

# Local Market Update for August 2020

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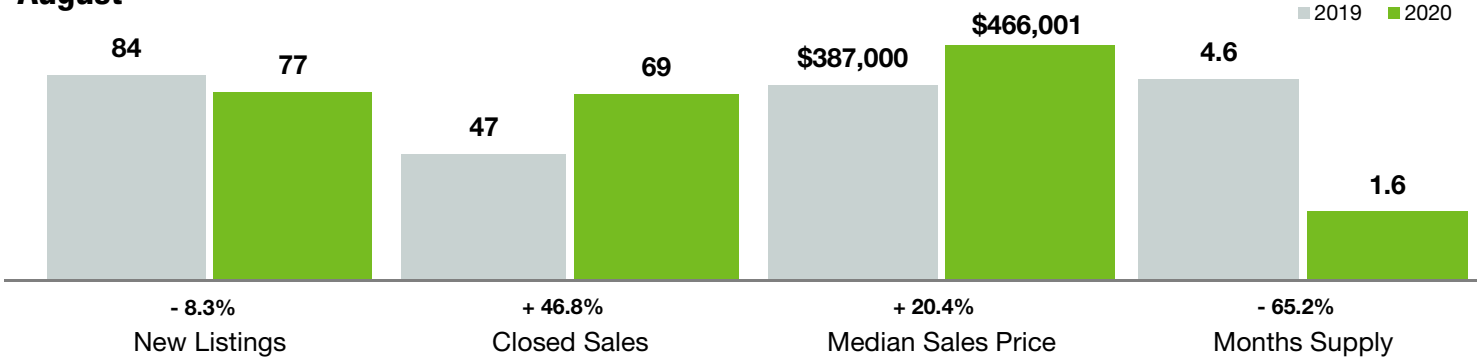
## Davidson

North Carolina

Key Metrics	August			Year to Date		
	2019	2020	Percent Change	Thru 8-2019	Thru 8-2020	Percent Change
New Listings	84	77	- 8.3%	545	521	- 4.4%
Pending Sales	62	79	+ 27.4%	394	501	+ 27.2%
Closed Sales	47	69	+ 46.8%	357	435	+ 21.8%
Median Sales Price*	\$387,000	\$466,001	+ 20.4%	\$380,000	\$402,500	+ 5.9%
Average Sales Price*	\$446,610	\$585,082	+ 31.0%	\$464,257	\$466,791	+ 0.5%
Percent of Original List Price Received*	94.4%	97.4%	+ 3.2%	95.5%	96.4%	+ 0.9%
List to Close	118	86	- 27.1%	113	108	- 4.4%
Days on Market Until Sale	73	44	- 39.7%	64	63	- 1.6%
Cumulative Days on Market Until Sale	82	49	- 40.2%	79	68	- 13.9%
Average List Price	\$472,656	\$544,484	+ 15.2%	\$509,605	\$510,740	+ 0.2%
Inventory of Homes for Sale	196	87	- 55.6%	--	--	--
Months Supply of Inventory	4.6	1.6	- 65.2%	--	--	--

\* 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

