

# Local Market Update for May 2021

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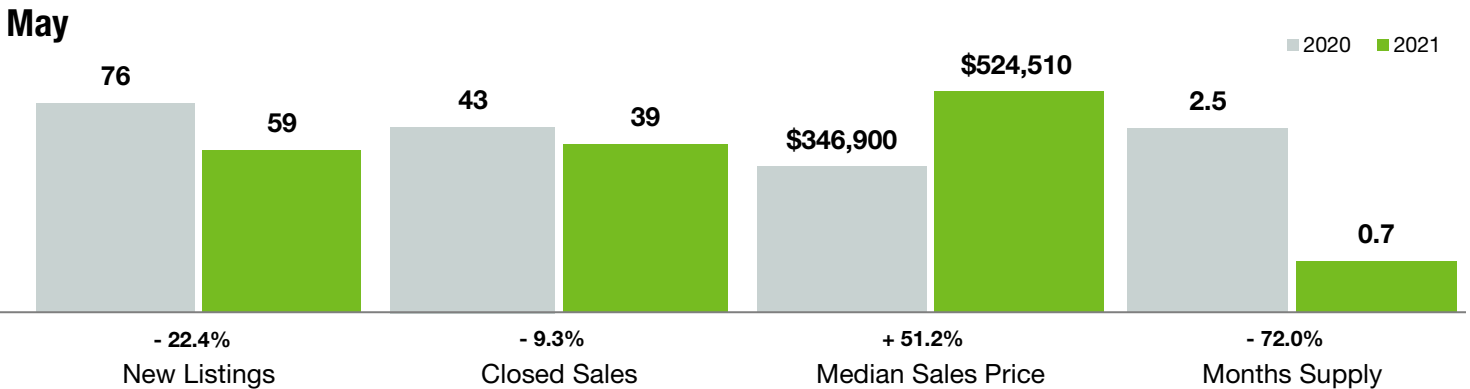


## Davidson

North Carolina

Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	76	59	- 22.4%	310	239	- 22.9%
Pending Sales	72	57	- 20.8%	288	224	- 22.2%
Closed Sales	43	39	- 9.3%	223	227	+ 1.8%
Median Sales Price*	\$346,900	\$524,510	+ 51.2%	\$385,000	\$483,313	+ 25.5%
Average Sales Price*	\$403,181	\$530,482	+ 31.6%	\$437,659	\$554,472	+ 26.7%
Percent of Original List Price Received*	96.0%	101.4%	+ 5.6%	95.6%	100.3%	+ 4.9%
List to Close	113	94	- 16.8%	119	103	- 13.4%
Days on Market Until Sale	70	33	- 52.9%	73	44	- 39.7%
Cumulative Days on Market Until Sale	80	50	- 37.5%	80	41	- 48.8%
Average List Price	\$466,525	\$627,526	+ 34.5%	\$499,145	\$599,279	+ 20.1%
Inventory of Homes for Sale	127	39	- 69.3%	--	--	--
Months Supply of Inventory	2.5	0.7	- 72.0%	--	--	--

\* 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

