

Local Market Update for November 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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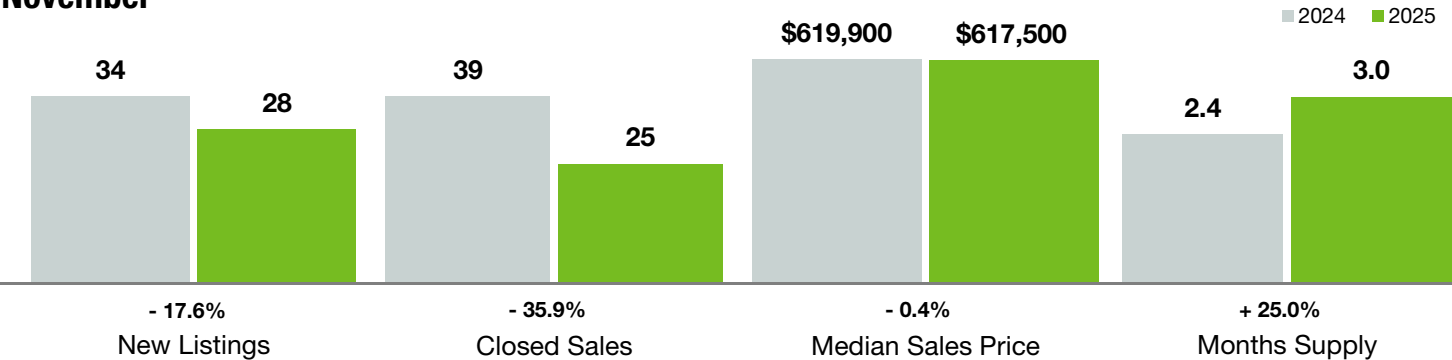
Davidson

North Carolina

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	34	28	- 17.6%	560	580	+ 3.6%
Pending Sales	38	26	- 31.6%	438	417	- 4.8%
Closed Sales	39	25	- 35.9%	424	405	- 4.5%
Median Sales Price*	\$619,900	\$617,500	- 0.4%	\$605,000	\$635,000	+ 5.0%
Average Sales Price*	\$761,780	\$852,873	+ 12.0%	\$802,112	\$833,835	+ 4.0%
Percent of Original List Price Received*	96.6%	93.7%	- 3.0%	97.4%	95.6%	- 1.8%
List to Close	90	91	+ 1.1%	96	101	+ 5.2%
Days on Market Until Sale	29	48	+ 65.5%	35	49	+ 40.0%
Cumulative Days on Market Until Sale	42	70	+ 66.7%	41	59	+ 43.9%
Average List Price	\$719,262	\$1,091,507	+ 51.8%	\$879,451	\$998,929	+ 13.6%
Inventory of Homes for Sale	93	110	+ 18.3%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--

* 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.

November



Median Sales Price

Rolling 12-Month Calculation

