

Local Market Update for August 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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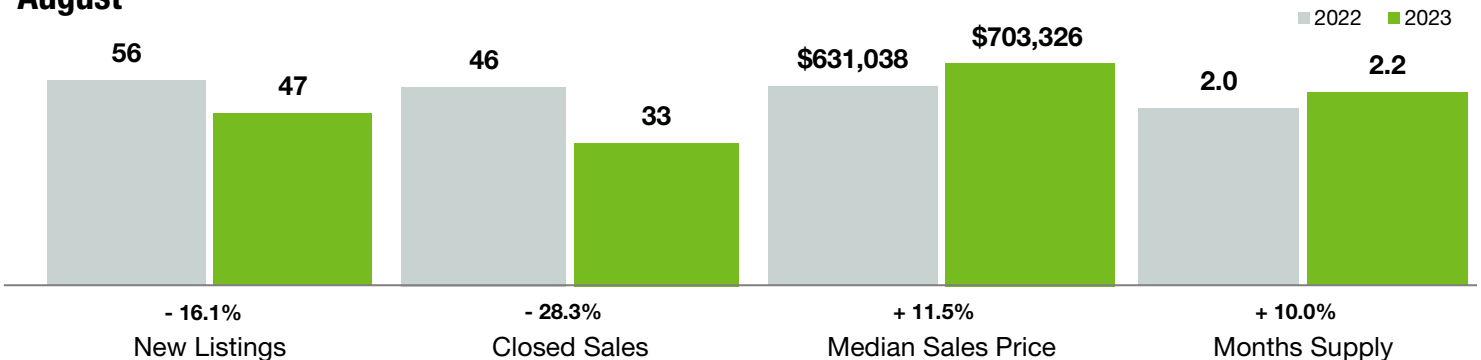
Davidson

North Carolina

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	56	47	- 16.1%	418	361	- 13.6%
Pending Sales	50	38	- 24.0%	335	319	- 4.8%
Closed Sales	46	33	- 28.3%	332	283	- 14.8%
Median Sales Price*	\$631,038	\$703,326	+ 11.5%	\$590,125	\$613,200	+ 3.9%
Average Sales Price*	\$693,655	\$987,220	+ 42.3%	\$683,562	\$767,238	+ 12.2%
Percent of Original List Price Received*	97.9%	100.0%	+ 2.1%	101.0%	99.1%	- 1.9%
List to Close	59	87	+ 47.5%	82	104	+ 26.8%
Days on Market Until Sale	16	43	+ 168.8%	31	43	+ 38.7%
Cumulative Days on Market Until Sale	16	45	+ 181.3%	22	47	+ 113.6%
Average List Price	\$767,360	\$903,781	+ 17.8%	\$760,422	\$813,531	+ 7.0%
Inventory of Homes for Sale	84	76	- 9.5%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

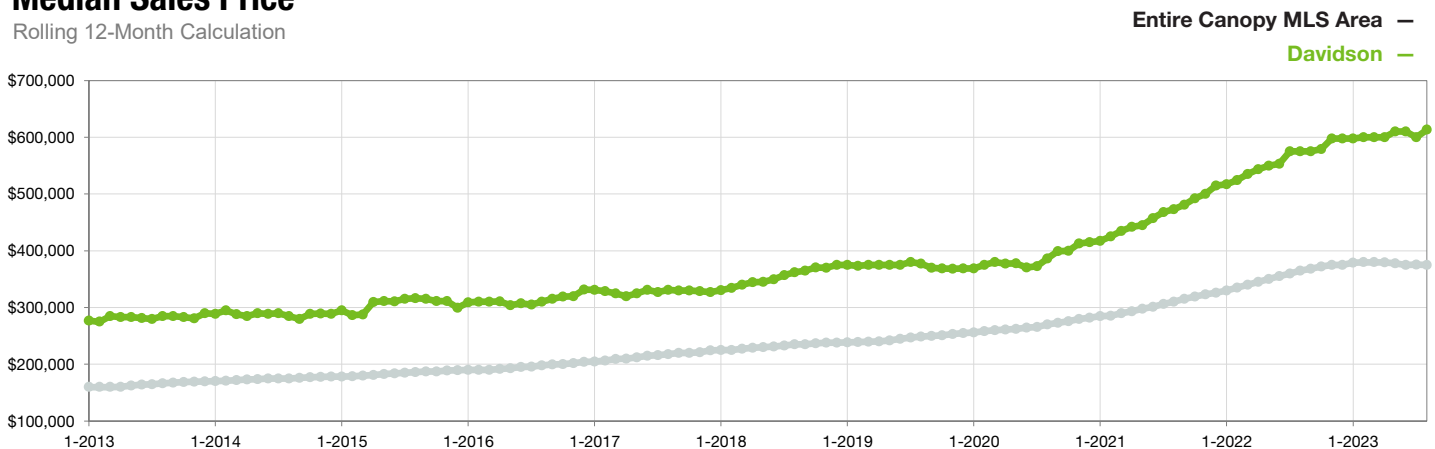
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



Current as of September 28, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.