

Local Market Update for May 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®

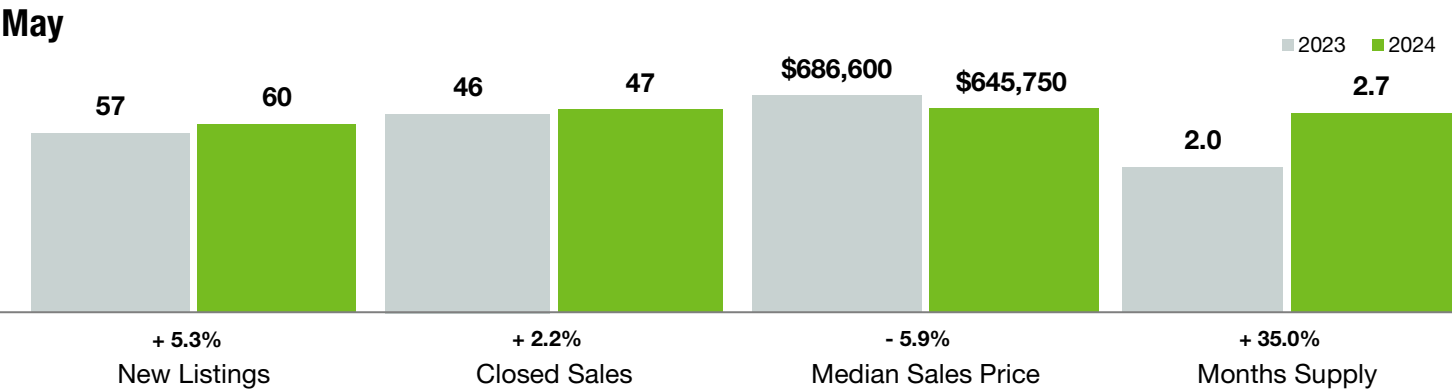


Davidson

North Carolina

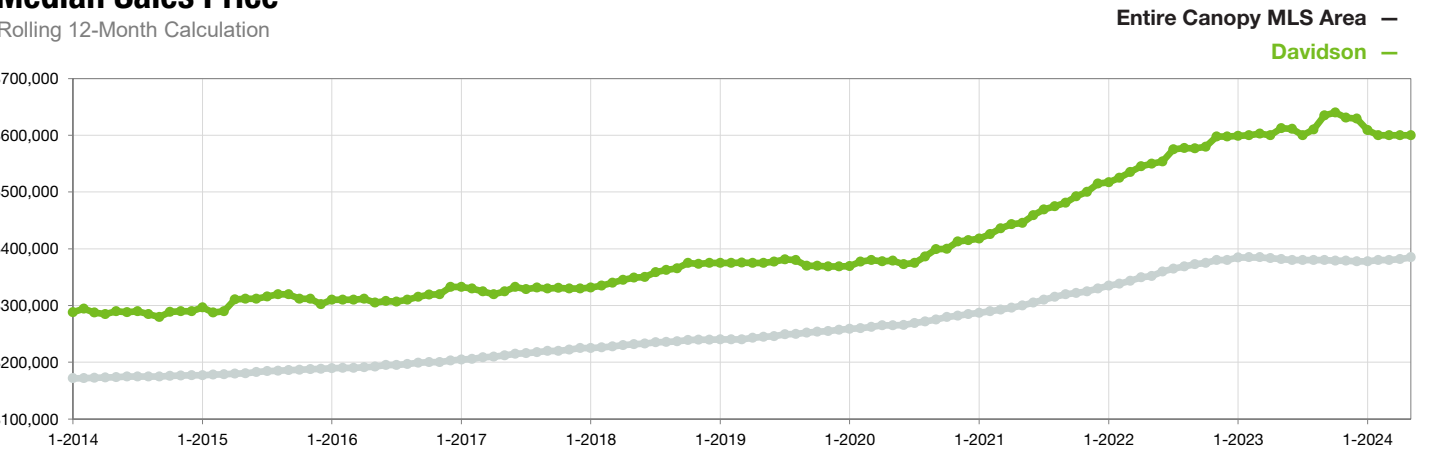
Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	57	60	+ 5.3%	223	267	+ 19.7%
Pending Sales	56	42	- 25.0%	203	202	- 0.5%
Closed Sales	46	47	+ 2.2%	161	178	+ 10.6%
Median Sales Price*	\$686,600	\$645,750	- 5.9%	\$627,100	\$580,200	- 7.5%
Average Sales Price*	\$886,474	\$894,081	+ 0.9%	\$762,572	\$747,237	- 2.0%
Percent of Original List Price Received*	99.5%	98.3%	- 1.2%	99.2%	98.0%	- 1.2%
List to Close	89	86	- 3.4%	114	100	- 12.3%
Days on Market Until Sale	24	38	+ 58.3%	40	40	0.0%
Cumulative Days on Market Until Sale	22	41	+ 86.4%	45	50	+ 11.1%
Average List Price	\$931,738	\$989,747	+ 6.2%	\$822,001	\$905,899	+ 10.2%
Inventory of Homes for Sale	71	96	+ 35.2%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation



Current as of June 7, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.