

Local Market Update for August 2026

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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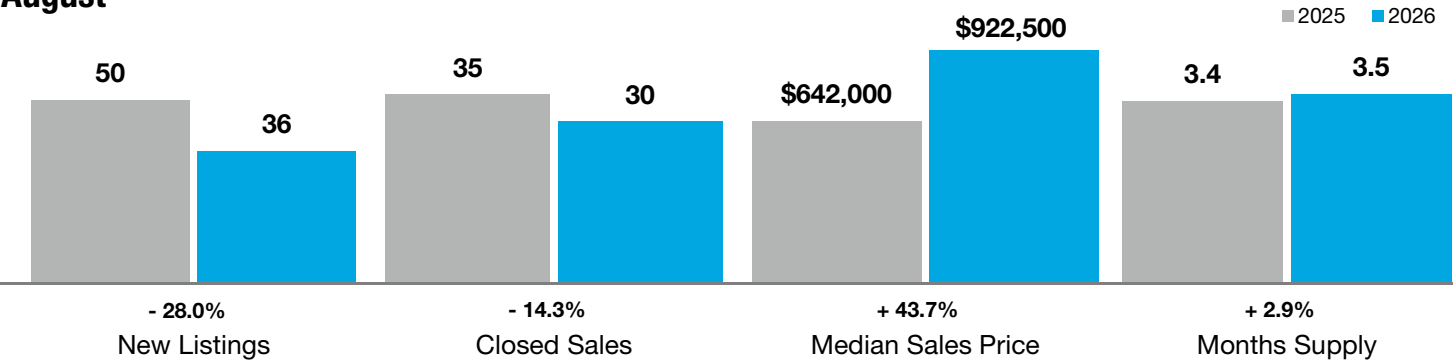
Davidson

North Carolina

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	50	36	- 28.0%	450	363	- 19.3%
Pending Sales	50	38	- 24.0%	315	257	- 18.4%
Closed Sales	35	30	- 14.3%	293	245	- 16.4%
Median Sales Price*	\$642,000	\$922,500	+ 43.7%	\$655,000	\$715,000	+ 9.2%
Average Sales Price*	\$823,315	\$1,033,838	+ 25.6%	\$860,710	\$928,804	+ 7.9%
Percent of Original List Price Received*	95.6%	97.0%	+ 1.5%	96.1%	95.9%	- 0.2%
List to Close	112	93	- 17.0%	101	109	+ 7.9%
Days on Market Until Sale	63	42	- 33.3%	49	57	+ 16.3%
Cumulative Days on Market Until Sale	58	51	- 12.1%	58	71	+ 22.4%
Average List Price	\$1,183,645	\$826,737	- 30.2%	\$985,339	\$1,008,459	+ 2.3%
Inventory of Homes for Sale	126	109	- 13.5%	--	--	--
Months Supply of Inventory	3.4	3.5	+ 2.9%	--	--	--

* 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.

August



Median Sales Price

Rolling 12-Month Calculation

