

Local Market Update for November 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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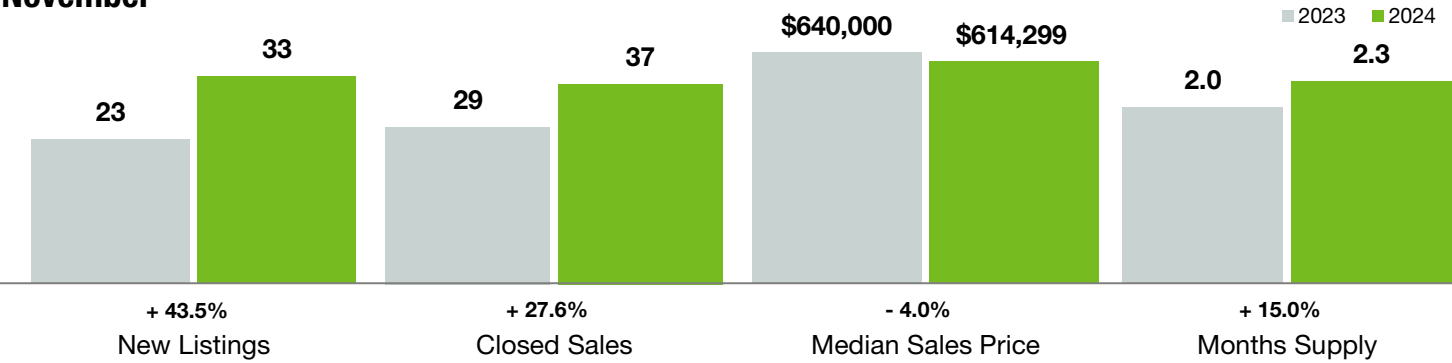
Davidson

North Carolina

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	23	33	+ 43.5%	464	558	+ 20.3%
Pending Sales	14	37	+ 164.3%	392	438	+ 11.7%
Closed Sales	29	37	+ 27.6%	382	422	+ 10.5%
Median Sales Price*	\$640,000	\$614,299	- 4.0%	\$632,000	\$602,116	- 4.7%
Average Sales Price*	\$763,095	\$760,920	- 0.3%	\$779,527	\$802,228	+ 2.9%
Percent of Original List Price Received*	99.2%	96.3%	- 2.9%	98.9%	97.4%	- 1.5%
List to Close	82	83	+ 1.2%	104	96	- 7.7%
Days on Market Until Sale	34	27	- 20.6%	41	35	- 14.6%
Cumulative Days on Market Until Sale	31	41	+ 32.3%	45	41	- 8.9%
Average List Price	\$596,902	\$723,540	+ 21.2%	\$826,397	\$880,619	+ 6.6%
Inventory of Homes for Sale	70	90	+ 28.6%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--

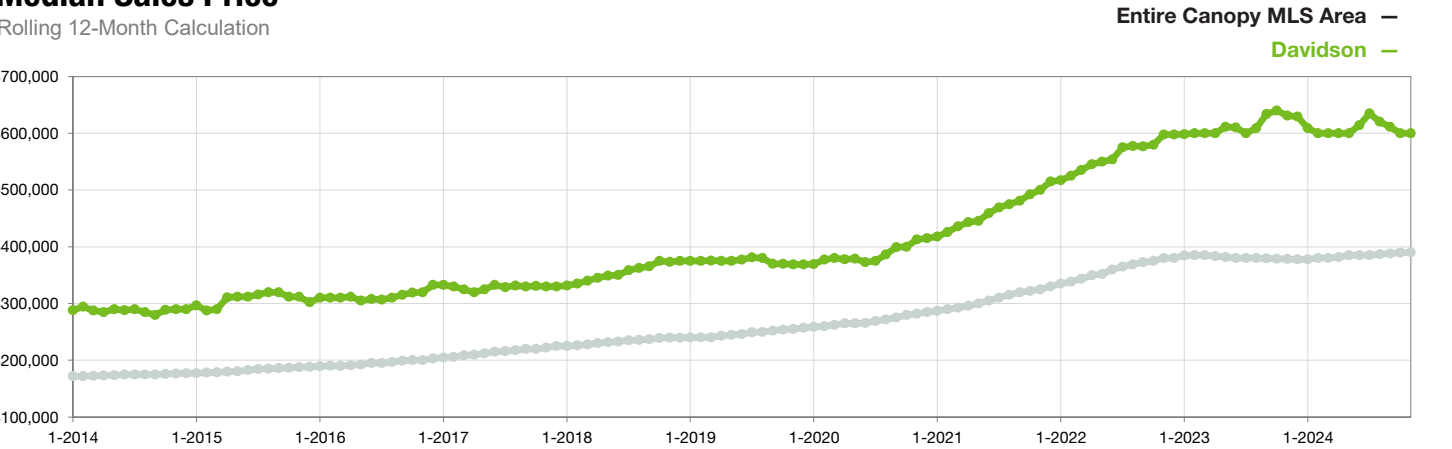
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

November



Median Sales Price

Rolling 12-Month Calculation



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