

# Local Market Update for July 2023

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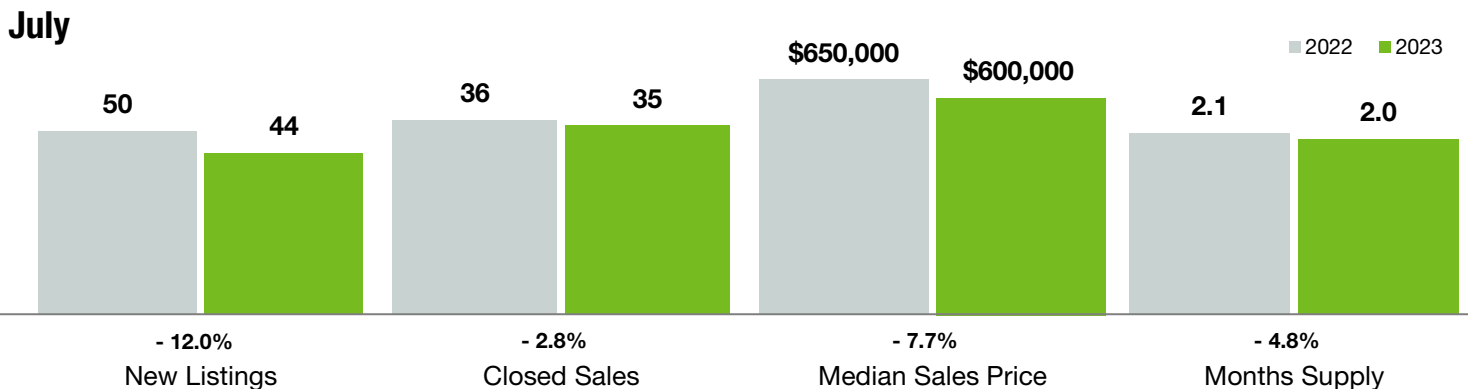


## Davidson

North Carolina

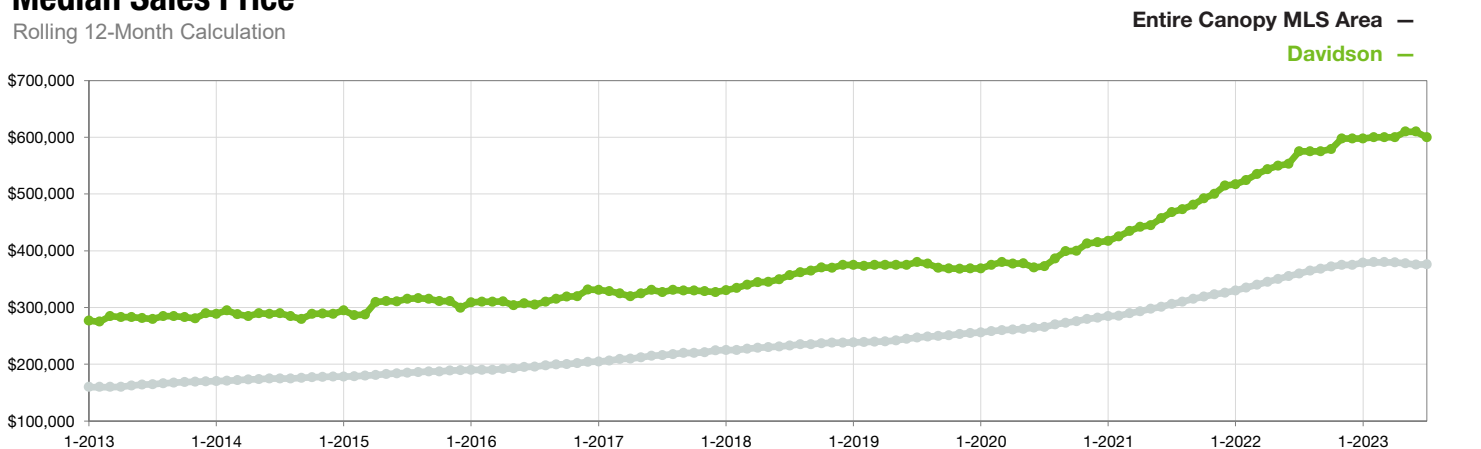
Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	50	44	- 12.0%	362	316	- 12.7%
Pending Sales	38	34	- 10.5%	285	281	- 1.4%
Closed Sales	36	35	- 2.8%	286	250	- 12.6%
Median Sales Price*	\$650,000	\$600,000	- 7.7%	\$589,925	\$600,000	+ 1.7%
Average Sales Price*	\$762,009	\$756,324	- 0.7%	\$681,939	\$738,325	+ 8.3%
Percent of Original List Price Received*	99.7%	98.9%	- 0.8%	101.5%	99.0%	- 2.5%
List to Close	71	103	+ 45.1%	86	106	+ 23.3%
Days on Market Until Sale	15	56	+ 273.3%	34	43	+ 26.5%
Cumulative Days on Market Until Sale	16	68	+ 325.0%	24	48	+ 100.0%
Average List Price	\$795,871	\$744,125	- 6.5%	\$759,426	\$802,570	+ 5.7%
Inventory of Homes for Sale	86	71	- 17.4%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

\* 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.



## Median Sales Price

Rolling 12-Month Calculation



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