

Local Market Update for January 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®



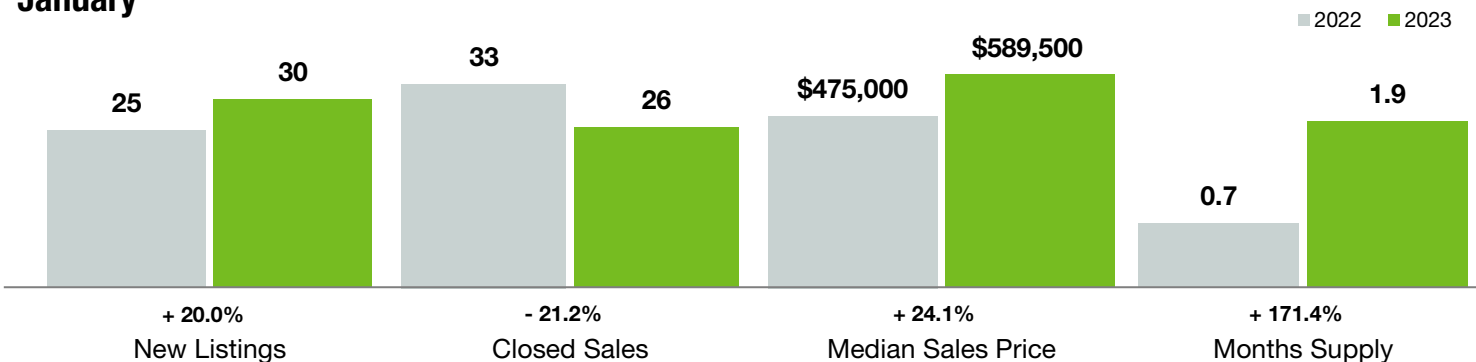
Davidson

North Carolina

Key Metrics	January			Year to Date		
	2022	2023	Percent Change	Thru 1-2022	Thru 1-2023	Percent Change
New Listings	25	30	+ 20.0%	25	30	+ 20.0%
Pending Sales	27	26	- 3.7%	27	26	- 3.7%
Closed Sales	33	26	- 21.2%	33	26	- 21.2%
Median Sales Price*	\$475,000	\$589,500	+ 24.1%	\$475,000	\$589,500	+ 24.1%
Average Sales Price*	\$623,997	\$592,912	- 5.0%	\$623,997	\$592,912	- 5.0%
Percent of Original List Price Received*	99.7%	96.8%	- 2.9%	99.7%	96.8%	- 2.9%
List to Close	108	174	+ 61.1%	108	174	+ 61.1%
Days on Market Until Sale	53	73	+ 37.7%	53	73	+ 37.7%
Cumulative Days on Market Until Sale	52	64	+ 23.1%	52	64	+ 23.1%
Average List Price	\$758,994	\$666,452	- 12.2%	\$758,994	\$666,452	- 12.2%
Inventory of Homes for Sale	33	68	+ 106.1%	--	--	--
Months Supply of Inventory	0.7	1.9	+ 171.4%	--	--	--

* 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.

January



Median Sales Price

Rolling 12-Month Calculation

