

Local Market Update for March 2026

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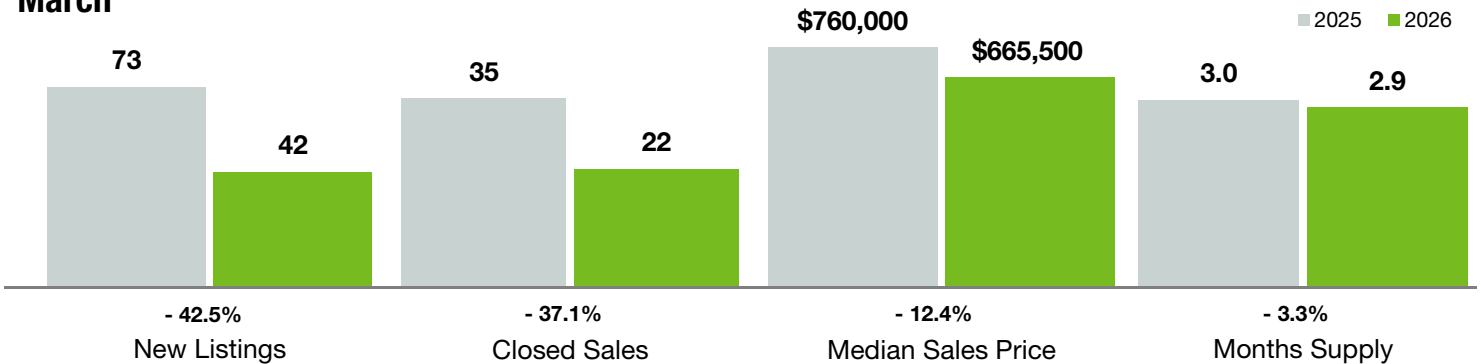
Davidson

North Carolina

Key Metrics	March			Year to Date		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	73	42	- 42.5%	161	113	- 29.8%
Pending Sales	44	33	- 25.0%	107	75	- 29.9%
Closed Sales	35	22	- 37.1%	88	66	- 25.0%
Median Sales Price*	\$760,000	\$665,500	- 12.4%	\$690,000	\$681,000	- 1.3%
Average Sales Price*	\$914,132	\$1,125,884	+ 23.2%	\$866,996	\$982,764	+ 13.4%
Percent of Original List Price Received*	97.4%	94.8%	- 2.7%	96.7%	95.2%	- 1.6%
List to Close	115	98	- 14.8%	110	126	+ 14.5%
Days on Market Until Sale	49	64	+ 30.6%	51	78	+ 52.9%
Cumulative Days on Market Until Sale	60	73	+ 21.7%	60	96	+ 60.0%
Average List Price	\$994,930	\$1,180,441	+ 18.6%	\$962,770	\$1,057,437	+ 9.8%
Inventory of Homes for Sale	116	97	- 16.4%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

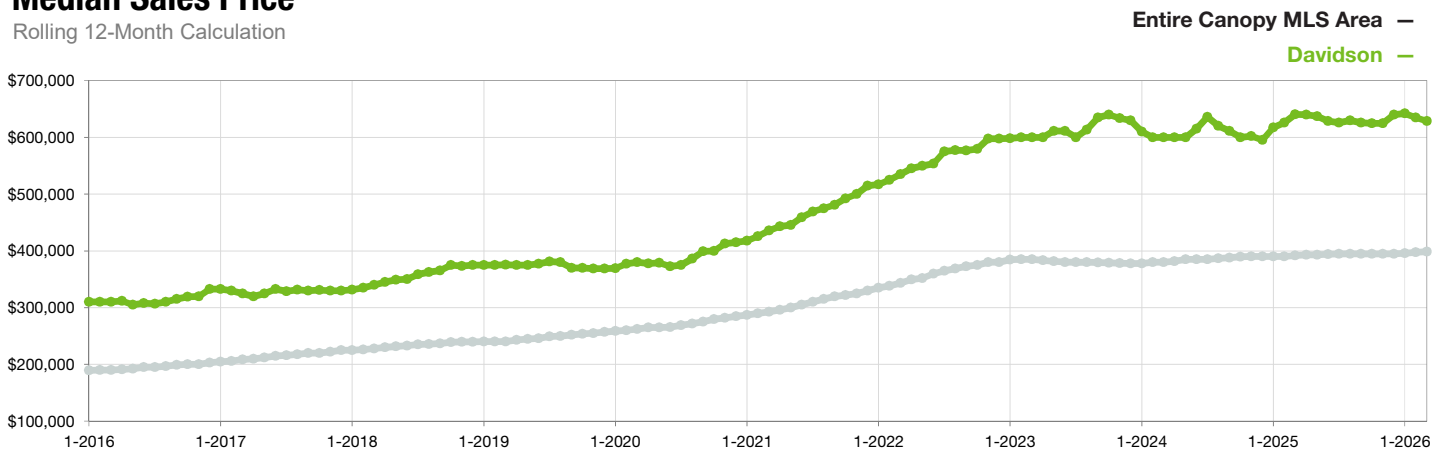
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

March



Median Sales Price

Rolling 12-Month Calculation



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