

# Local Market Update for January 2024

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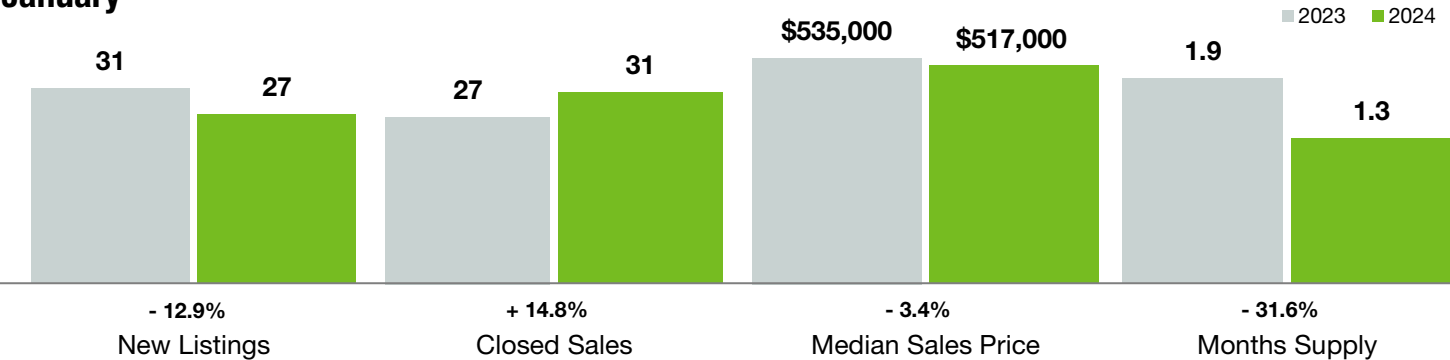
## Davidson

North Carolina

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	31	27	- 12.9%	31	27	- 12.9%
Pending Sales	27	29	+ 7.4%	27	29	+ 7.4%
Closed Sales	27	31	+ 14.8%	27	31	+ 14.8%
Median Sales Price*	\$535,000	\$517,000	- 3.4%	\$535,000	\$517,000	- 3.4%
Average Sales Price*	\$564,635	\$595,109	+ 5.4%	\$564,635	\$595,109	+ 5.4%
Percent of Original List Price Received*	96.4%	98.1%	+ 1.8%	96.4%	98.1%	+ 1.8%
List to Close	159	120	- 24.5%	159	120	- 24.5%
Days on Market Until Sale	61	41	- 32.8%	61	41	- 32.8%
Cumulative Days on Market Until Sale	63	57	- 9.5%	63	57	- 9.5%
Average List Price	\$660,699	\$939,221	+ 42.2%	\$660,699	\$939,221	+ 42.2%
Inventory of Homes for Sale	67	47	- 29.9%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--

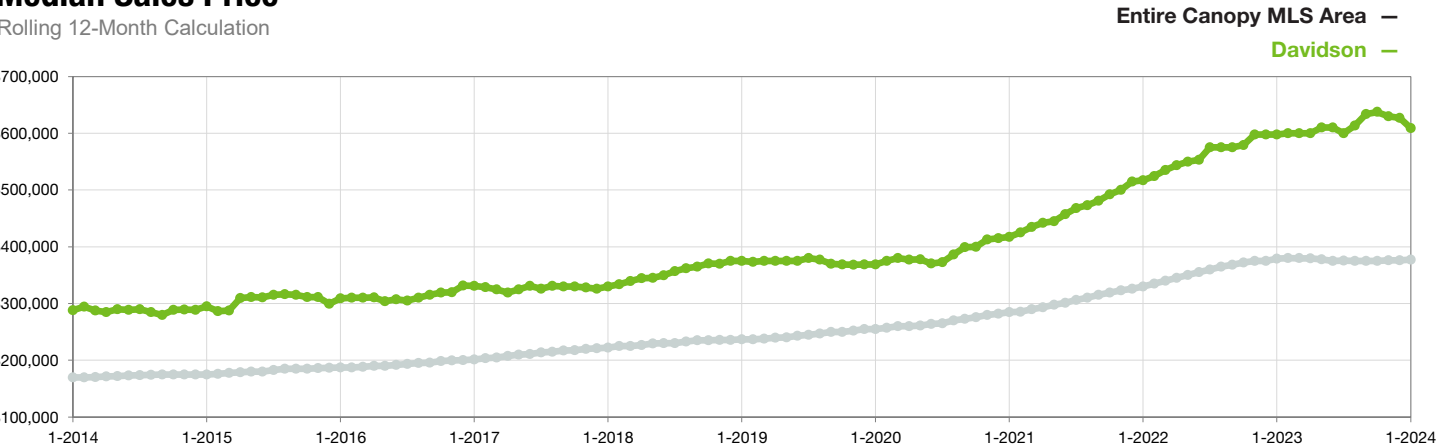
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### January



### Median Sales Price

Rolling 12-Month Calculation



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