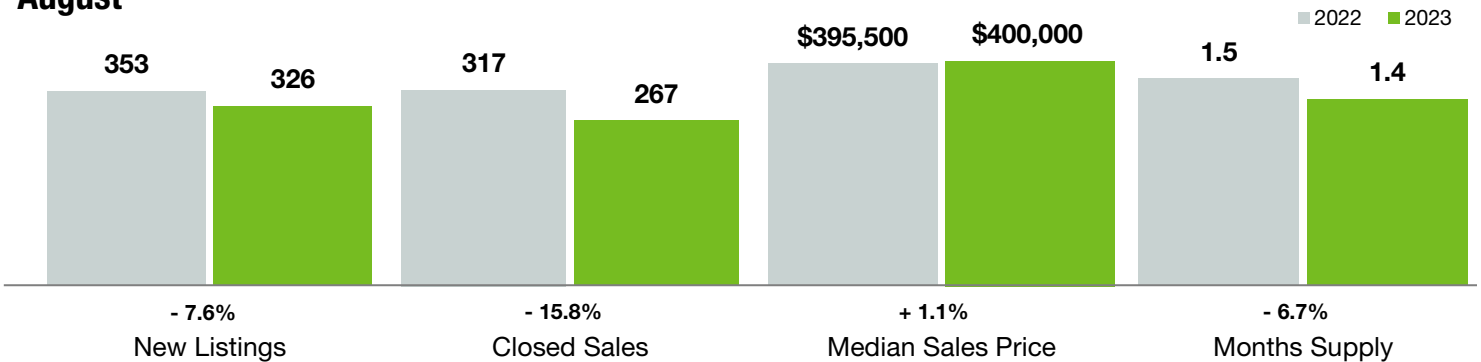
Cabarrus County

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	353	326	- 7.6%	2,989	2,335	- 21.9%
Pending Sales	289	252	- 12.8%	2,445	2,210	- 9.6%
Closed Sales	317	267	- 15.8%	2,611	2,013	- 22.9%
Median Sales Price*	\$395,500	\$400,000	+ 1.1%	\$375,000	\$368,715	- 1.7%
Average Sales Price*	\$415,052	\$421,253	+ 1.5%	\$396,220	\$394,154	- 0.5%
Percent of Original List Price Received*	99.0%	97.5%	- 1.5%	101.6%	96.9%	- 4.6%
List to Close	73	78	+ 6.8%	68	87	+ 27.9%
Days on Market Until Sale	12	31	+ 158.3%	14	39	+ 178.6%
Cumulative Days on Market Until Sale	13	33	+ 153.8%	14	41	+ 192.9%
Average List Price	\$416,998	\$411,334	- 1.4%	\$400,534	\$427,274	+ 6.7%
Inventory of Homes for Sale	492	339	- 31.1%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

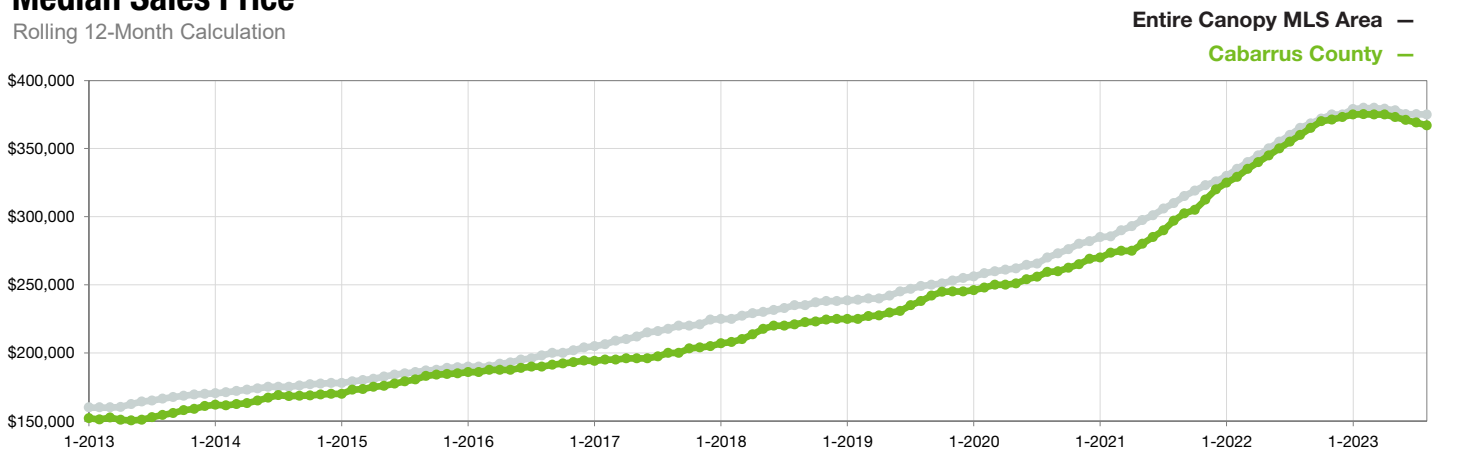
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



Current as of September 28, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.