

Local Market Update for February 2025

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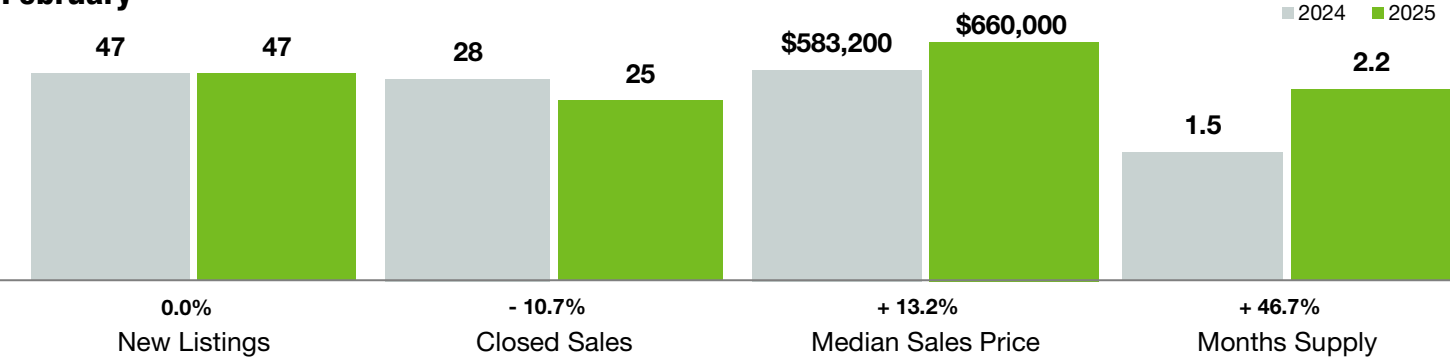
Davidson

North Carolina

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	47	47	0.0%	74	88	+ 18.9%
Pending Sales	42	35	- 16.7%	68	66	- 2.9%
Closed Sales	28	25	- 10.7%	59	53	- 10.2%
Median Sales Price*	\$583,200	\$660,000	+ 13.2%	\$524,509	\$665,350	+ 26.9%
Average Sales Price*	\$741,722	\$750,406	+ 1.2%	\$664,688	\$835,867	+ 25.8%
Percent of Original List Price Received*	96.5%	96.8%	+ 0.3%	97.4%	96.1%	- 1.3%
List to Close	111	100	- 9.9%	116	107	- 7.8%
Days on Market Until Sale	67	43	- 35.8%	53	52	- 1.9%
Cumulative Days on Market Until Sale	78	52	- 33.3%	67	60	- 10.4%
Average List Price	\$938,550	\$1,107,893	+ 18.0%	\$932,170	\$962,656	+ 3.3%
Inventory of Homes for Sale	53	84	+ 58.5%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

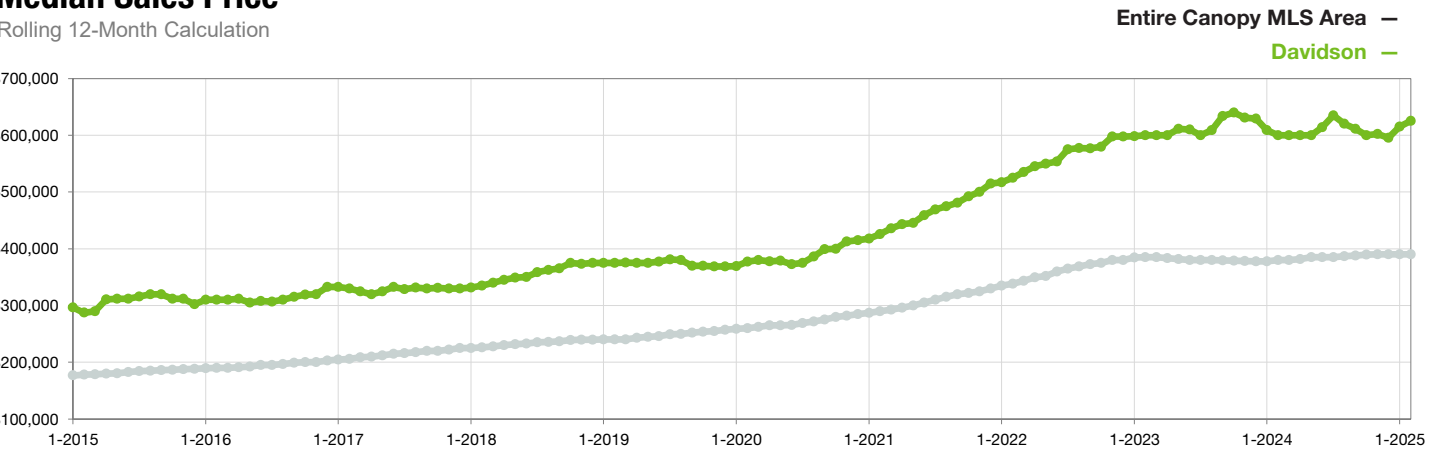
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



Current as of March 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.