

Local Market Update for March 2023

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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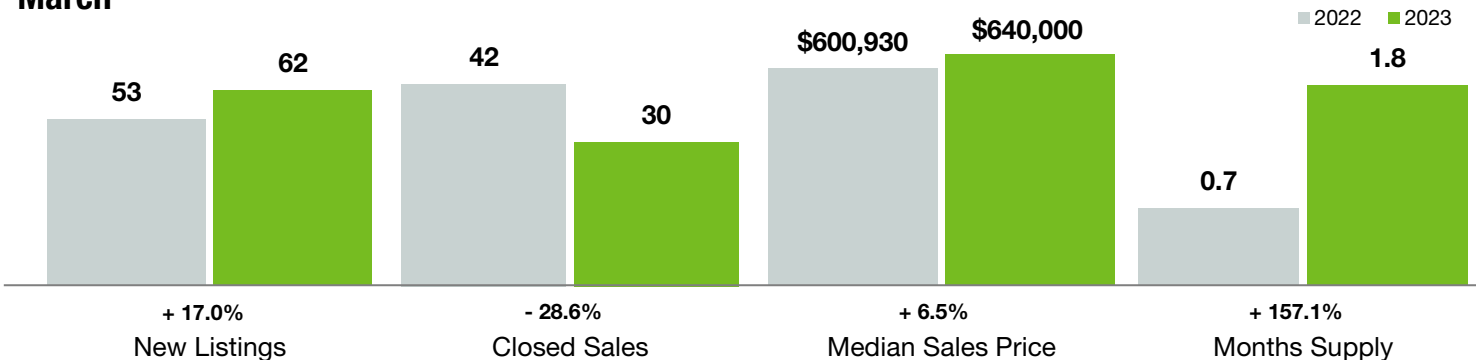
Davidson

North Carolina

Key Metrics	March			Year to Date		
	2022	2023	Percent Change	Thru 3-2022	Thru 3-2023	Percent Change
New Listings	53	62	+ 17.0%	114	126	+ 10.5%
Pending Sales	45	57	+ 26.7%	105	110	+ 4.8%
Closed Sales	42	30	- 28.6%	100	78	- 22.0%
Median Sales Price*	\$600,930	\$640,000	+ 6.5%	\$542,500	\$596,300	+ 9.9%
Average Sales Price*	\$670,913	\$764,972	+ 14.0%	\$633,733	\$699,806	+ 10.4%
Percent of Original List Price Received*	101.0%	99.7%	- 1.3%	100.4%	98.3%	- 2.1%
List to Close	98	100	+ 2.0%	99	132	+ 33.3%
Days on Market Until Sale	51	34	- 33.3%	48	45	- 6.3%
Cumulative Days on Market Until Sale	24	52	+ 116.7%	36	55	+ 52.8%
Average List Price	\$753,110	\$865,520	+ 14.9%	\$723,490	\$799,367	+ 10.5%
Inventory of Homes for Sale	31	66	+ 112.9%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--

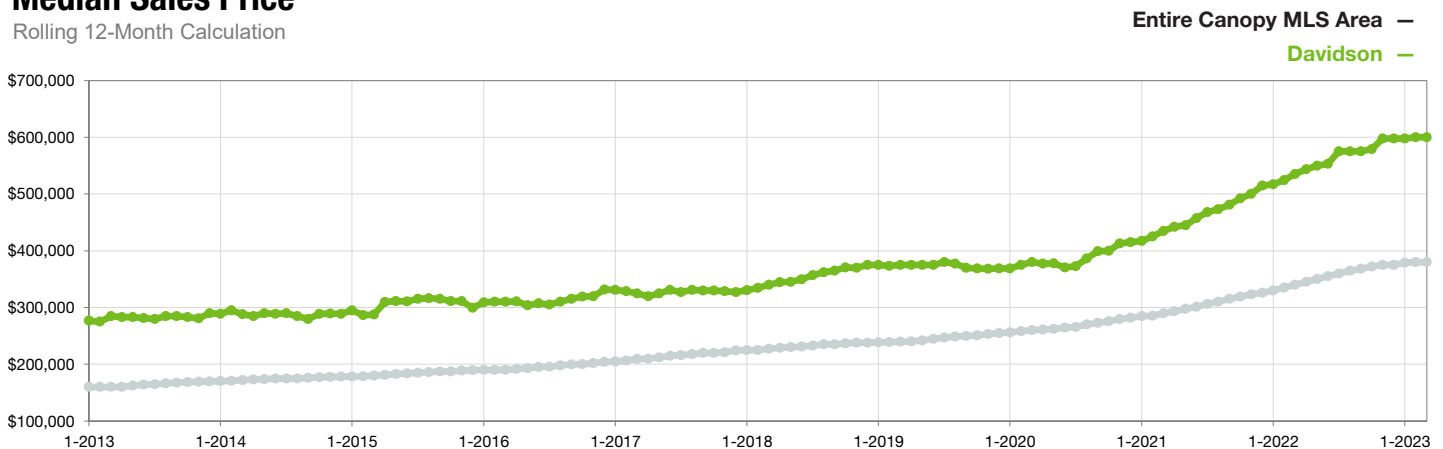
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

March



Median Sales Price

Rolling 12-Month Calculation



Current as of April 5, 2023. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2023 ShowingTime.