

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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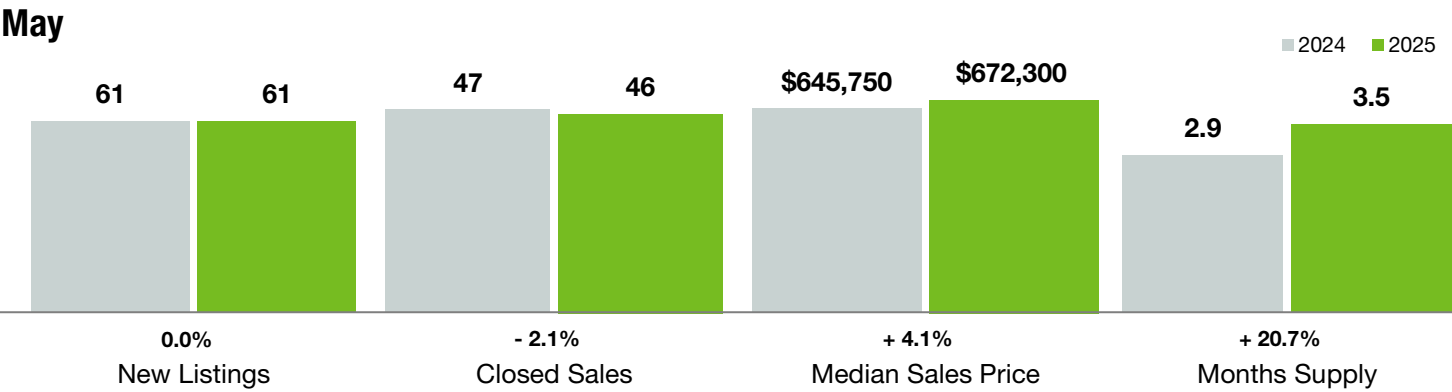


Davidson

North Carolina

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	61	61	0.0%	268	300	+ 11.9%
Pending Sales	41	38	- 7.3%	198	199	+ 0.5%
Closed Sales	47	46	- 2.1%	178	181	+ 1.7%
Median Sales Price*	\$645,750	\$672,300	+ 4.1%	\$580,200	\$655,000	+ 12.9%
Average Sales Price*	\$894,081	\$963,887	+ 7.8%	\$747,237	\$867,402	+ 16.1%
Percent of Original List Price Received*	98.3%	97.0%	- 1.3%	98.0%	96.6%	- 1.4%
List to Close	86	72	- 16.3%	100	99	- 1.0%
Days on Market Until Sale	38	27	- 28.9%	40	44	+ 10.0%
Cumulative Days on Market Until Sale	41	35	- 14.6%	50	54	+ 8.0%
Average List Price	\$973,501	\$987,169	+ 1.4%	\$897,037	\$986,809	+ 10.0%
Inventory of Homes for Sale	100	133	+ 33.0%	--	--	--
Months Supply of Inventory	2.9	3.5	+ 20.7%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

