

Local Market Update for March 2025

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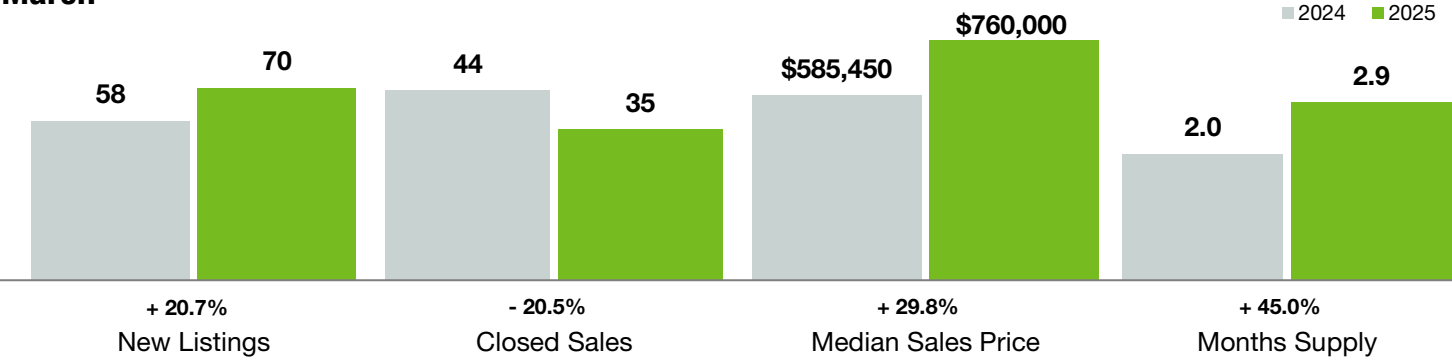
Davidson

North Carolina

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	58	70	+ 20.7%	132	158	+ 19.7%
Pending Sales	38	43	+ 13.2%	106	107	+ 0.9%
Closed Sales	44	35	- 20.5%	103	88	- 14.6%
Median Sales Price*	\$585,450	\$760,000	+ 29.8%	\$535,000	\$690,000	+ 29.0%
Average Sales Price*	\$736,424	\$914,132	+ 24.1%	\$695,333	\$866,996	+ 24.7%
Percent of Original List Price Received*	98.1%	97.4%	- 0.7%	97.7%	96.7%	- 1.0%
List to Close	95	115	+ 21.1%	107	110	+ 2.8%
Days on Market Until Sale	36	49	+ 36.1%	46	51	+ 10.9%
Cumulative Days on Market Until Sale	45	60	+ 33.3%	58	60	+ 3.4%
Average List Price	\$796,897	\$1,032,051	+ 29.5%	\$871,818	\$989,691	+ 13.5%
Inventory of Homes for Sale	70	110	+ 57.1%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--

* 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.

March



Median Sales Price

Rolling 12-Month Calculation

