

Local Market Update for November 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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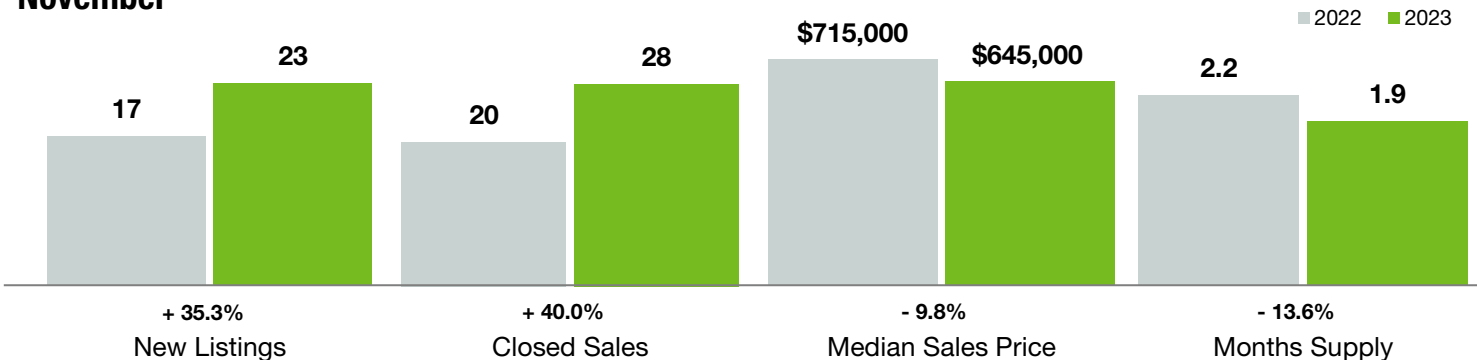
Davidson

North Carolina

Key Metrics	November			Year to Date		
	2022	2023	Percent Change	Thru 11-2022	Thru 11-2023	Percent Change
New Listings	17	23	+ 35.3%	515	456	- 11.5%
Pending Sales	25	14	- 44.0%	404	392	- 3.0%
Closed Sales	20	28	+ 40.0%	423	382	- 9.7%
Median Sales Price*	\$715,000	\$645,000	- 9.8%	\$597,500	\$632,000	+ 5.8%
Average Sales Price*	\$825,912	\$768,923	- 6.9%	\$695,052	\$778,307	+ 12.0%
Percent of Original List Price Received*	92.5%	98.9%	+ 6.9%	100.1%	98.8%	- 1.3%
List to Close	84	73	- 13.1%	82	104	+ 26.8%
Days on Market Until Sale	32	24	- 25.0%	29	41	+ 41.4%
Cumulative Days on Market Until Sale	31	21	- 32.3%	22	44	+ 100.0%
Average List Price	\$728,523	\$607,593	- 16.6%	\$753,532	\$827,395	+ 9.8%
Inventory of Homes for Sale	80	65	- 18.8%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--

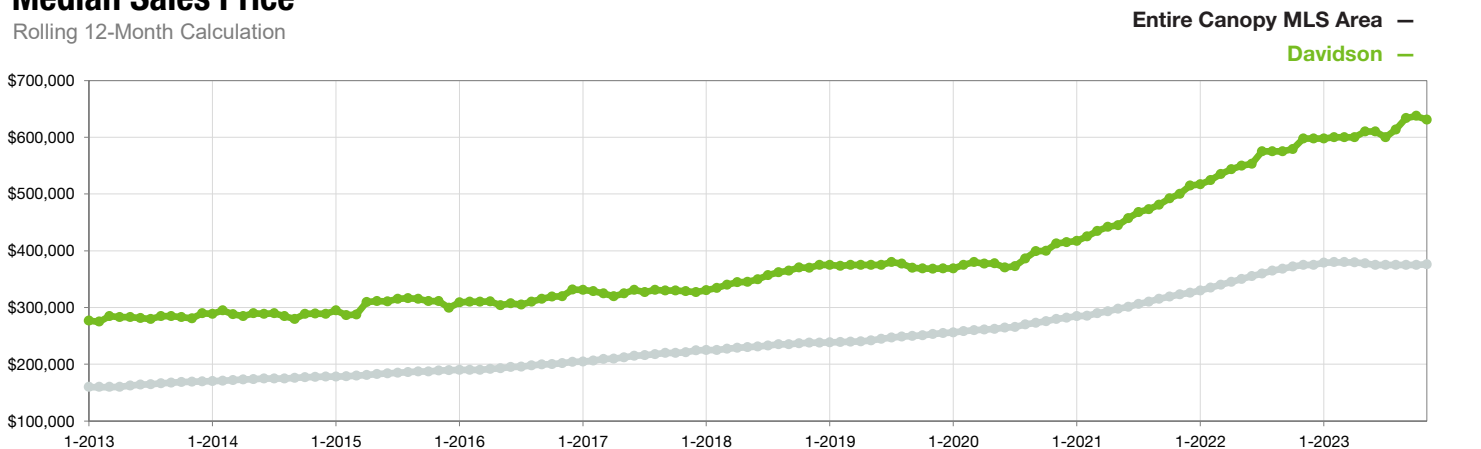
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

November



Median Sales Price

Rolling 12-Month Calculation



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