

Local Market Update for August 2025

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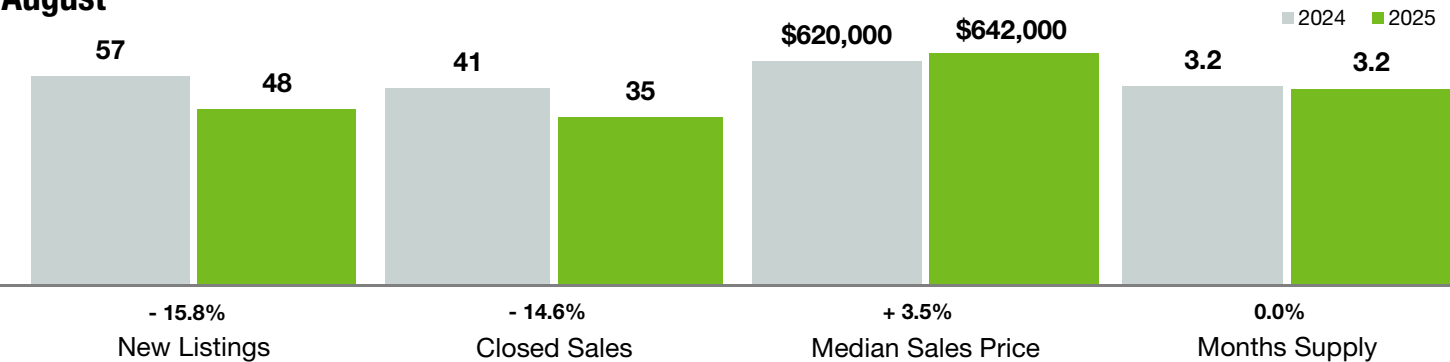
Davidson

North Carolina

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	57	48	- 15.8%	434	447	+ 3.0%
Pending Sales	36	49	+ 36.1%	324	315	- 2.8%
Closed Sales	41	35	- 14.6%	310	293	- 5.5%
Median Sales Price*	\$620,000	\$642,000	+ 3.5%	\$605,000	\$655,000	+ 8.3%
Average Sales Price*	\$858,794	\$823,315	- 4.1%	\$805,797	\$860,710	+ 6.8%
Percent of Original List Price Received*	97.7%	95.6%	- 2.1%	97.7%	96.1%	- 1.6%
List to Close	81	112	+ 38.3%	87	101	+ 16.1%
Days on Market Until Sale	27	63	+ 133.3%	33	49	+ 48.5%
Cumulative Days on Market Until Sale	28	58	+ 107.1%	39	58	+ 48.7%
Average List Price	\$746,047	\$1,222,899	+ 63.9%	\$893,010	\$995,329	+ 11.5%
Inventory of Homes for Sale	113	119	+ 5.3%	--	--	--
Months Supply of Inventory	3.2	3.2	0.0%	--	--	--

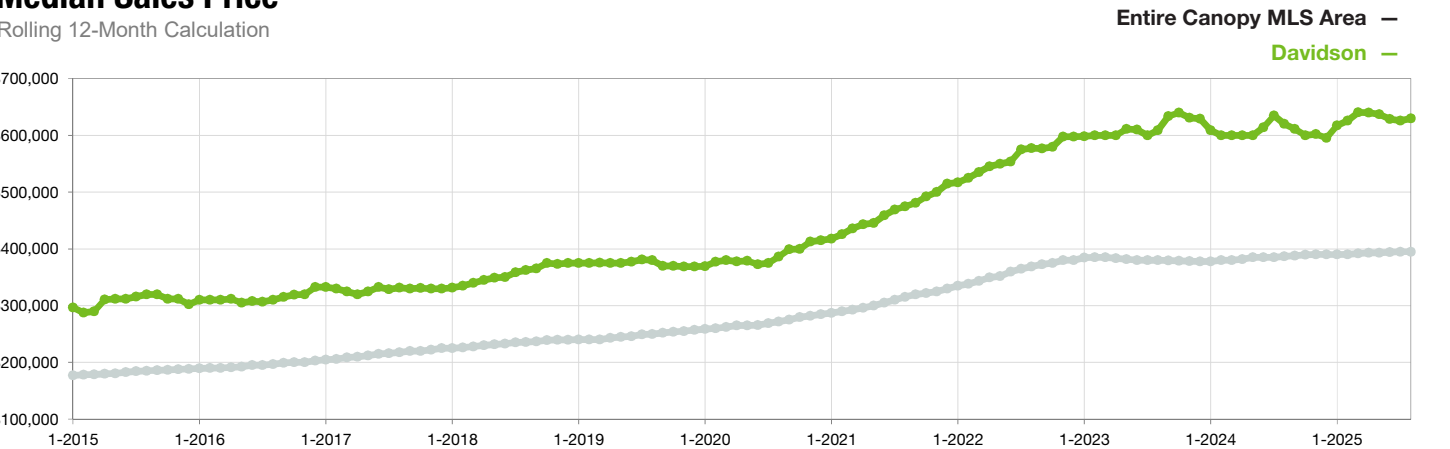
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



Current as of September 5, 2025. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2025 ShowingTime Plus, LLC.