

# Local Market Update for July 2025

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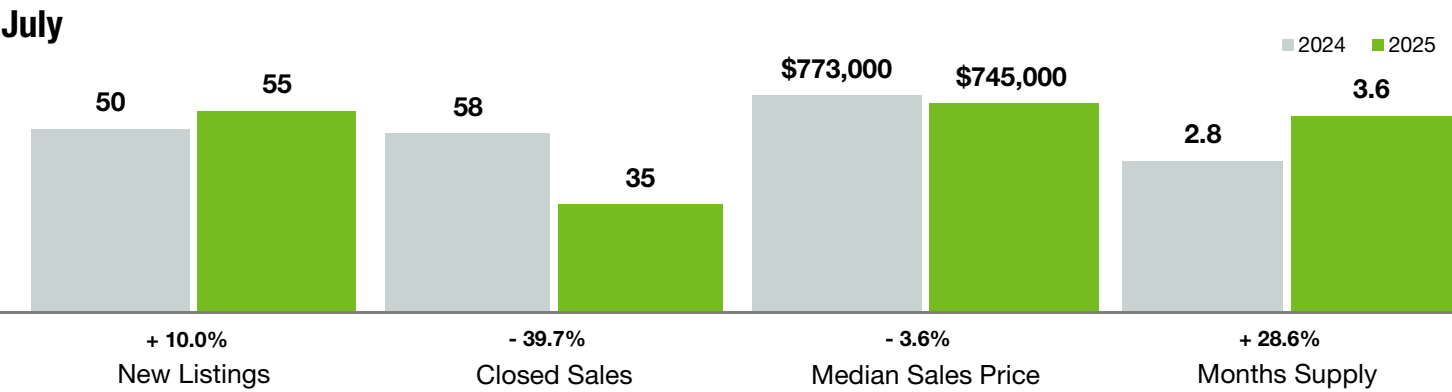


## Davidson

North Carolina

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	50	55	+ 10.0%	377	398	+ 5.6%
Pending Sales	48	36	- 25.0%	288	267	- 7.3%
Closed Sales	58	35	- 39.7%	269	258	- 4.1%
Median Sales Price*	\$773,000	\$745,000	- 3.6%	\$602,500	\$657,500	+ 9.1%
Average Sales Price*	\$901,416	\$871,781	- 3.3%	\$797,689	\$865,783	+ 8.5%
Percent of Original List Price Received*	96.8%	94.3%	- 2.6%	97.7%	96.1%	- 1.6%
List to Close	62	96	+ 54.8%	88	99	+ 12.5%
Days on Market Until Sale	21	51	+ 142.9%	34	47	+ 38.2%
Cumulative Days on Market Until Sale	20	60	+ 200.0%	41	57	+ 39.0%
Average List Price	\$829,010	\$870,945	+ 5.1%	\$915,074	\$971,771	+ 6.2%
Inventory of Homes for Sale	99	132	+ 33.3%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--

\* 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

