

Local Market Update for June 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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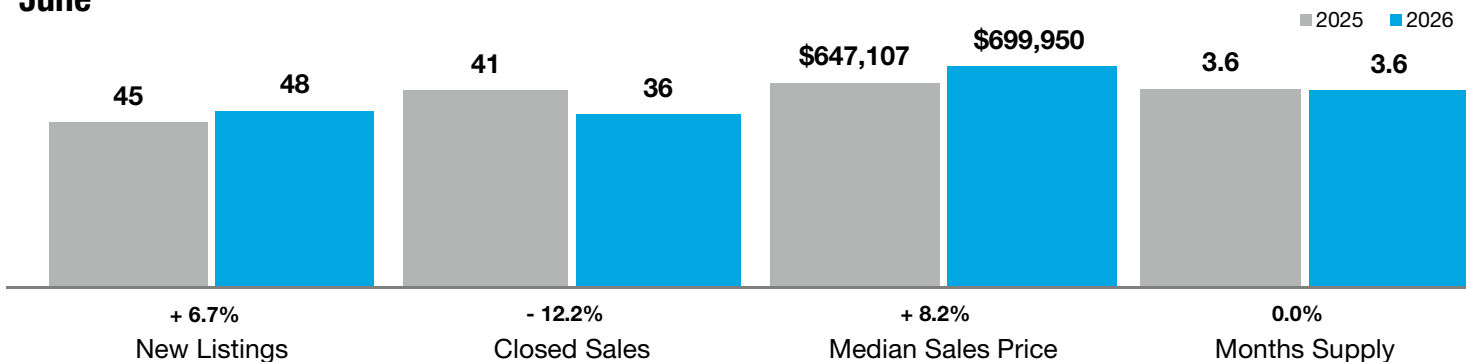
Davidson

North Carolina

Key Metrics	June			Year to Date		
	2025	2026	Percent Change	Thru 6-2025	Thru 6-2026	Percent Change
New Listings	45	48	+ 6.7%	345	274	- 20.6%
Pending Sales	37	39	+ 5.4%	231	189	- 18.2%
Closed Sales	41	36	- 12.2%	223	175	- 21.5%
Median Sales Price*	\$647,107	\$699,950	+ 8.2%	\$655,000	\$699,900	+ 6.9%
Average Sales Price*	\$849,754	\$866,332	+ 2.0%	\$864,842	\$911,171	+ 5.4%
Percent of Original List Price Received*	96.2%	96.4%	+ 0.2%	96.4%	95.8%	- 0.6%
List to Close	96	94	- 2.1%	100	113	+ 13.0%
Days on Market Until Sale	53	55	+ 3.8%	46	60	+ 30.4%
Cumulative Days on Market Until Sale	66	68	+ 3.0%	57	73	+ 28.1%
Average List Price	\$1,040,074	\$943,950	- 9.2%	\$981,223	\$1,054,593	+ 7.5%
Inventory of Homes for Sale	137	118	- 13.9%	--	--	--
Months Supply of Inventory	3.6	3.6	0.0%	--	--	--

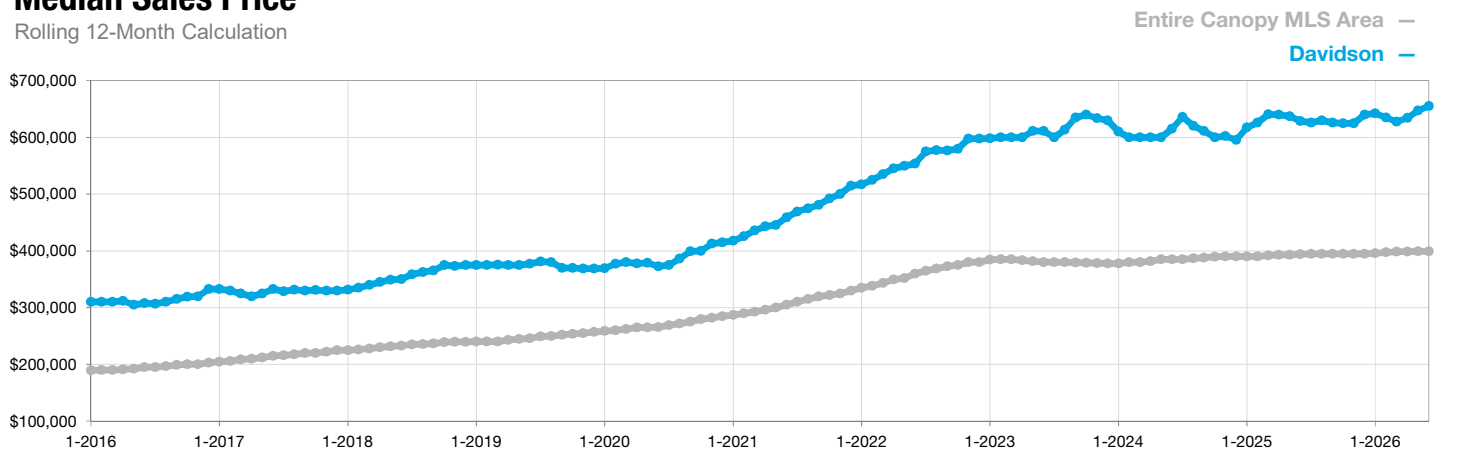
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

June



Median Sales Price

Rolling 12-Month Calculation



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