

Local Market Update for December 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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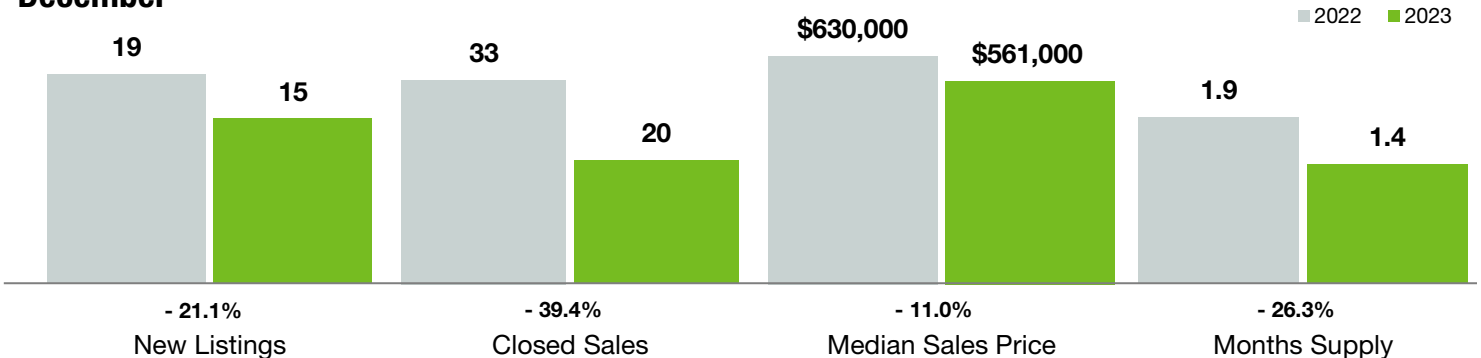
Davidson

North Carolina

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	19	15	- 21.1%	534	472	- 11.6%
Pending Sales	22	26	+ 18.2%	426	419	- 1.6%
Closed Sales	33	20	- 39.4%	456	404	- 11.4%
Median Sales Price*	\$630,000	\$561,000	- 11.0%	\$597,700	\$629,199	+ 5.3%
Average Sales Price*	\$633,875	\$1,075,991	+ 69.7%	\$690,625	\$792,027	+ 14.7%
Percent of Original List Price Received*	94.4%	98.0%	+ 3.8%	99.7%	98.8%	- 0.9%
List to Close	116	130	+ 12.1%	84	106	+ 26.2%
Days on Market Until Sale	52	49	- 5.8%	31	42	+ 35.5%
Cumulative Days on Market Until Sale	54	56	+ 3.7%	25	45	+ 80.0%
Average List Price	\$905,578	\$659,564	- 27.2%	\$758,716	\$821,847	+ 8.3%
Inventory of Homes for Sale	68	48	- 29.4%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

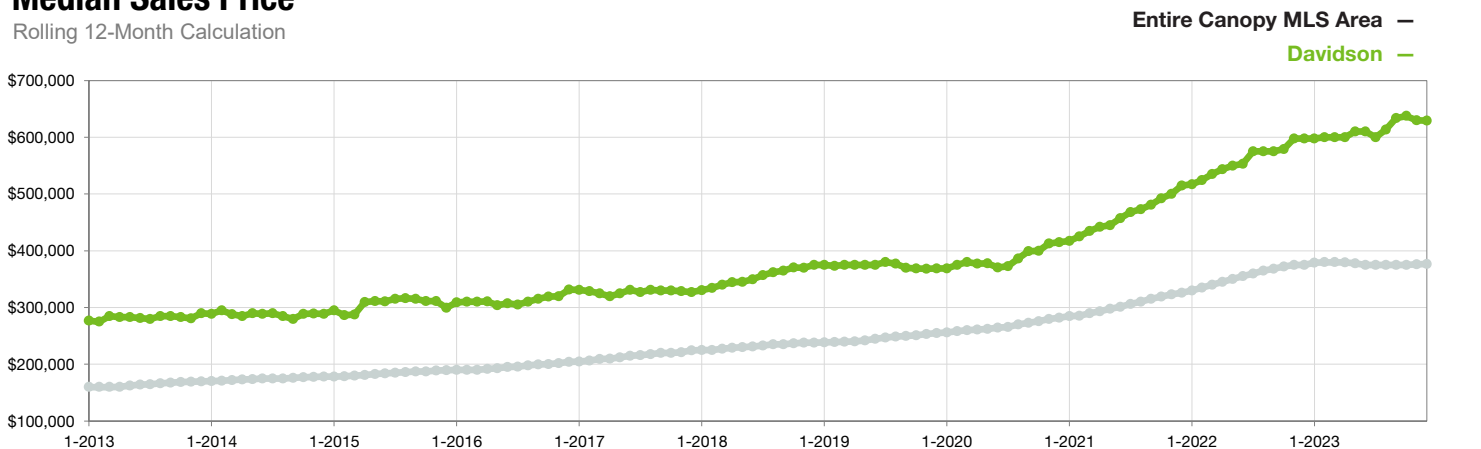
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

December



Median Sales Price

Rolling 12-Month Calculation



Current as of January 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime.