

Local Market Update for May 2019

A RESEARCH TOOL PROVIDED BY THE CHARLOTTE REGIONAL REALTOR® ASSOCIATION
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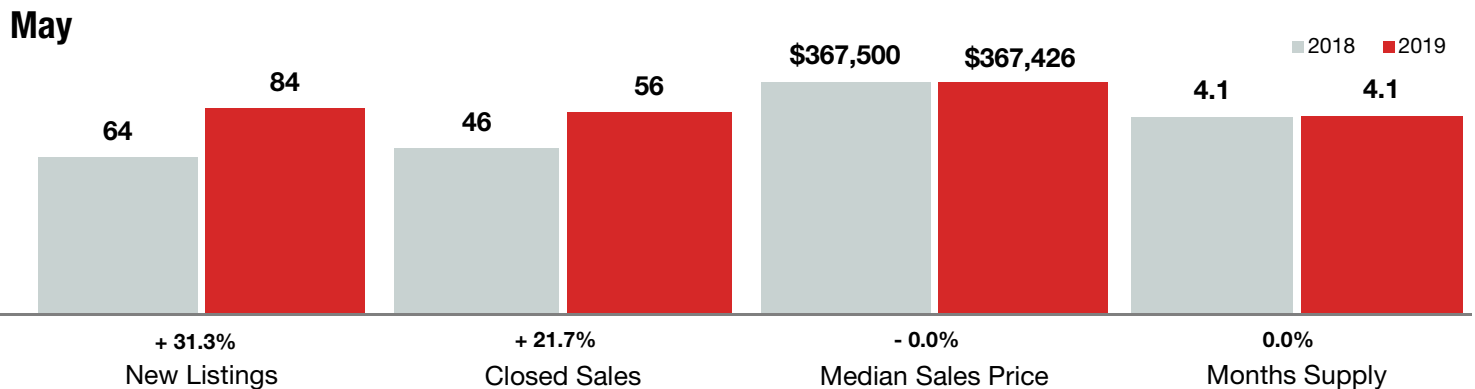
Charlotte Regional Realtor® Association

Davidson

North Carolina

Key Metrics	May			Year to Date		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	64	84	+ 31.3%	290	336	+ 15.9%
Pending Sales	47	60	+ 27.7%	205	249	+ 21.5%
Closed Sales	46	56	+ 21.7%	168	198	+ 17.9%
Median Sales Price*	\$367,500	\$367,426	- 0.0%	\$360,000	\$356,426	- 1.0%
Average Sales Price*	\$446,766	\$446,666	- 0.0%	\$436,679	\$440,839	+ 1.0%
Percent of Original List Price Received*	97.7%	95.1%	- 2.7%	96.3%	95.9%	- 0.4%
List to Close	83	115	+ 38.6%	120	115	- 4.2%
Days on Market Until Sale	28	67	+ 139.3%	63	63	0.0%
Cumulative Days on Market Until Sale	35	87	+ 148.6%	74	81	+ 9.5%
Average List Price	\$431,733	\$542,746	+ 25.7%	\$477,182	\$533,854	+ 11.9%
Inventory of Homes for Sale	157	173	+ 10.2%	--	--	--
Months Supply of Inventory	4.1	4.1	0.0%	--	--	--

* 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.



Median Sales Price

Rolling 12-Month Calculation

