

Local Market Update for April 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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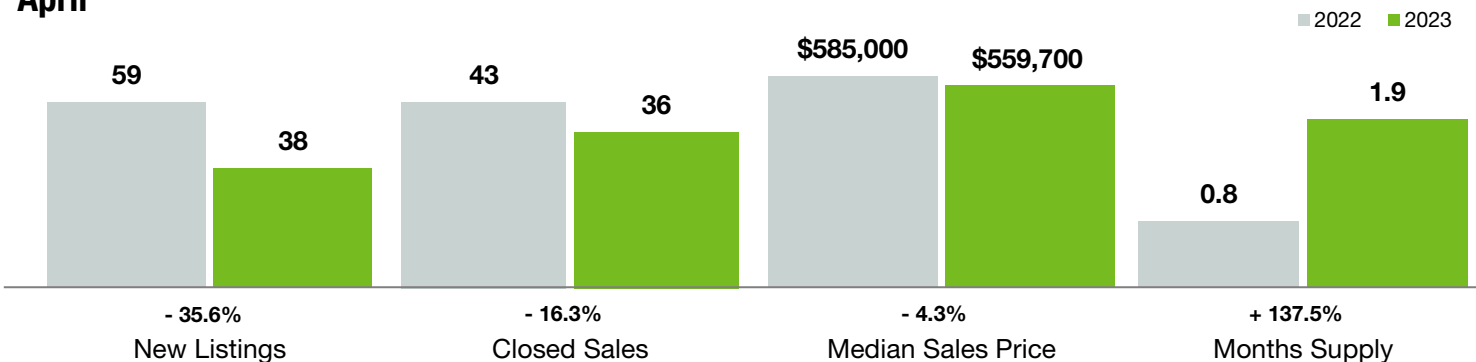
Davidson

North Carolina

Key Metrics	April			Year to Date		
	2022	2023	Percent Change	Thru 4-2022	Thru 4-2023	Percent Change
New Listings	59	38	- 35.6%	173	166	- 4.0%
Pending Sales	53	38	- 28.3%	158	149	- 5.7%
Closed Sales	43	36	- 16.3%	143	115	- 19.6%
Median Sales Price*	\$585,000	\$559,700	- 4.3%	\$559,915	\$592,650	+ 5.8%
Average Sales Price*	\$634,517	\$729,491	+ 15.0%	\$633,969	\$708,611	+ 11.8%
Percent of Original List Price Received*	102.0%	100.1%	- 1.9%	100.8%	98.8%	- 2.0%
List to Close	108	106	- 1.9%	102	123	+ 20.6%
Days on Market Until Sale	49	44	- 10.2%	48	45	- 6.3%
Cumulative Days on Market Until Sale	10	47	+ 370.0%	29	52	+ 79.3%
Average List Price	\$828,717	\$782,886	- 5.5%	\$758,934	\$794,335	+ 4.7%
Inventory of Homes for Sale	33	67	+ 103.0%	--	--	--
Months Supply of Inventory	0.8	1.9	+ 137.5%	--	--	--

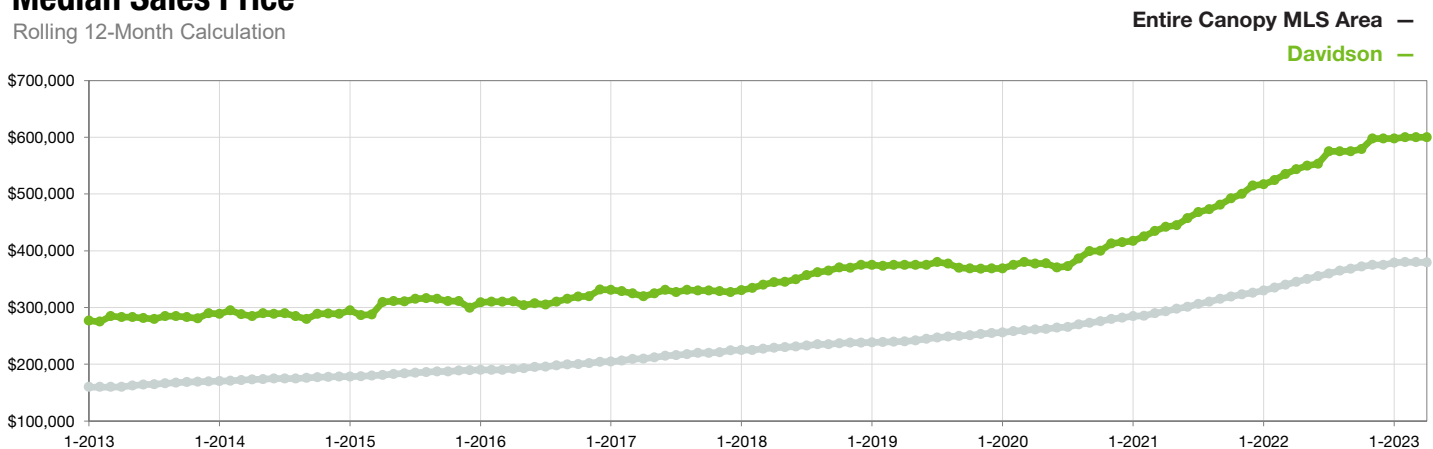
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

April



Median Sales Price

Rolling 12-Month Calculation



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