

Local Market Update for April 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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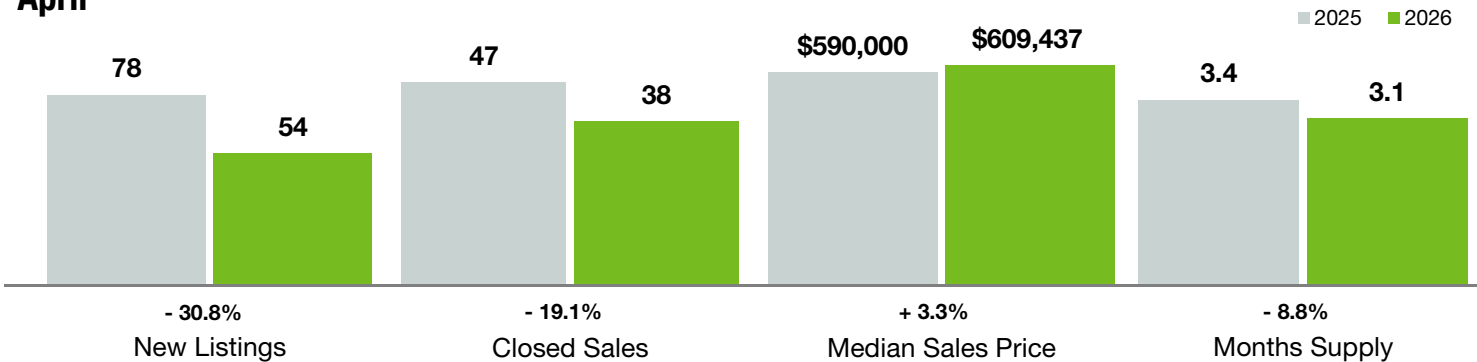
Davidson

North Carolina

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	78	54	- 30.8%	239	167	- 30.1%
Pending Sales	51	40	- 21.6%	158	115	- 27.2%
Closed Sales	47	38	- 19.1%	135	104	- 23.0%
Median Sales Price*	\$590,000	\$609,437	+ 3.3%	\$650,000	\$667,055	+ 2.6%
Average Sales Price*	\$773,733	\$798,290	+ 3.2%	\$834,526	\$915,360	+ 9.7%
Percent of Original List Price Received*	96.0%	95.7%	- 0.3%	96.4%	95.4%	- 1.0%
List to Close	104	115	+ 10.6%	108	122	+ 13.0%
Days on Market Until Sale	47	40	- 14.9%	49	64	+ 30.6%
Cumulative Days on Market Until Sale	59	48	- 18.6%	60	78	+ 30.0%
Average List Price	\$1,000,191	\$1,064,571	+ 6.4%	\$975,244	\$1,054,437	+ 8.1%
Inventory of Homes for Sale	131	100	- 23.7%	--	--	--
Months Supply of Inventory	3.4	3.1	- 8.8%	--	--	--

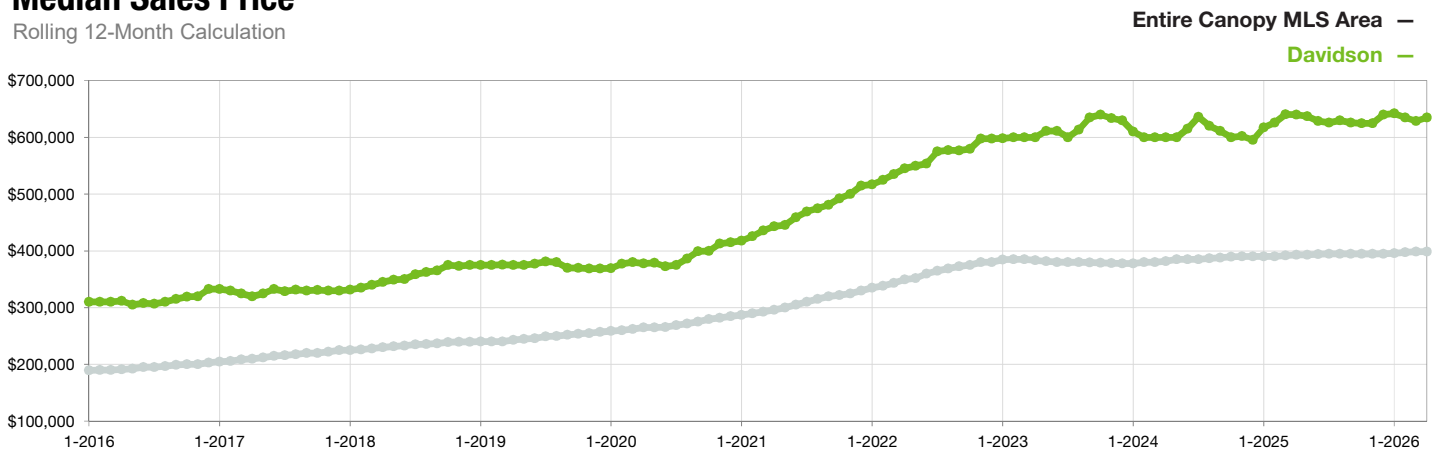
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

April



Median Sales Price

Rolling 12-Month Calculation



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