

Local Market Update for March 2024

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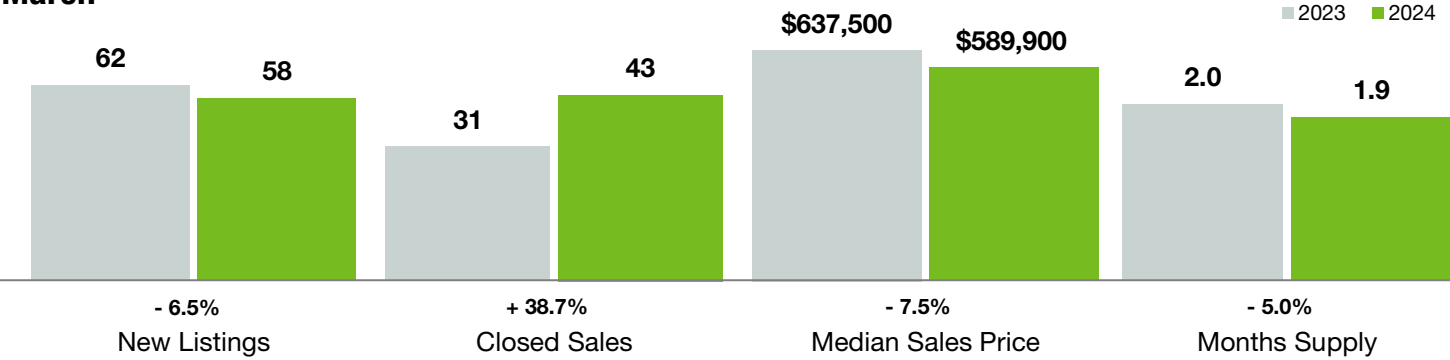
Davidson

North Carolina

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	62	58	- 6.5%	128	132	+ 3.1%
Pending Sales	56	40	- 28.6%	111	108	- 2.7%
Closed Sales	31	43	+ 38.7%	79	102	+ 29.1%
Median Sales Price*	\$637,500	\$589,900	- 7.5%	\$609,650	\$542,500	- 11.0%
Average Sales Price*	\$760,640	\$743,120	- 2.3%	\$698,975	\$697,753	- 0.2%
Percent of Original List Price Received*	99.7%	98.4%	- 1.3%	98.3%	97.8%	- 0.5%
List to Close	98	95	- 3.1%	131	107	- 18.3%
Days on Market Until Sale	33	35	+ 6.1%	45	46	+ 2.2%
Cumulative Days on Market Until Sale	51	44	- 13.7%	54	58	+ 7.4%
Average List Price	\$857,204	\$805,016	- 6.1%	\$793,602	\$881,548	+ 11.1%
Inventory of Homes for Sale	73	65	- 11.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

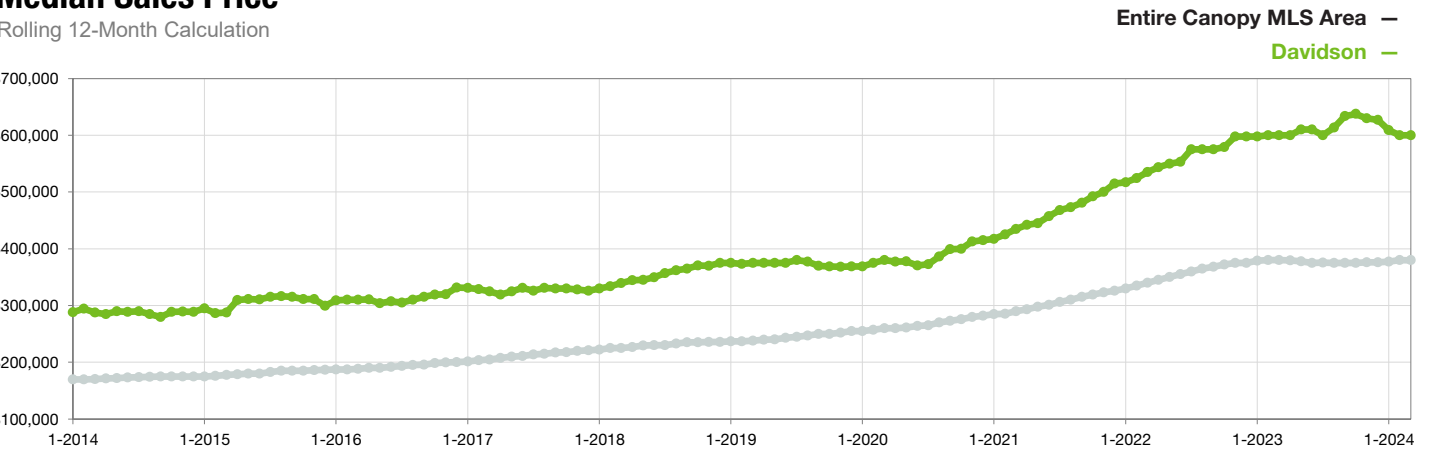
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

March



Median Sales Price

Rolling 12-Month Calculation



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