

Local Market Update for July 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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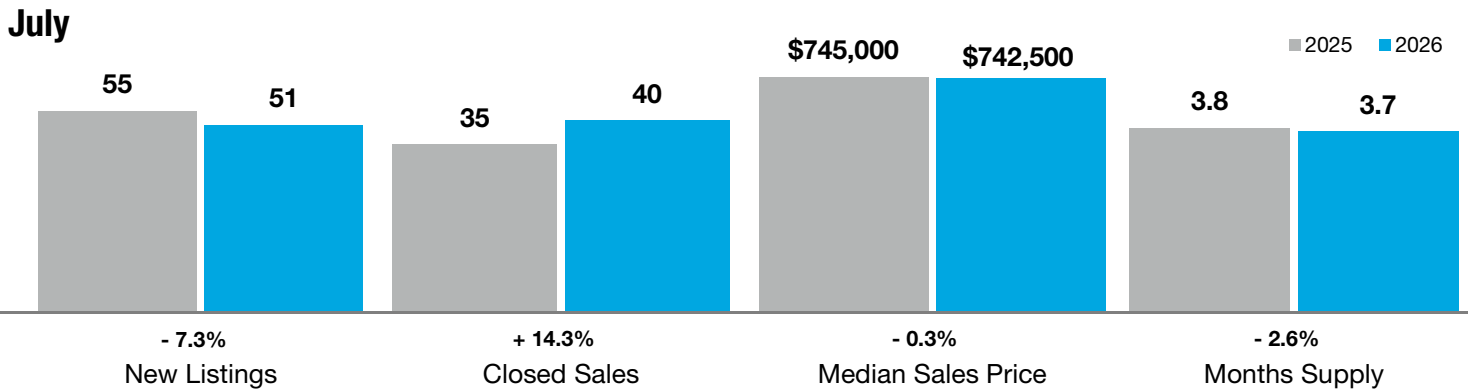


Davidson

North Carolina

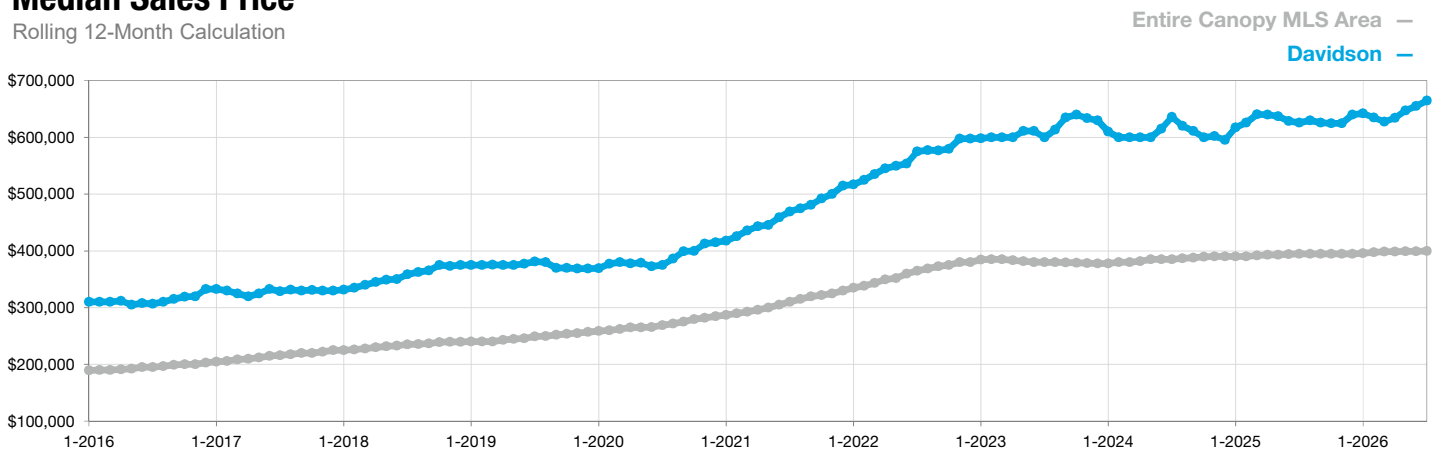
Key Metrics	July			Year to Date		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	55	51	- 7.3%	400	326	- 18.5%
Pending Sales	34	33	- 2.9%	265	220	- 17.0%
Closed Sales	35	40	+ 14.3%	258	215	- 16.7%
Median Sales Price*	\$745,000	\$742,500	- 0.3%	\$657,500	\$709,114	+ 7.9%
Average Sales Price*	\$871,781	\$927,172	+ 6.4%	\$865,783	\$914,148	+ 5.6%
Percent of Original List Price Received*	94.3%	95.7%	+ 1.5%	96.1%	95.7%	- 0.4%
List to Close	96	105	+ 9.4%	99	111	+ 12.1%
Days on Market Until Sale	51	53	+ 3.9%	47	59	+ 25.5%
Cumulative Days on Market Until Sale	60	78	+ 30.0%	57	74	+ 29.8%
Average List Price	\$840,451	\$1,005,714	+ 19.7%	\$961,228	\$1,037,773	+ 8.0%
Inventory of Homes for Sale	139	121	- 12.9%	--	--	--
Months Supply of Inventory	3.8	3.7	- 2.6%	--	--	--

* 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 August 5, 2026. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2026 ShowingTime Plus, LLC.