

Local Market Update for May 2026

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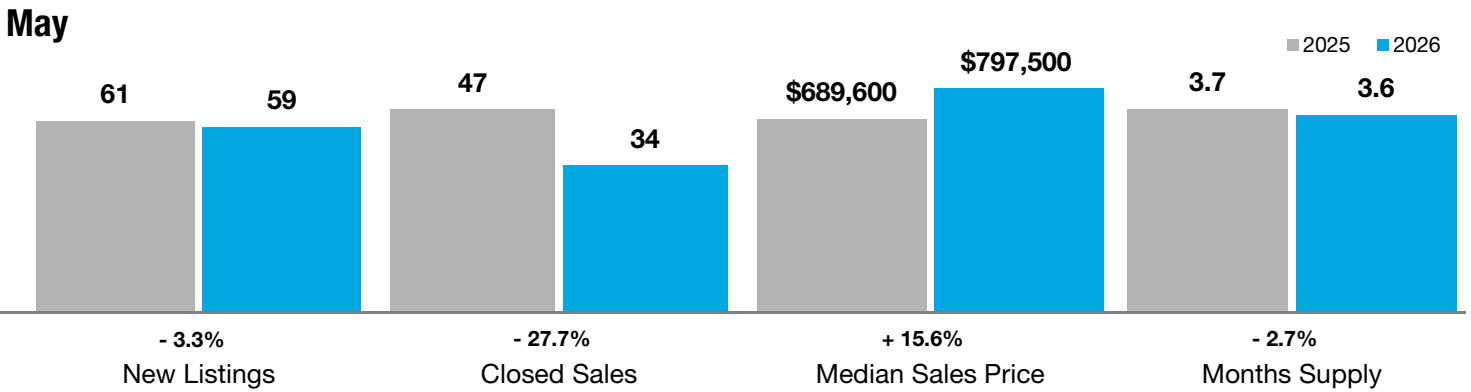


Davidson

North Carolina

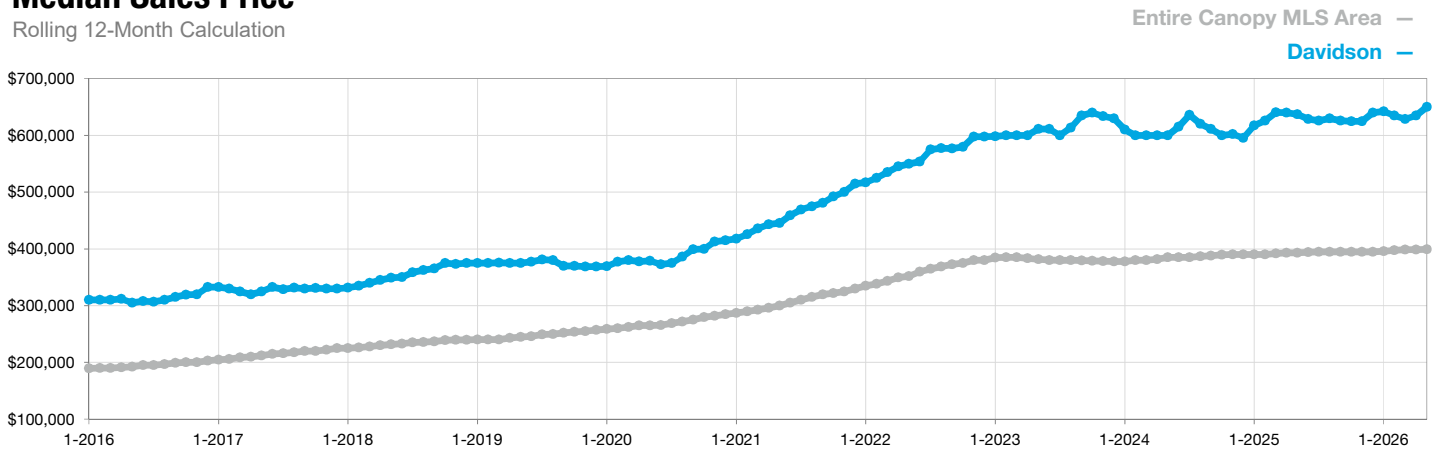
Key Metrics	May			Year to Date		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	61	59	- 3.3%	300	226	- 24.7%
Pending Sales	36	38	+ 5.6%	194	151	- 22.2%
Closed Sales	47	34	- 27.7%	182	138	- 24.2%
Median Sales Price*	\$689,600	\$797,500	+ 15.6%	\$655,000	\$697,557	+ 6.5%
Average Sales Price*	\$965,081	\$957,989	- 0.7%	\$868,241	\$925,863	+ 6.6%
Percent of Original List Price Received*	96.7%	96.6%	- 0.1%	96.5%	95.7%	- 0.8%
List to Close	78	102	+ 30.8%	100	117	+ 17.0%
Days on Market Until Sale	32	49	+ 53.1%	45	60	+ 33.3%
Cumulative Days on Market Until Sale	41	58	+ 41.5%	55	73	+ 32.7%
Average List Price	\$962,447	\$1,152,047	+ 19.7%	\$972,445	\$1,092,661	+ 12.4%
Inventory of Homes for Sale	142	118	- 16.9%	--	--	--
Months Supply of Inventory	3.7	3.6	- 2.7%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation



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