

# Local Market Update for June 2024

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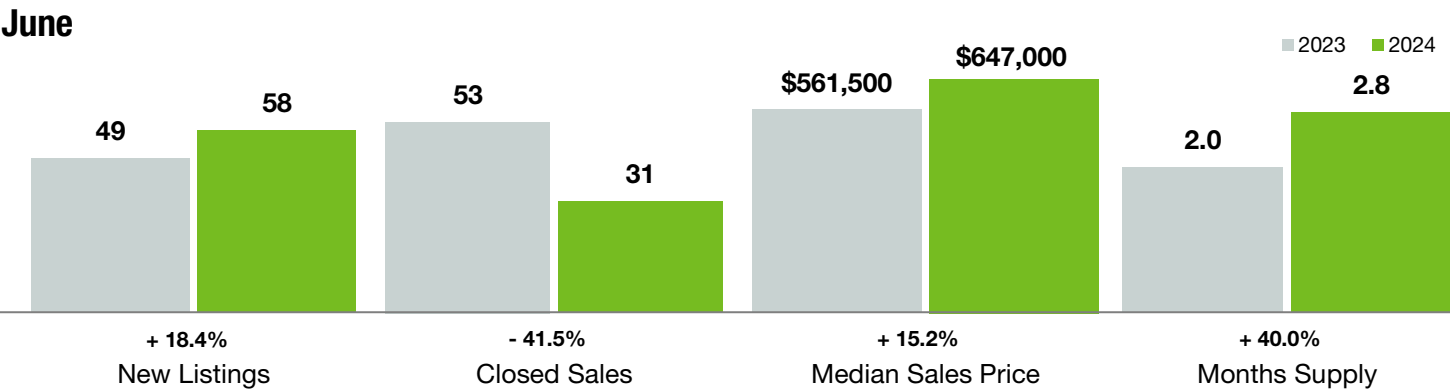


## Davidson

North Carolina

Key Metrics	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	49	58	+ 18.4%	272	325	+ 19.5%
Pending Sales	43	45	+ 4.7%	246	247	+ 0.4%
Closed Sales	53	31	- 41.5%	214	209	- 2.3%
Median Sales Price*	\$561,500	\$647,000	+ 15.2%	\$596,300	\$593,500	- 0.5%
Average Sales Price*	\$663,492	\$898,390	+ 35.4%	\$737,918	\$769,764	+ 4.3%
Percent of Original List Price Received*	99.1%	98.5%	- 0.6%	99.1%	98.1%	- 1.0%
List to Close	83	64	- 22.9%	107	95	- 11.2%
Days on Market Until Sale	40	21	- 47.5%	40	37	- 7.5%
Cumulative Days on Market Until Sale	41	22	- 46.3%	44	46	+ 4.5%
Average List Price	\$748,463	\$1,102,601	+ 47.3%	\$808,455	\$939,579	+ 16.2%
Inventory of Homes for Sale	71	97	+ 36.6%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 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.



### Median Sales Price

Rolling 12-Month Calculation

