

Local Market Update for April 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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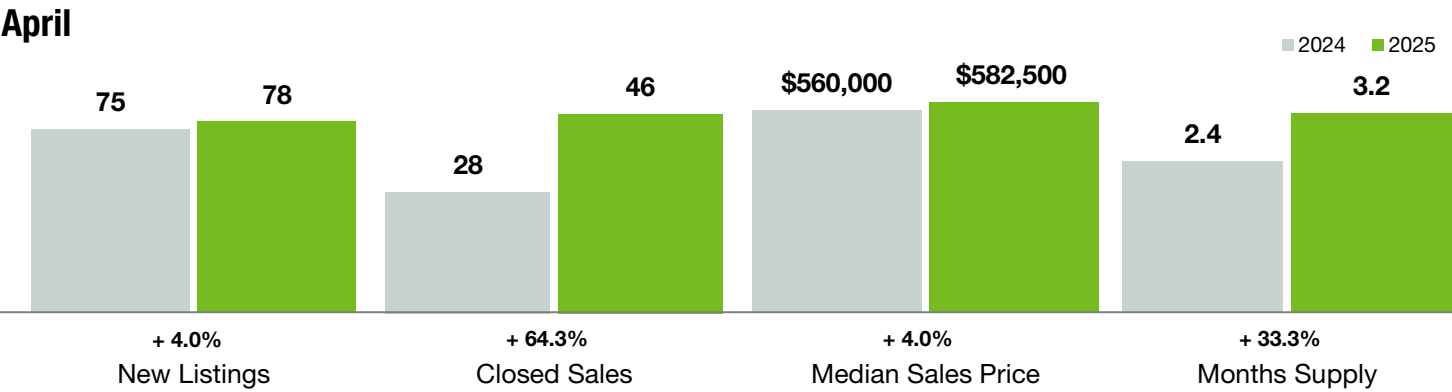


Davidson

North Carolina

Key Metrics	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	75	78	+ 4.0%	207	237	+ 14.5%
Pending Sales	51	53	+ 3.9%	157	160	+ 1.9%
Closed Sales	28	46	+ 64.3%	131	134	+ 2.3%
Median Sales Price*	\$560,000	\$582,500	+ 4.0%	\$550,000	\$652,500	+ 18.6%
Average Sales Price*	\$696,926	\$777,618	+ 11.6%	\$695,673	\$836,314	+ 20.2%
Percent of Original List Price Received*	98.8%	95.9%	- 2.9%	97.9%	96.4%	- 1.5%
List to Close	101	105	+ 4.0%	106	108	+ 1.9%
Days on Market Until Sale	20	48	+ 140.0%	40	50	+ 25.0%
Cumulative Days on Market Until Sale	35	57	+ 62.9%	53	59	+ 11.3%
Average List Price	\$879,343	\$1,028,050	+ 16.9%	\$874,547	\$995,532	+ 13.8%
Inventory of Homes for Sale	87	124	+ 42.5%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 33.3%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

