

Local Market Update for December 2024

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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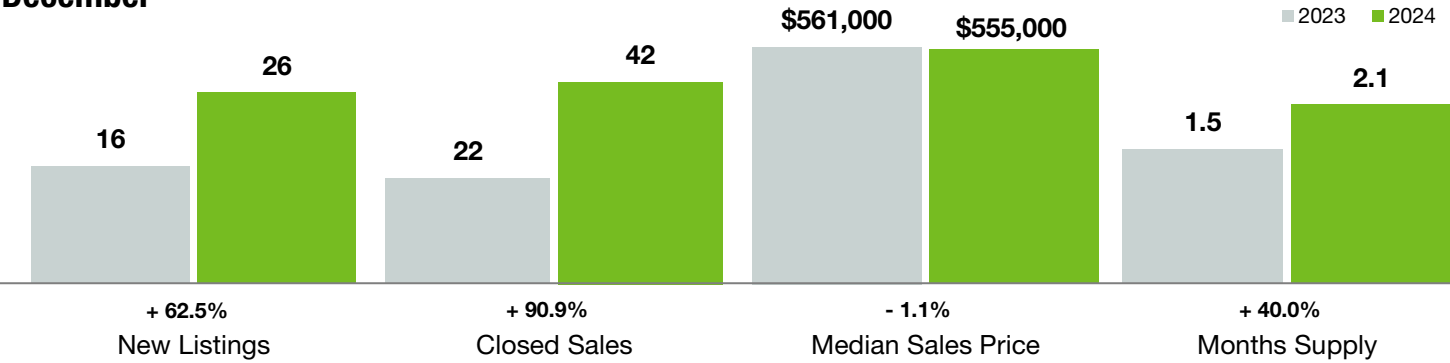
Davidson

North Carolina

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	16	26	+ 62.5%	480	584	+ 21.7%
Pending Sales	27	24	- 11.1%	419	461	+ 10.0%
Closed Sales	22	42	+ 90.9%	404	466	+ 15.3%
Median Sales Price*	\$561,000	\$555,000	- 1.1%	\$629,199	\$595,250	- 5.4%
Average Sales Price*	\$1,026,676	\$668,006	- 34.9%	\$793,019	\$790,262	- 0.3%
Percent of Original List Price Received*	98.7%	95.3%	- 3.4%	98.9%	97.2%	- 1.7%
List to Close	122	124	+ 1.6%	105	99	- 5.7%
Days on Market Until Sale	47	58	+ 23.4%	42	37	- 11.9%
Cumulative Days on Market Until Sale	54	62	+ 14.8%	45	43	- 4.4%
Average List Price	\$658,136	\$1,011,219	+ 53.6%	\$821,350	\$885,762	+ 7.8%
Inventory of Homes for Sale	54	79	+ 46.3%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

* 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.

December



Median Sales Price

Rolling 12-Month Calculation

