

# Local Market Update for January 2026

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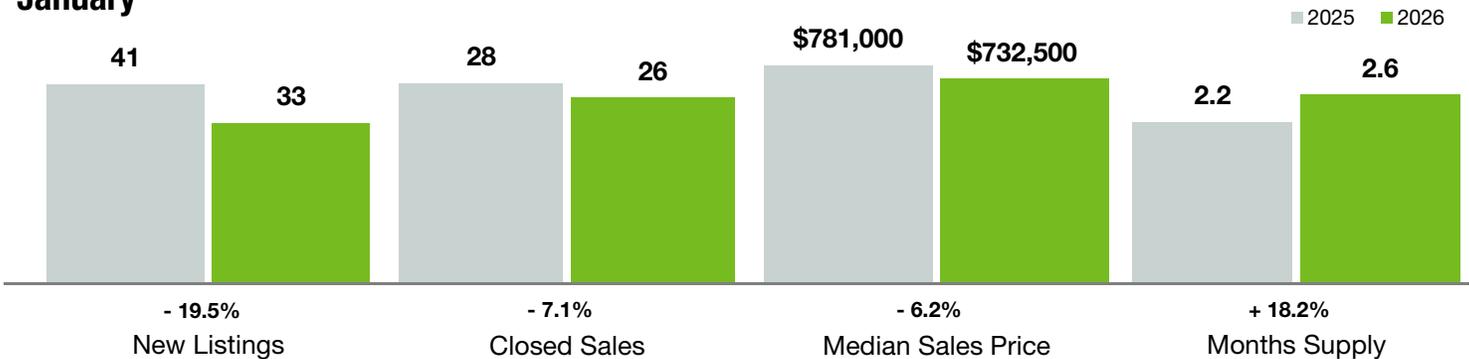
## Davidson

North Carolina

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	41	33	- 19.5%	41	33	- 19.5%
Pending Sales	31	21	- 32.3%	31	21	- 32.3%
Closed Sales	28	26	- 7.1%	28	26	- 7.1%
Median Sales Price*	\$781,000	\$732,500	- 6.2%	\$781,000	\$732,500	- 6.2%
Average Sales Price*	\$912,172	\$1,000,192	+ 9.6%	\$912,172	\$1,000,192	+ 9.6%
Percent of Original List Price Received*	95.4%	94.7%	- 0.7%	95.4%	94.7%	- 0.7%
List to Close	114	150	+ 31.6%	114	150	+ 31.6%
Days on Market Until Sale	60	103	+ 71.7%	60	103	+ 71.7%
Cumulative Days on Market Until Sale	68	143	+ 110.3%	68	143	+ 110.3%
Average List Price	\$780,542	\$924,515	+ 18.4%	\$780,542	\$924,515	+ 18.4%
Inventory of Homes for Sale	87	93	+ 6.9%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

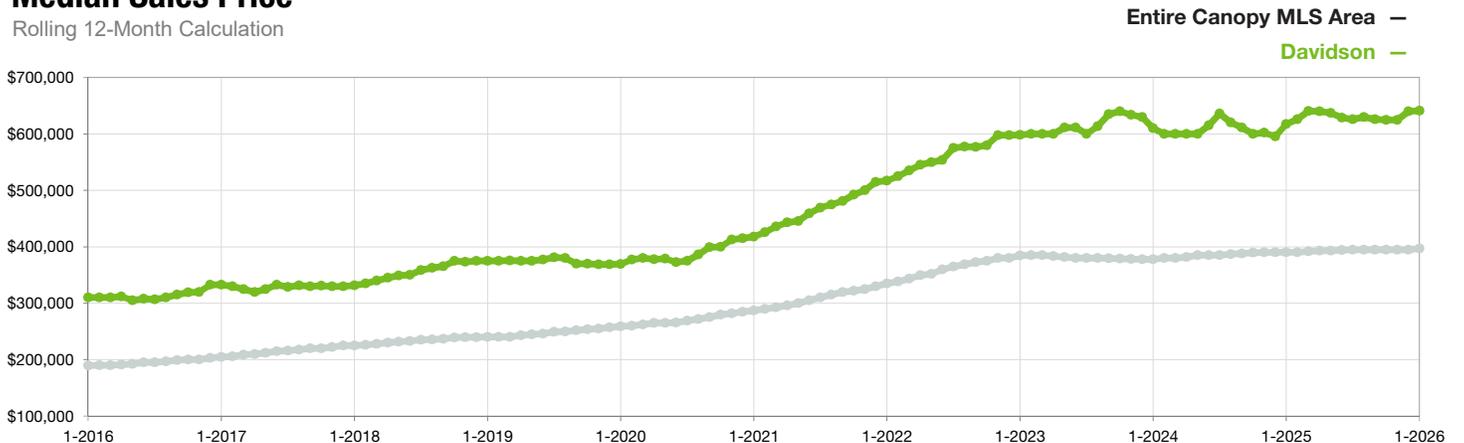
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### January



### Median Sales Price

Rolling 12-Month Calculation



Current as of February 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.