

Local Market Update for October 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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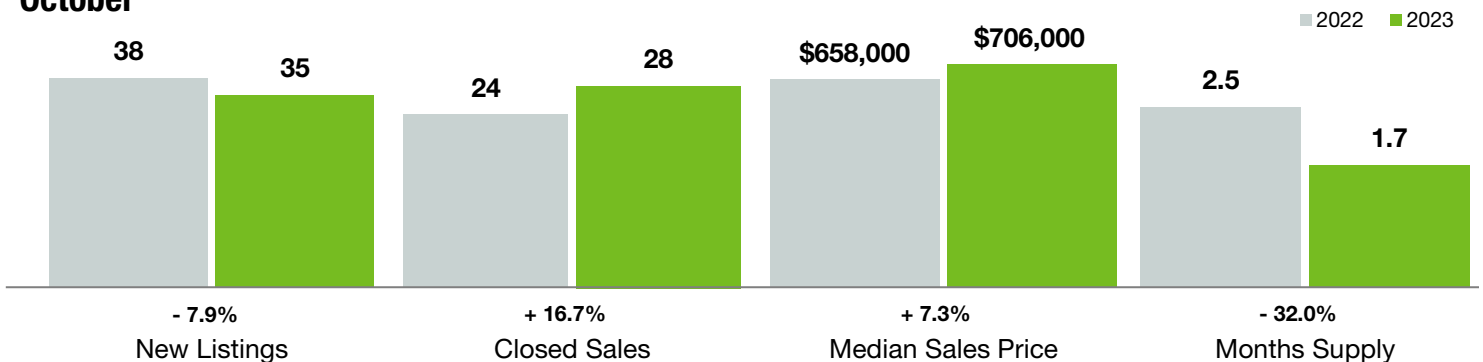
Davidson

North Carolina

Key Metrics	October			Year to Date		
	2022	2023	Percent Change	Thru 10-2022	Thru 10-2023	Percent Change
New Listings	38	35	- 7.9%	498	431	- 13.5%
Pending Sales	24	35	+ 45.8%	379	379	0.0%
Closed Sales	24	28	+ 16.7%	403	354	- 12.2%
Median Sales Price*	\$658,000	\$706,000	+ 7.3%	\$585,000	\$629,900	+ 7.7%
Average Sales Price*	\$775,750	\$892,421	+ 15.0%	\$688,558	\$779,051	+ 13.1%
Percent of Original List Price Received*	95.4%	97.9%	+ 2.6%	100.4%	98.8%	- 1.6%
List to Close	75	104	+ 38.7%	82	106	+ 29.3%
Days on Market Until Sale	31	35	+ 12.9%	29	42	+ 44.8%
Cumulative Days on Market Until Sale	34	36	+ 5.9%	22	46	+ 109.1%
Average List Price	\$710,199	\$1,029,119	+ 44.9%	\$754,395	\$840,631	+ 11.4%
Inventory of Homes for Sale	95	60	- 36.8%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--

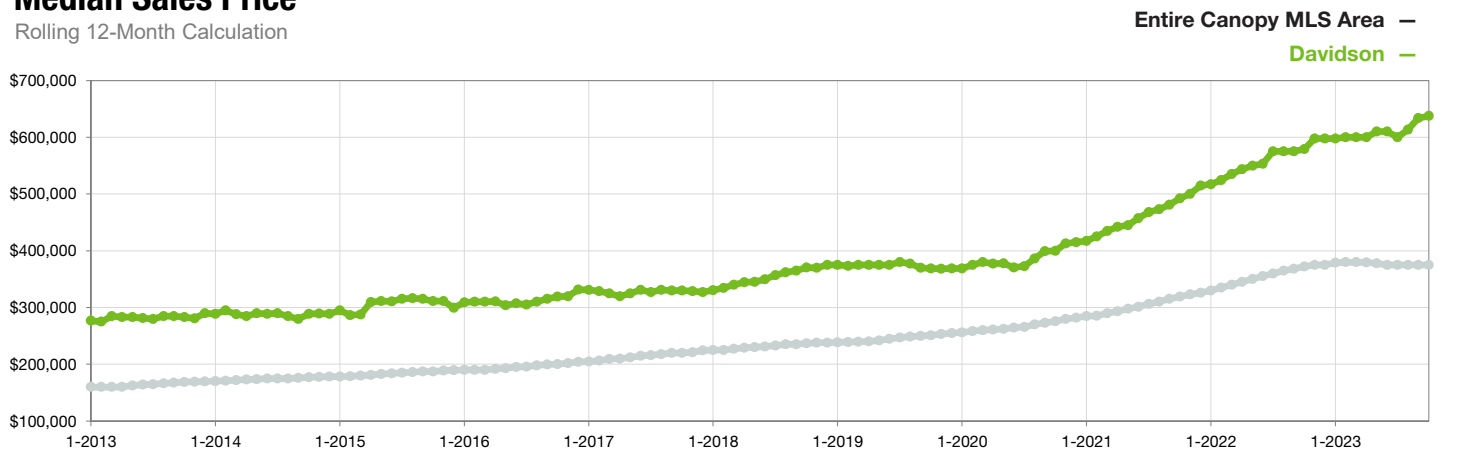
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



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