

Local Market Update for October 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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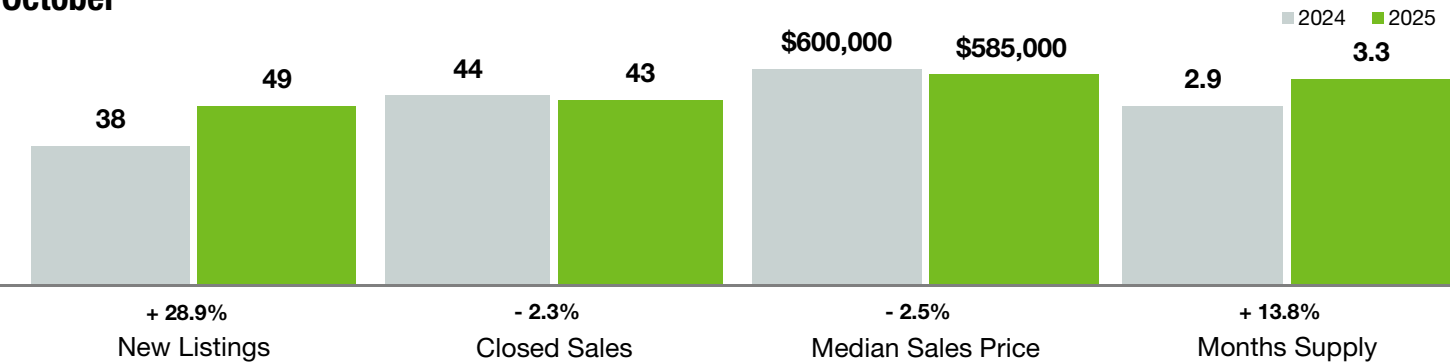
Davidson

North Carolina

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	38	49	+ 28.9%	526	552	+ 4.9%
Pending Sales	30	39	+ 30.0%	400	391	- 2.3%
Closed Sales	44	43	- 2.3%	385	379	- 1.6%
Median Sales Price*	\$600,000	\$585,000	- 2.5%	\$600,000	\$635,000	+ 5.8%
Average Sales Price*	\$829,206	\$761,251	- 8.2%	\$806,208	\$834,168	+ 3.5%
Percent of Original List Price Received*	95.0%	94.6%	- 0.4%	97.5%	95.7%	- 1.8%
List to Close	136	110	- 19.1%	97	101	+ 4.1%
Days on Market Until Sale	57	56	- 1.8%	35	50	+ 42.9%
Cumulative Days on Market Until Sale	60	67	+ 11.7%	41	58	+ 41.5%
Average List Price	\$860,849	\$897,746	+ 4.3%	\$889,668	\$995,875	+ 11.9%
Inventory of Homes for Sale	106	125	+ 17.9%	--	--	--
Months Supply of Inventory	2.9	3.3	+ 13.8%	--	--	--

* 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.

October



Median Sales Price

Rolling 12-Month Calculation

