Local Market Update for October 2026

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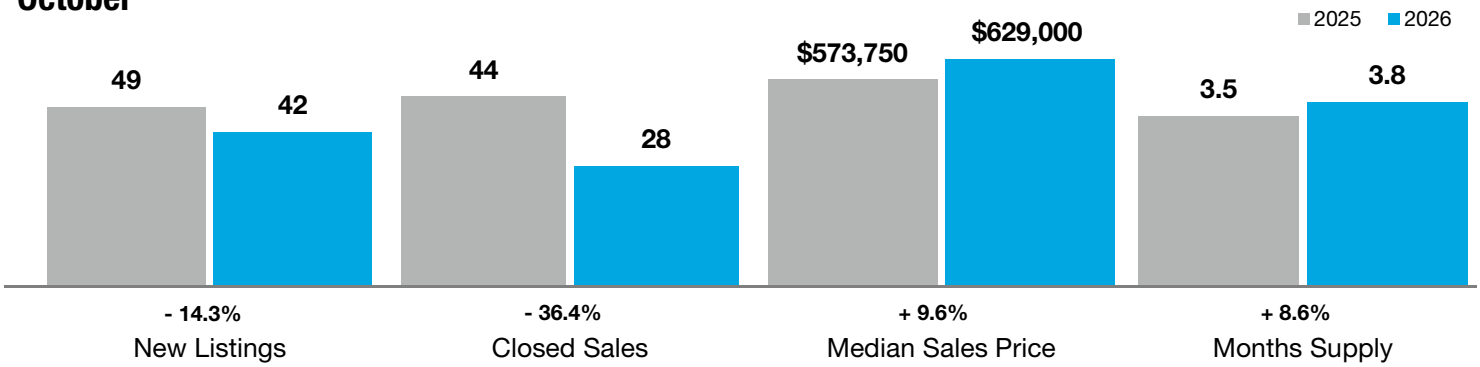
Davidson

North Carolina

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	49	**42**	- 14.3%	553	**446**	- 19.3%
Pending Sales	38	**29**	- 23.7%	388	**314**	- 19.1%
Closed Sales	44	**28**	- 36.4%	380	**314**	- 17.4%
Median Sales Price*	$573,750	**$629,000**	+ 9.6%	$635,000	**$686,750**	+ 8.1%
Average Sales Price*	$749,223	**$871,982**	+ 16.4%	$832,583	**$910,104**	+ 9.3%
Percent of Original List Price Received*	94.6%	**93.8%**	- 0.8%	95.7%	**95.5%**	- 0.2%
List to Close	108	**126**	+ 16.7%	101	**112**	+ 10.9%
Days on Market Until Sale	54	**55**	+ 1.9%	50	**59**	+ 18.0%
Cumulative Days on Market Until Sale	67	**55**	- 17.9%	58	**73**	+ 25.9%
Average List Price	$883,085	**$950,938**	+ 7.7%	$989,505	**$1,004,471**	+ 1.5%
Inventory of Homes for Sale	132	**114**	- 13.6%	--	**--**	--
Months Supply of Inventory	3.5	**3.8**	+ 8.6%	--	**--**	--

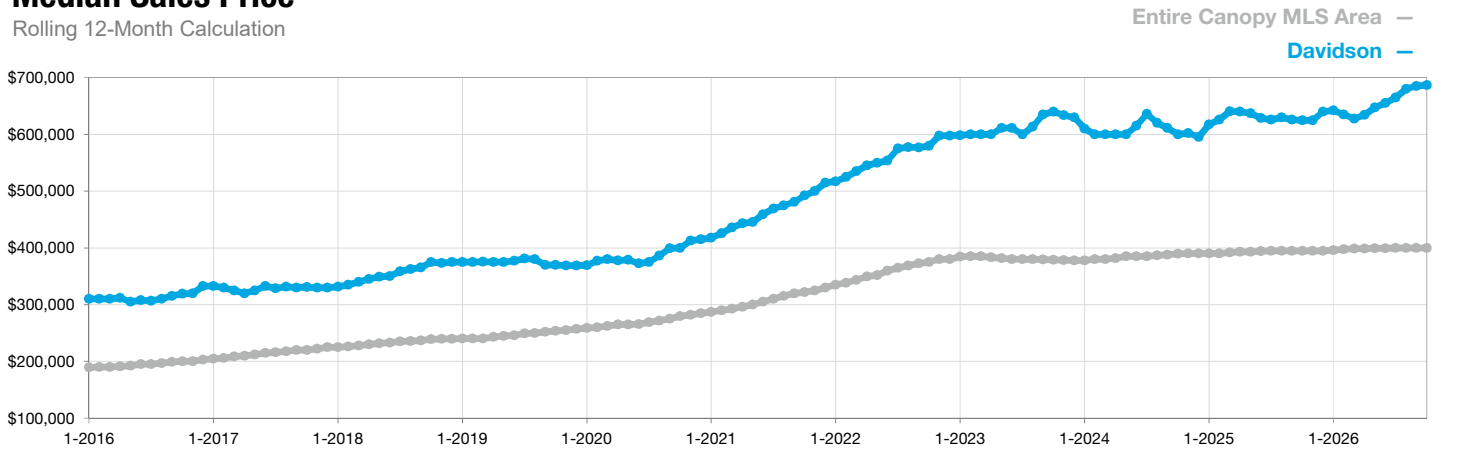
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



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