

Local Market Update for September 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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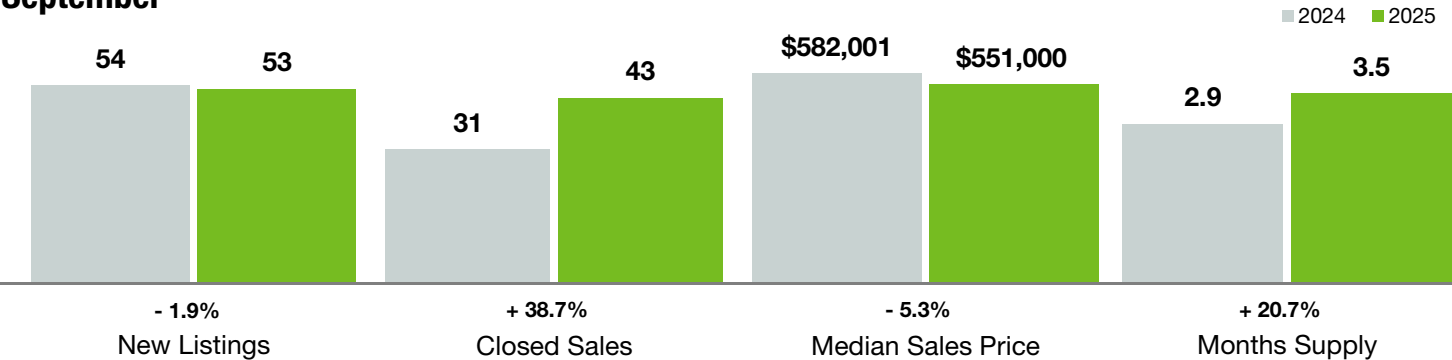
Davidson

North Carolina

Key Metrics	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	54	53	- 1.9%	488	501	+ 2.7%
Pending Sales	46	36	- 21.7%	370	350	- 5.4%
Closed Sales	31	43	+ 38.7%	341	336	- 1.5%
Median Sales Price*	\$582,001	\$551,000	- 5.3%	\$600,000	\$641,000	+ 6.8%
Average Sales Price*	\$777,669	\$726,223	- 6.6%	\$803,232	\$843,499	+ 5.0%
Percent of Original List Price Received*	98.3%	94.6%	- 3.8%	97.8%	95.9%	- 1.9%
List to Close	138	98	- 29.0%	92	100	+ 8.7%
Days on Market Until Sale	34	49	+ 44.1%	33	49	+ 48.5%
Cumulative Days on Market Until Sale	36	54	+ 50.0%	39	57	+ 46.2%
Average List Price	\$878,683	\$1,149,843	+ 30.9%	\$891,408	\$1,008,673	+ 13.2%
Inventory of Homes for Sale	109	128	+ 17.4%	--	--	--
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.

September



Median Sales Price

Rolling 12-Month Calculation

