

Local Market Update for June 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®

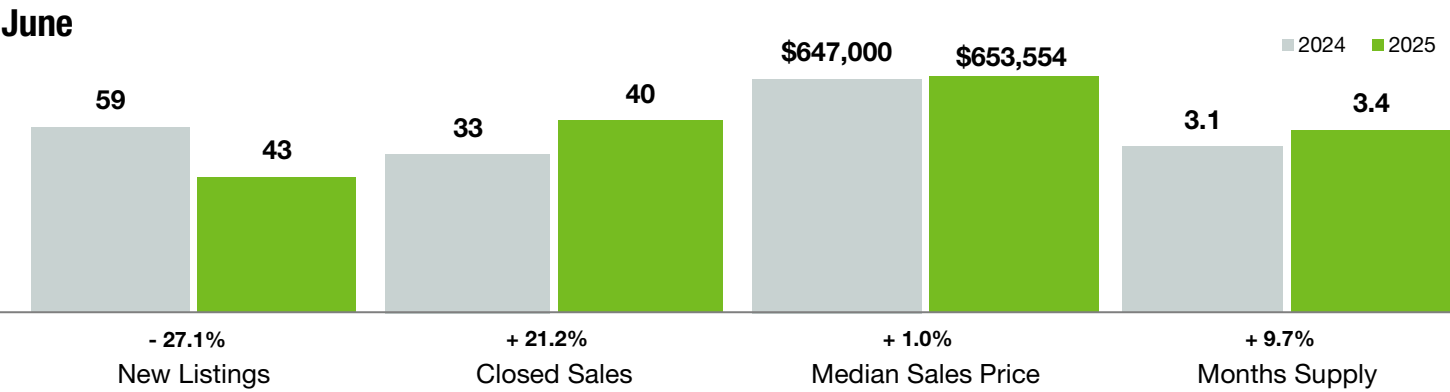


Davidson

North Carolina

Key Metrics	June			Year to Date		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	59	43	- 27.1%	327	343	+ 4.9%
Pending Sales	42	38	- 9.5%	240	234	- 2.5%
Closed Sales	33	40	+ 21.2%	211	222	+ 5.2%
Median Sales Price*	\$647,000	\$653,554	+ 1.0%	\$593,500	\$655,000	+ 10.4%
Average Sales Price*	\$885,988	\$858,785	- 3.1%	\$769,041	\$866,537	+ 12.7%
Percent of Original List Price Received*	97.8%	96.2%	- 1.6%	98.0%	96.4%	- 1.6%
List to Close	68	93	+ 36.8%	95	99	+ 4.2%
Days on Market Until Sale	23	52	+ 126.1%	37	46	+ 24.3%
Cumulative Days on Market Until Sale	31	66	+ 112.9%	47	57	+ 21.3%
Average List Price	\$1,068,715	\$1,061,305	- 0.7%	\$928,396	\$991,933	+ 6.8%
Inventory of Homes for Sale	105	127	+ 21.0%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 9.7%	--	--	--

* 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

