

# Local Market Update for July 2024

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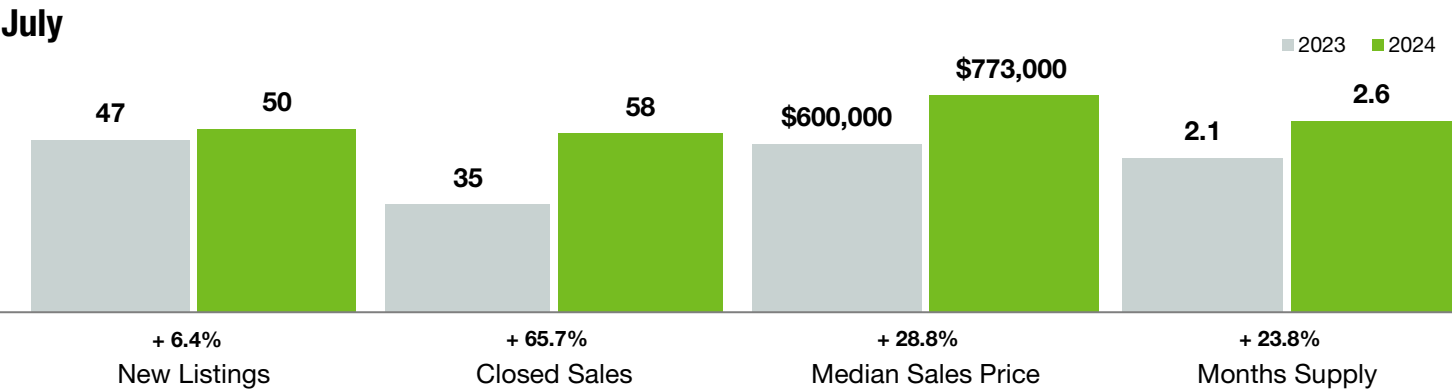


## Davidson

North Carolina

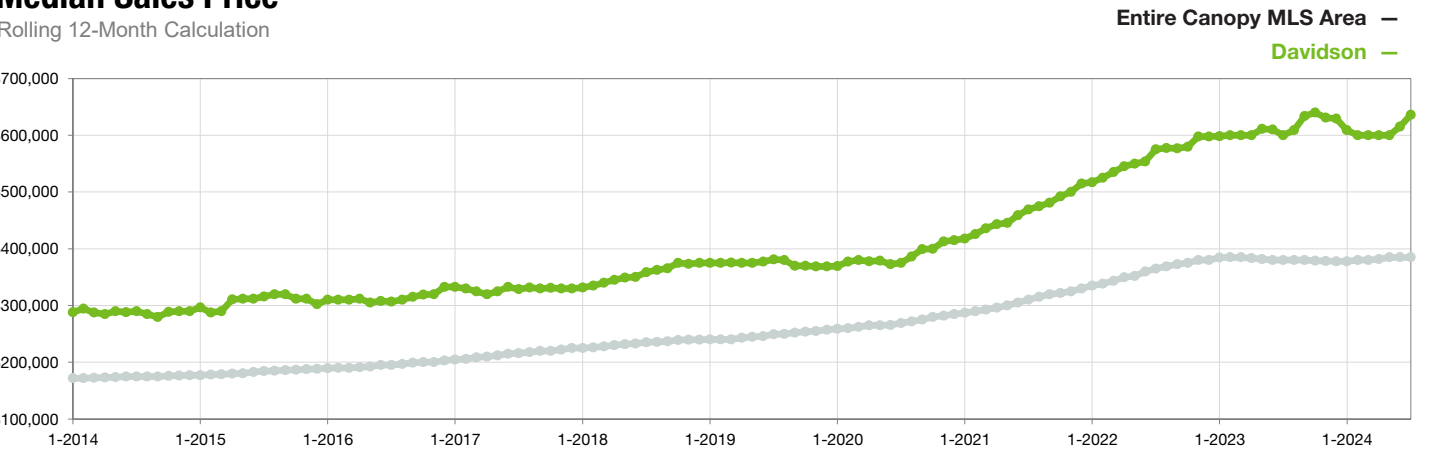
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	47	50	+ 6.4%	319	375	+ 17.6%
Pending Sales	35	49	+ 40.0%	281	293	+ 4.3%
Closed Sales	35	58	+ 65.7%	249	268	+ 7.6%
Median Sales Price*	\$600,000	\$773,000	+ 28.8%	\$600,000	\$605,000	+ 0.8%
Average Sales Price*	\$756,324	\$901,416	+ 19.2%	\$740,516	\$798,476	+ 7.8%
Percent of Original List Price Received*	98.9%	96.8%	- 2.1%	99.1%	97.7%	- 1.4%
List to Close	103	62	- 39.8%	106	88	- 17.0%
Days on Market Until Sale	56	21	- 62.5%	42	34	- 19.0%
Cumulative Days on Market Until Sale	68	20	- 70.6%	47	41	- 12.8%
Average List Price	\$734,746	\$850,787	+ 15.8%	\$797,789	\$925,433	+ 16.0%
Inventory of Homes for Sale	75	95	+ 26.7%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

\* 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 August 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.