

Local Market Update for August 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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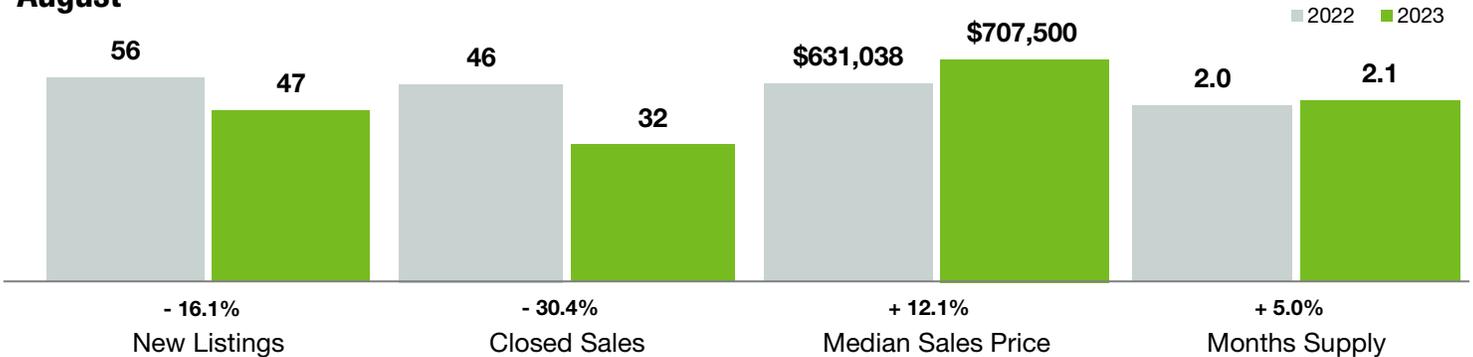
Davidson

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	56	47	- 16.1%	418	360	- 13.9%
Pending Sales	50	40	- 20.0%	335	321	- 4.2%
Closed Sales	46	32	- 30.4%	332	282	- 15.1%
Median Sales Price*	\$631,038	\$707,500	+ 12.1%	\$590,125	\$610,000	+ 3.4%
Average Sales Price*	\$693,655	\$996,091	+ 43.6%	\$683,562	\$767,679	+ 12.3%
Percent of Original List Price Received*	97.9%	99.9%	+ 2.0%	101.0%	99.1%	- 1.9%
List to Close	59	88	+ 49.2%	82	104	+ 26.8%
Days on Market Until Sale	16	44	+ 175.0%	31	43	+ 38.7%
Cumulative Days on Market Until Sale	16	46	+ 187.5%	22	47	+ 113.6%
Average List Price	\$767,360	\$909,913	+ 18.6%	\$760,422	\$815,487	+ 7.2%
Inventory of Homes for Sale	84	72	- 14.3%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

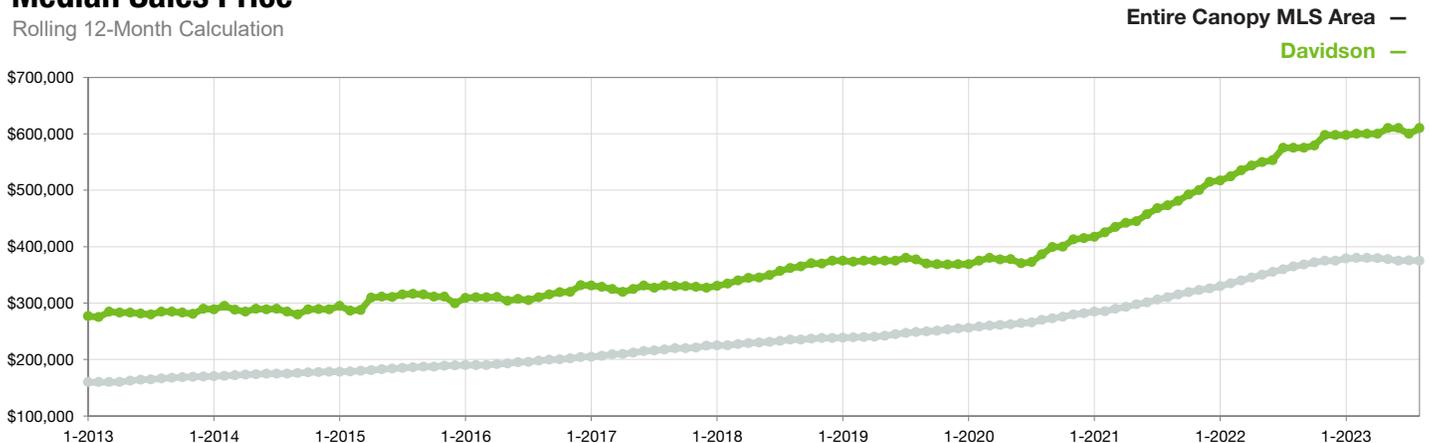
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



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