

Local Market Update for May 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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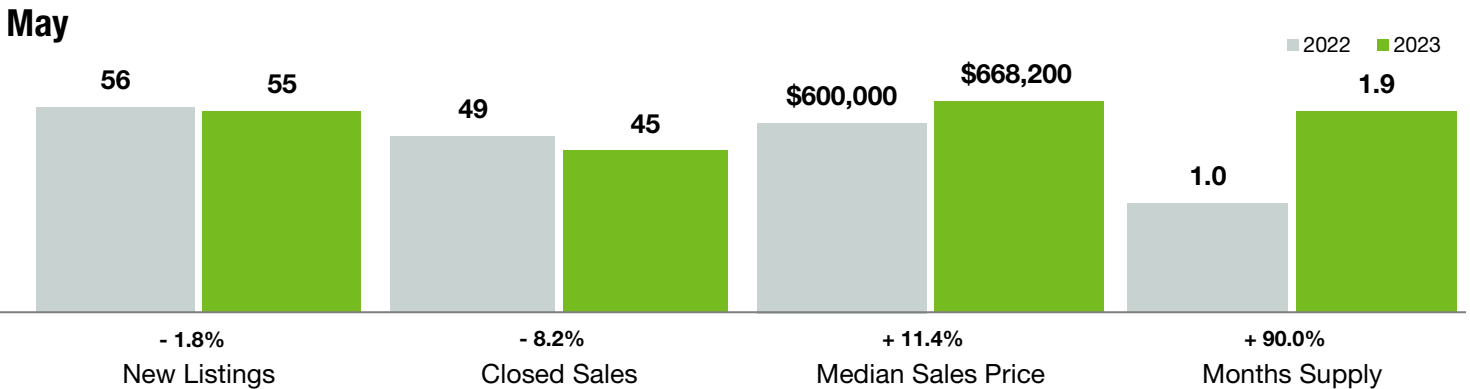


Davidson

North Carolina

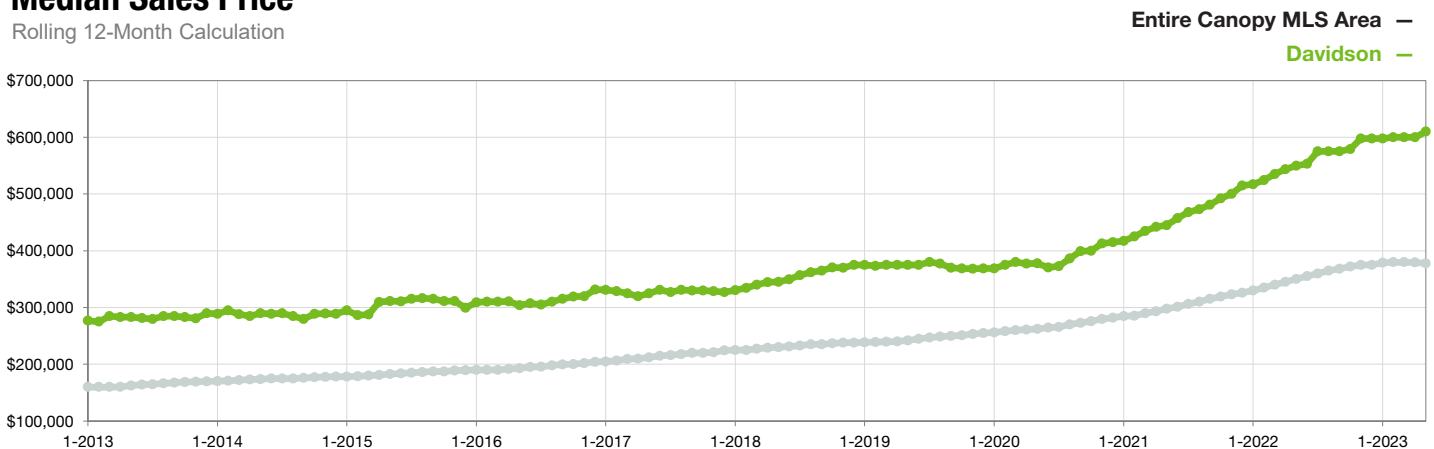
Key Metrics	May			Year to Date		
	2022	2023	Percent Change	Thru 5-2022	Thru 5-2023	Percent Change
New Listings	56	55	- 1.8%	229	221	- 3.5%
Pending Sales	43	56	+ 30.2%	201	203	+ 1.0%
Closed Sales	49	45	- 8.2%	192	161	- 16.1%
Median Sales Price*	\$600,000	\$668,200	+ 11.4%	\$580,000	\$624,000	+ 7.6%
Average Sales Price*	\$750,588	\$889,563	+ 18.5%	\$663,731	\$758,744	+ 14.3%
Percent of Original List Price Received*	103.7%	99.6%	- 4.0%	101.6%	99.0%	- 2.6%
List to Close	53	90	+ 69.8%	89	115	+ 29.2%
Days on Market Until Sale	11	24	+ 118.2%	39	40	+ 2.6%
Cumulative Days on Market Until Sale	11	23	+ 109.1%	24	45	+ 87.5%
Average List Price	\$860,229	\$935,829	+ 8.8%	\$783,661	\$826,931	+ 5.5%
Inventory of Homes for Sale	42	66	+ 57.1%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

* 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



Current as of June 5, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.