

Local Market Update for September 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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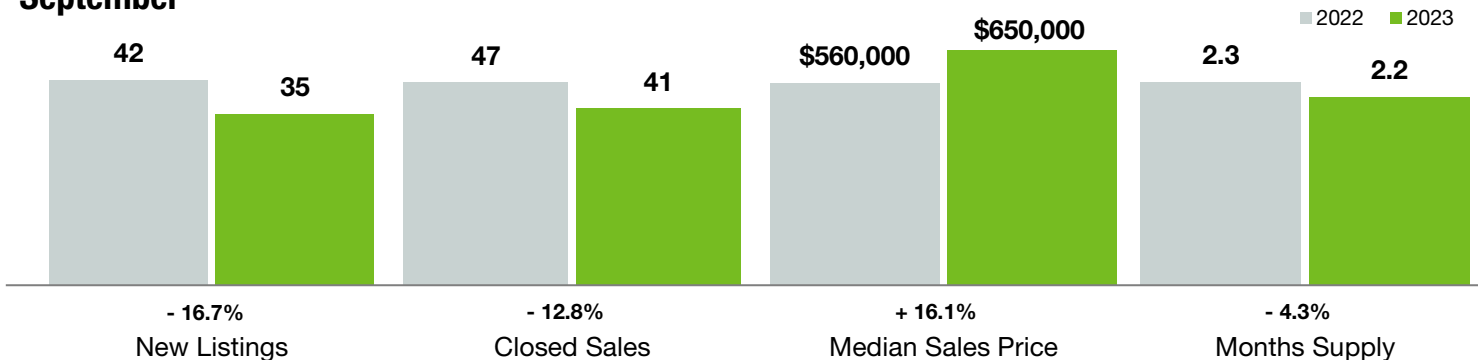
Davidson

North Carolina

Key Metrics	September			Year to Date		
	2022	2023	Percent Change	Thru 9-2022	Thru 9-2023	Percent Change
New Listings	42	35	- 16.7%	460	395	- 14.1%
Pending Sales	20	26	+ 30.0%	355	344	- 3.1%
Closed Sales	47	41	- 12.8%	379	324	- 14.5%
Median Sales Price*	\$560,000	\$650,000	+ 16.1%	\$585,000	\$623,000	+ 6.5%
Average Sales Price*	\$679,322	\$791,857	+ 16.6%	\$683,036	\$770,363	+ 12.8%
Percent of Original List Price Received*	98.9%	97.2%	- 1.7%	100.7%	98.9%	- 1.8%
List to Close	82	127	+ 54.9%	82	107	+ 30.5%
Days on Market Until Sale	13	44	+ 238.5%	29	43	+ 48.3%
Cumulative Days on Market Until Sale	13	45	+ 246.2%	21	47	+ 123.8%
Average List Price	\$732,044	\$942,324	+ 28.7%	\$757,876	\$825,679	+ 8.9%
Inventory of Homes for Sale	93	75	- 19.4%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--

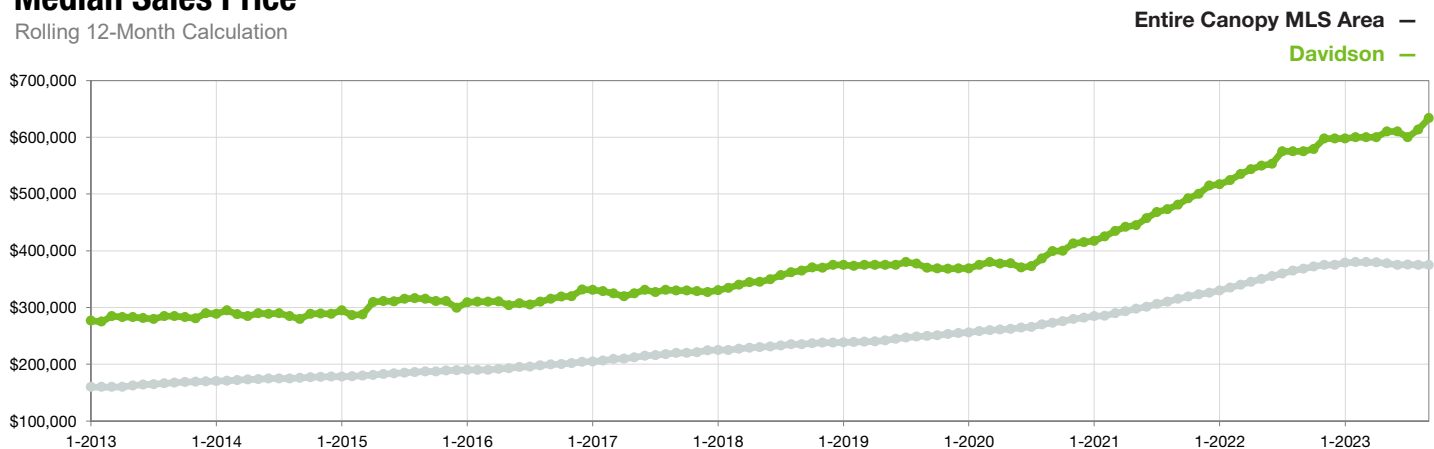
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

September



Median Sales Price

Rolling 12-Month Calculation



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