

Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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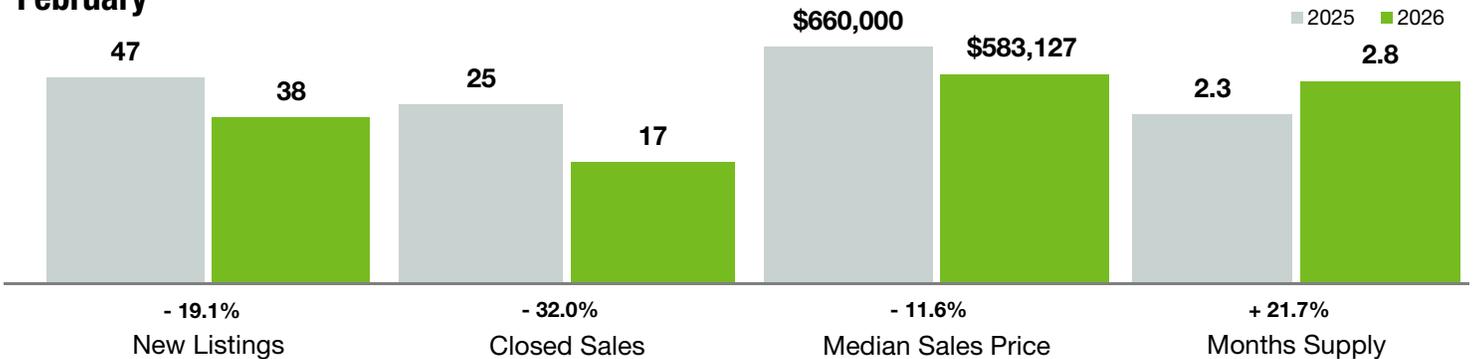
Davidson

North Carolina

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	47	38	- 19.1%	88	71	- 19.3%
Pending Sales	32	22	- 31.3%	63	42	- 33.3%
Closed Sales	25	17	- 32.0%	53	44	- 17.0%
Median Sales Price*	\$660,000	\$583,127	- 11.6%	\$665,350	\$681,000	+ 2.4%
Average Sales Price*	\$750,406	\$744,001	- 0.9%	\$835,867	\$911,205	+ 9.0%
Percent of Original List Price Received*	96.8%	97.0%	+ 0.2%	96.1%	95.4%	- 0.7%
List to Close	100	127	+ 27.0%	107	140	+ 30.8%
Days on Market Until Sale	43	58	+ 34.9%	52	85	+ 63.5%
Cumulative Days on Market Until Sale	52	61	+ 17.3%	60	108	+ 80.0%
Average List Price	\$1,066,082	\$1,045,387	- 1.9%	\$936,593	\$989,389	+ 5.6%
Inventory of Homes for Sale	89	97	+ 9.0%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

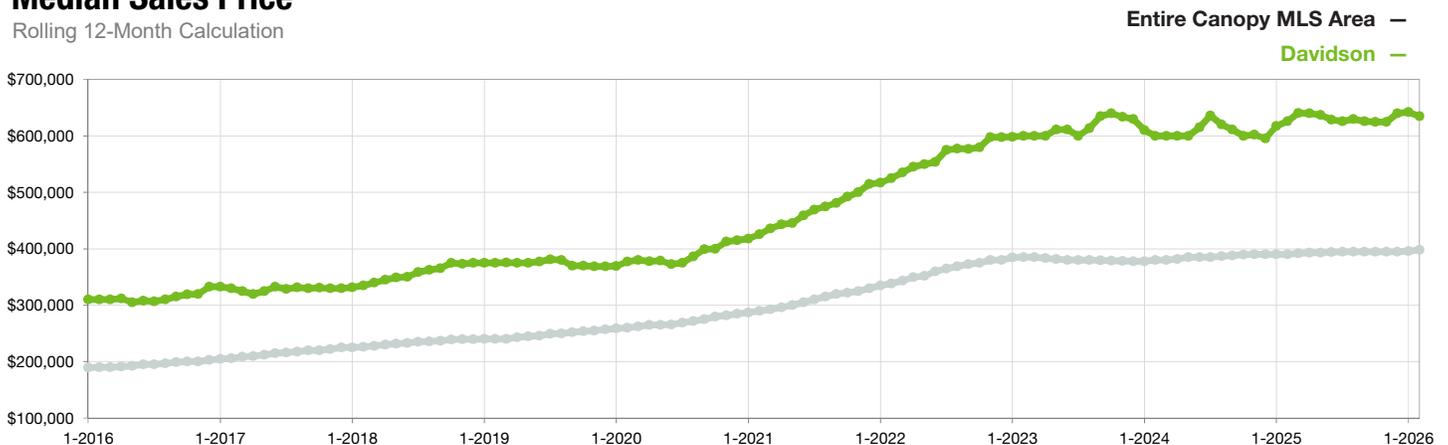
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



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