

Local Market Update for August 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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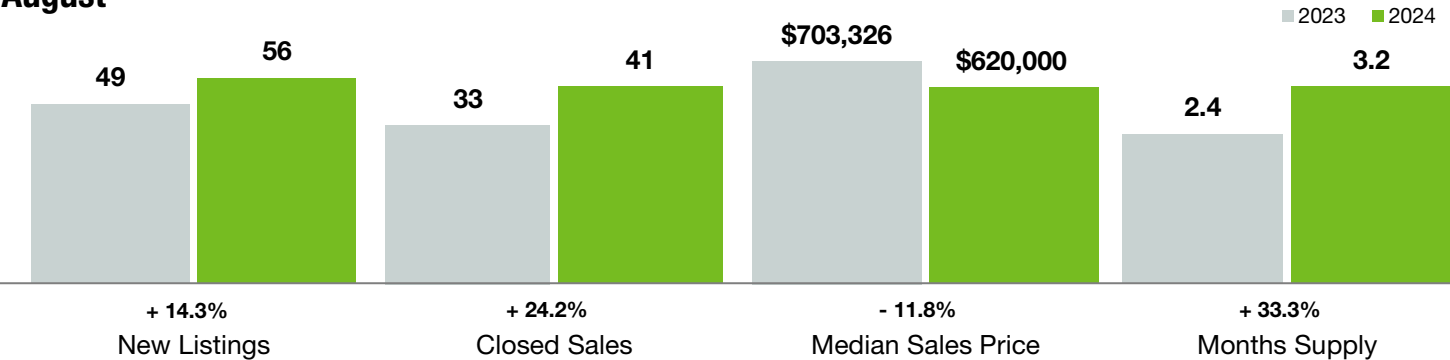
Davidson

North Carolina

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	49	56	+ 14.3%	368	432	+ 17.4%
Pending Sales	38	36	- 5.3%	319	324	+ 1.6%
Closed Sales	33	41	+ 24.2%	282	310	+ 9.9%
Median Sales Price*	\$703,326	\$620,000	- 11.8%	\$616,400	\$605,000	- 1.8%
Average Sales Price*	\$987,220	\$858,794	- 13.0%	\$769,488	\$805,797	+ 4.7%
Percent of Original List Price Received*	100.0%	97.7%	- 2.3%	99.2%	97.7%	- 1.5%
List to Close	87	81	- 6.9%	104	87	- 16.3%
Days on Market Until Sale	42	27	- 35.7%	42	33	- 21.4%
Cumulative Days on Market Until Sale	43	28	- 34.9%	47	39	- 17.0%
Average List Price	\$917,011	\$760,662	- 17.0%	\$813,662	\$898,901	+ 10.5%
Inventory of Homes for Sale	82	112	+ 36.6%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 33.3%	--	--	--

* 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.

August



Median Sales Price

Rolling 12-Month Calculation

