

Local Market Update for October 2024

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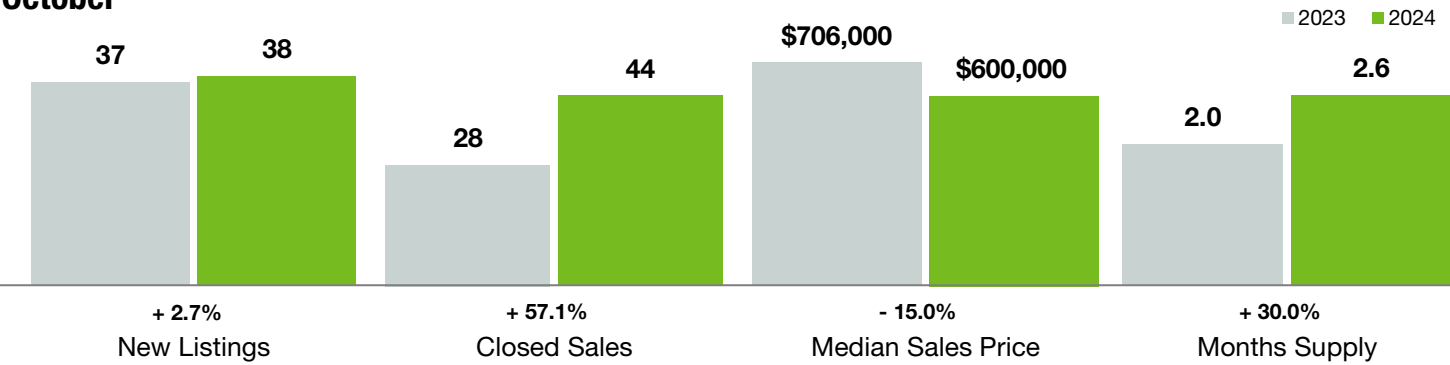
Davidson

North Carolina

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	37	38	+ 2.7%	441	525	+ 19.0%
Pending Sales	34	35	+ 2.9%	378	407	+ 7.7%
Closed Sales	28	44	+ 57.1%	353	385	+ 9.1%
Median Sales Price*	\$706,000	\$600,000	- 15.0%	\$630,950	\$600,000	- 4.9%
Average Sales Price*	\$892,421	\$829,206	- 7.1%	\$780,881	\$806,208	+ 3.2%
Percent of Original List Price Received*	97.9%	95.0%	- 3.0%	98.8%	97.5%	- 1.3%
List to Close	104	136	+ 30.8%	106	97	- 8.5%
Days on Market Until Sale	35	57	+ 62.9%	42	35	- 16.7%
Cumulative Days on Market Until Sale	36	60	+ 66.7%	46	41	- 10.9%
Average List Price	\$1,011,456	\$876,041	- 13.4%	\$838,677	\$891,495	+ 6.3%
Inventory of Homes for Sale	69	98	+ 42.0%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

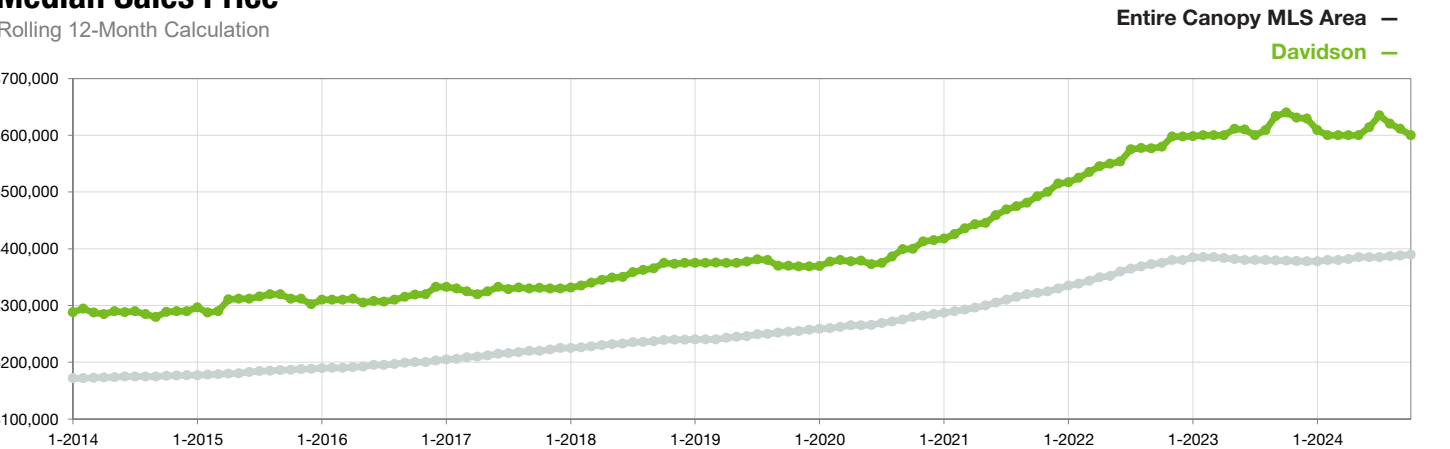
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



Current as of November 5, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.