

Local Market Update for September 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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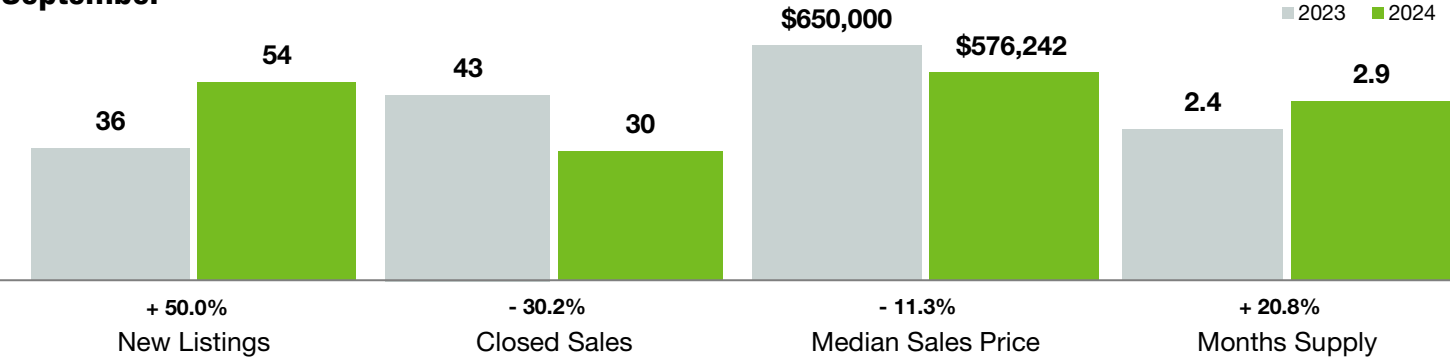
Davidson

North Carolina

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	36	54	+ 50.0%	404	487	+ 20.5%
Pending Sales	25	50	+ 100.0%	344	373	+ 8.4%
Closed Sales	43	30	- 30.2%	325	340	+ 4.6%
Median Sales Price*	\$650,000	\$576,242	- 11.3%	\$624,000	\$600,000	- 3.8%
Average Sales Price*	\$782,701	\$771,091	- 1.5%	\$771,242	\$802,725	+ 4.1%
Percent of Original List Price Received*	97.1%	98.4%	+ 1.3%	98.9%	97.8%	- 1.1%
List to Close	124	140	+ 12.9%	106	92	- 13.2%
Days on Market Until Sale	43	34	- 20.9%	43	33	- 23.3%
Cumulative Days on Market Until Sale	44	35	- 20.5%	46	39	- 15.2%
Average List Price	\$925,732	\$890,955	- 3.8%	\$823,805	\$894,064	+ 8.5%
Inventory of Homes for Sale	84	108	+ 28.6%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--

* 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.

September



Median Sales Price

Rolling 12-Month Calculation

