

Local Market Update for August 2022

A RESEARCH TOOL PROVIDED BY THE CANOPY REALTOR® ASSOCIATION
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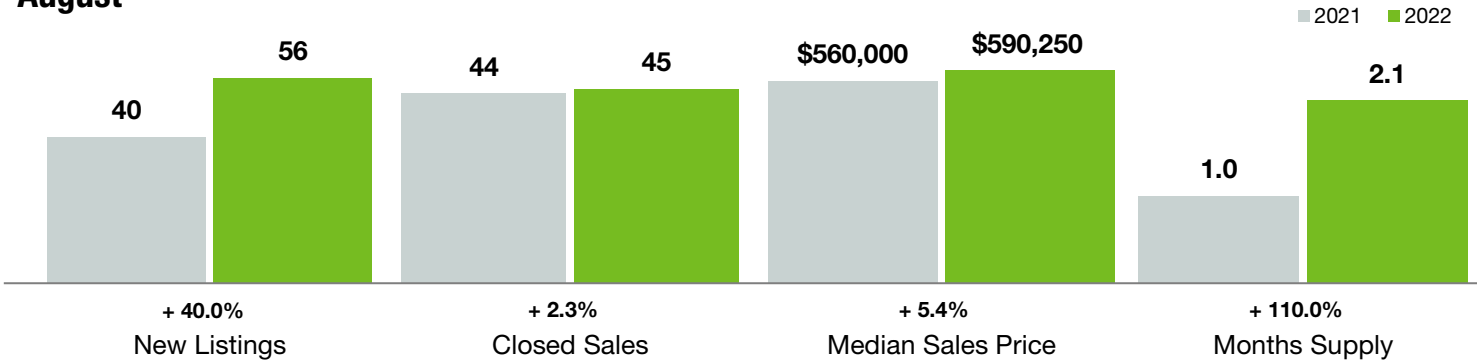
Davidson

North Carolina

Key Metrics	August			Year to Date		
	2021	2022	Percent Change	Thru 8-2021	Thru 8-2022	Percent Change
New Listings	40	56	+ 40.0%	410	420	+ 2.4%
Pending Sales	50	50	0.0%	386	338	- 12.4%
Closed Sales	44	45	+ 2.3%	402	332	- 17.4%
Median Sales Price*	\$560,000	\$590,250	+ 5.4%	\$500,000	\$589,925	+ 18.0%
Average Sales Price*	\$730,028	\$694,140	- 4.9%	\$583,757	\$682,641	+ 16.9%
Percent of Original List Price Received*	100.8%	97.8%	- 3.0%	100.7%	101.0%	+ 0.3%
List to Close	78	61	- 21.8%	93	82	- 11.8%
Days on Market Until Sale	27	16	- 40.7%	37	31	- 16.2%
Cumulative Days on Market Until Sale	18	16	- 11.1%	32	22	- 31.3%
Average List Price	\$570,909	\$774,085	+ 35.6%	\$617,064	\$761,618	+ 23.4%
Inventory of Homes for Sale	50	87	+ 74.0%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--

* 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

