

Local Market Update for December 2025

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
FOR MORE INFORMATION, CONTACT A REALTOR®



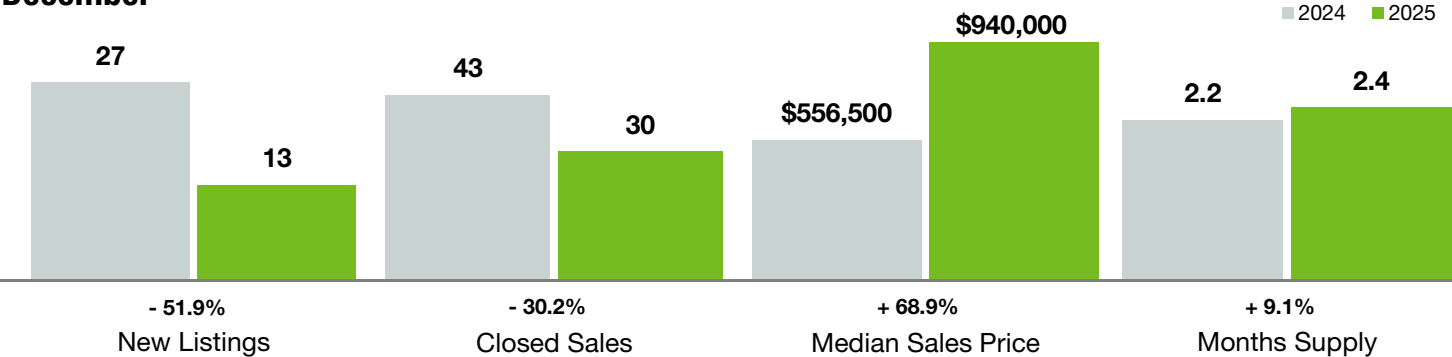
Davidson

North Carolina

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	27	13	- 51.9%	588	594	+ 1.0%
Pending Sales	22	18	- 18.2%	461	433	- 6.1%
Closed Sales	43	30	- 30.2%	467	435	- 6.9%
Median Sales Price*	\$556,500	\$940,000	+ 68.9%	\$595,500	\$640,000	+ 7.5%
Average Sales Price*	\$675,491	\$1,118,120	+ 65.5%	\$790,675	\$853,441	+ 7.9%
Percent of Original List Price Received*	96.3%	93.2%	- 3.2%	97.3%	95.4%	- 2.0%
List to Close	132	117	- 11.4%	100	102	+ 2.0%
Days on Market Until Sale	57	76	+ 33.3%	37	51	+ 37.8%
Cumulative Days on Market Until Sale	61	77	+ 26.2%	43	60	+ 39.5%
Average List Price	\$993,827	\$1,636,576	+ 64.7%	\$884,578	\$1,012,169	+ 14.4%
Inventory of Homes for Sale	85	86	+ 1.2%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

* 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.

December



Median Sales Price

Rolling 12-Month Calculation

