

# Local Market Update for January 2025

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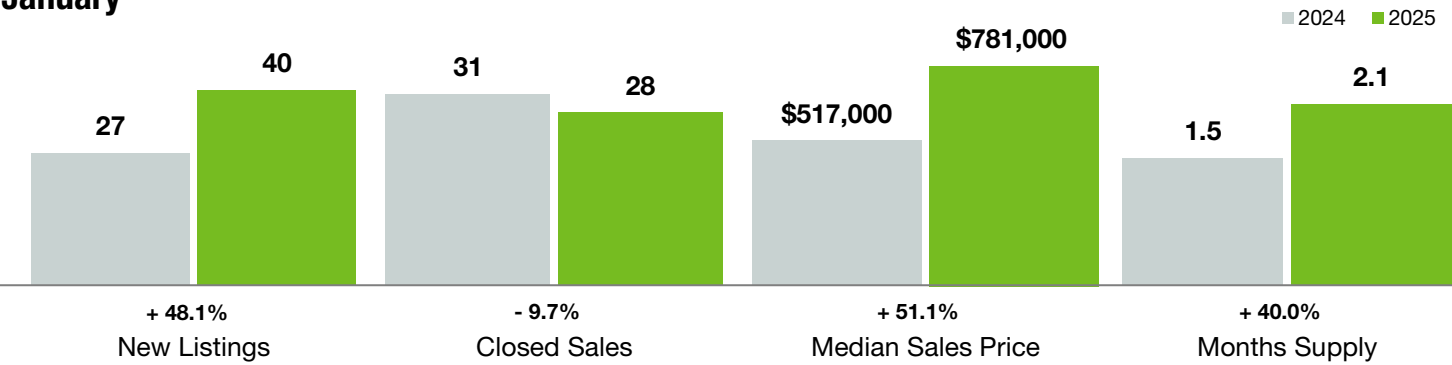
## Davidson

North Carolina

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	27	40	+ 48.1%	27	40	+ 48.1%
Pending Sales	26	31	+ 19.2%	26	31	+ 19.2%
Closed Sales	31	28	- 9.7%	31	28	- 9.7%
Median Sales Price*	\$517,000	\$781,000	+ 51.1%	\$517,000	\$781,000	+ 51.1%
Average Sales Price*	\$595,109	\$912,172	+ 53.3%	\$595,109	\$912,172	+ 53.3%
Percent of Original List Price Received*	98.1%	95.4%	- 2.8%	98.1%	95.4%	- 2.8%
List to Close	120	114	- 5.0%	120	114	- 5.0%
Days on Market Until Sale	41	60	+ 46.3%	41	60	+ 46.3%
Cumulative Days on Market Until Sale	57	68	+ 19.3%	57	68	+ 19.3%
Average List Price	\$921,536	\$793,572	- 13.9%	\$921,536	\$793,572	- 13.9%
Inventory of Homes for Sale	51	81	+ 58.8%	--	--	--
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.

### January



### Median Sales Price

Rolling 12-Month Calculation

