

# Local Market Update for August 2021

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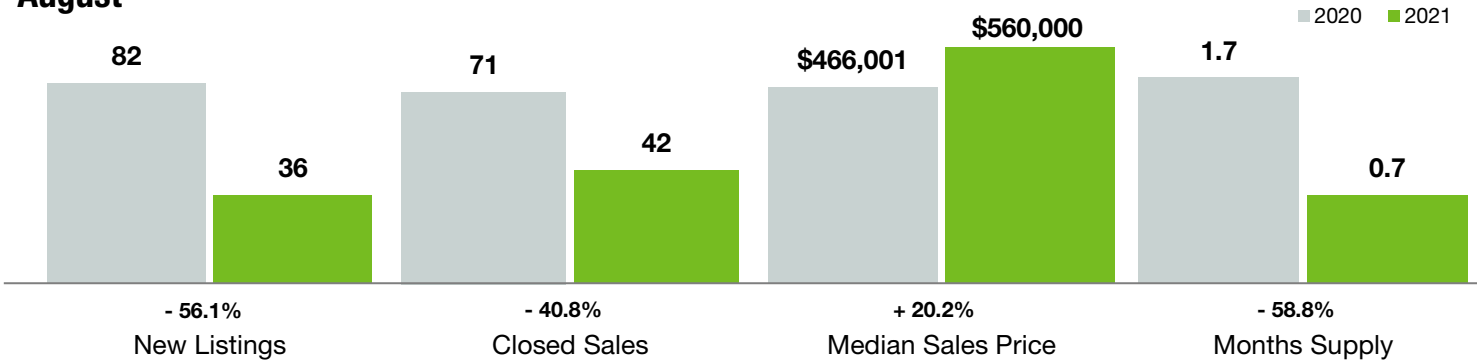
## Davidson

North Carolina

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	Thru 8-2020	Thru 8-2021	Percent Change
New Listings	82	36	- 56.1%	544	386	- 29.0%
Pending Sales	78	47	- 39.7%	516	365	- 29.3%
Closed Sales	71	42	- 40.8%	444	398	- 10.4%
Median Sales Price*	\$466,001	\$560,000	+ 20.2%	\$403,750	\$500,000	+ 23.8%
Average Sales Price*	\$583,589	\$693,303	+ 18.8%	\$466,335	\$579,801	+ 24.3%
Percent of Original List Price Received*	97.4%	100.9%	+ 3.6%	96.4%	100.7%	+ 4.5%
List to Close	87	79	- 9.2%	108	93	- 13.9%
Days on Market Until Sale	46	27	- 41.3%	64	37	- 42.2%
Cumulative Days on Market Until Sale	49	18	- 63.3%	68	33	- 51.5%
Average List Price	\$540,822	\$574,548	+ 6.2%	\$510,166	\$618,196	+ 21.2%
Inventory of Homes for Sale	96	35	- 63.5%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--

\* 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

