

Local Market Update for February 2024

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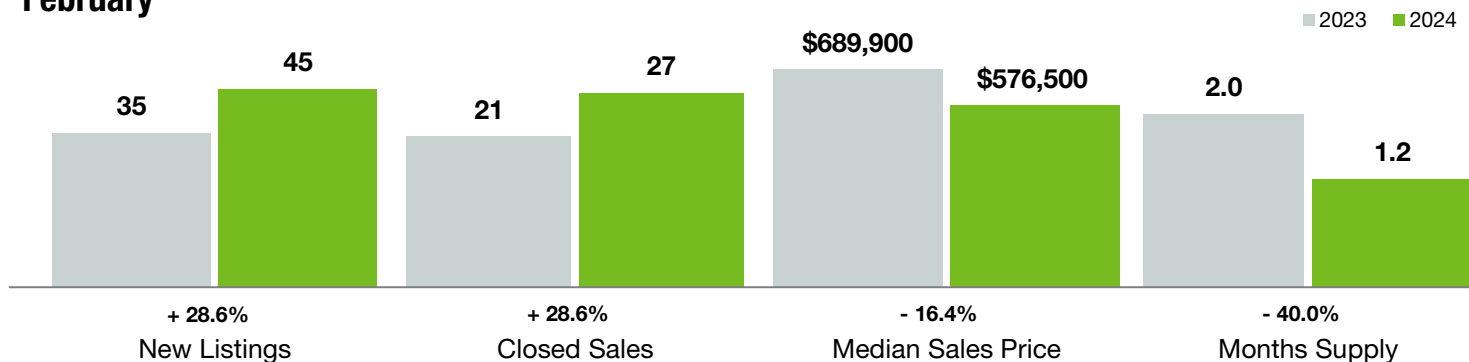
Davidson

North Carolina

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	35	45	+ 28.6%	66	72	+ 9.1%
Pending Sales	28	43	+ 53.6%	55	71	+ 29.1%
Closed Sales	21	27	+ 28.6%	48	58	+ 20.8%
Median Sales Price*	\$689,900	\$576,500	- 16.4%	\$593,150	\$522,517	- 11.9%
Average Sales Price*	\$783,604	\$728,638	- 7.0%	\$660,434	\$657,269	- 0.5%
Percent of Original List Price Received*	98.8%	96.4%	- 2.4%	97.4%	97.3%	- 0.1%
List to Close	142	114	- 19.7%	152	117	- 23.0%
Days on Market Until Sale	43	69	+ 60.5%	53	54	+ 1.9%
Cumulative Days on Market Until Sale	47	80	+ 70.2%	56	68	+ 21.4%
Average List Price	\$796,855	\$960,375	+ 20.5%	\$732,019	\$951,555	+ 30.0%
Inventory of Homes for Sale	70	45	- 35.7%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--

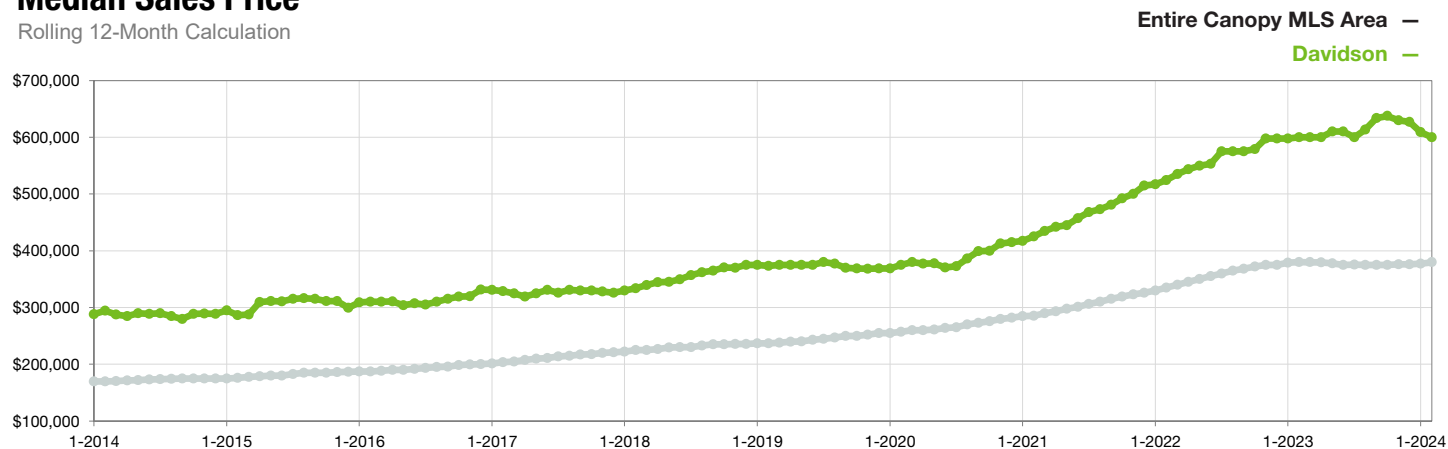
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



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