

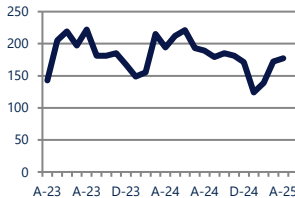
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DAVIDSON COUNTY HOUSING MARKET**

APRIL 2025

## Units Sold

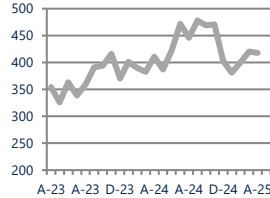
177



**Down -9%**  
Vs. Year Ago

## Active Inventory

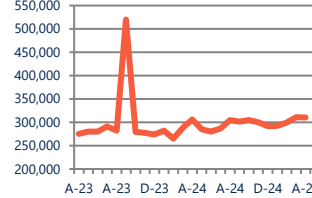
418



**Up 2%**  
Vs. Year Ago

## Median Sale Price

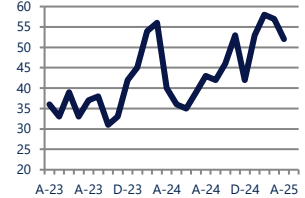
\$310,000



**Up 1%**  
Vs. Year Ago

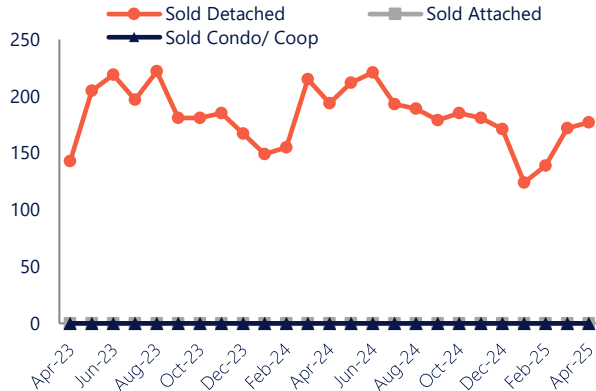
## Days On Market

52



**Up 30%**  
Vs. Year Ago

## Units Sold\*



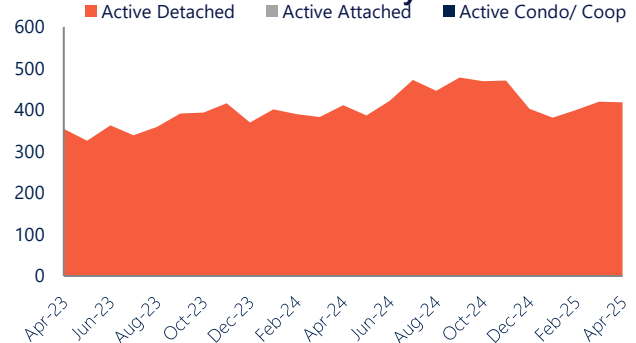
## Units Sold

There was an increase in total units sold in April, with 177 sold this month in Davidson County versus 172 last month, an increase of 3%. This month's total units sold was lower than at this time last year, a decrease of 9% versus April 2024.

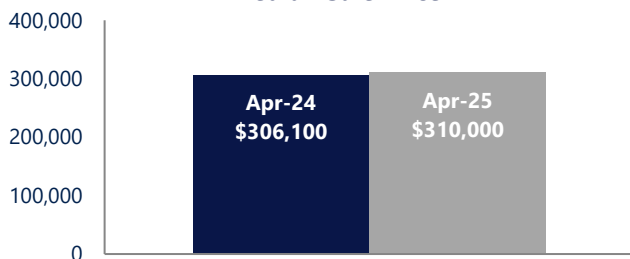
## Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 2%. The total number of active inventory this April was 418 compared to 411 in April 2024. This month's supply remained stable as compared to last month.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Davidson County Homes was \$306,100. This April, the median sale price was \$310,000, an increase of 1% or \$3,900 compared to last year. The current median sold price is approximately the same as the median price in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

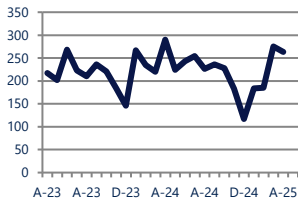
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DAVIDSON COUNTY HOUSING MARKET**

APRIL 2025

## New Listings

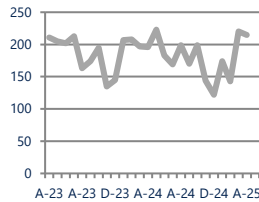
263



**Down -9%**  
Vs. Year Ago

## Current Contracts

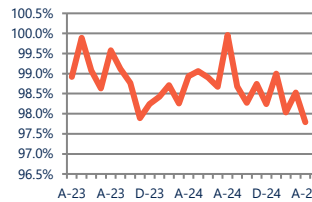
215



**Up 10%**  
Vs. Year Ago

## Sold Vs. List Price

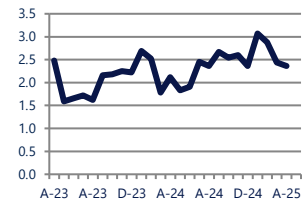
97.8%



**Down -1.2%**  
Vs. Year Ago

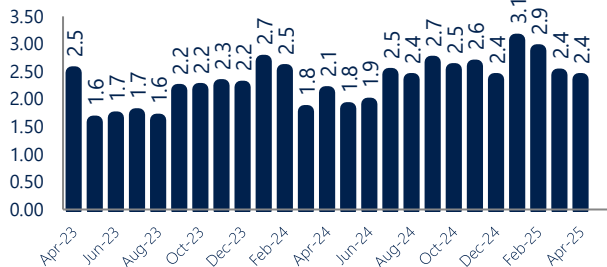
## Months of Supply

2.4



**Up 11%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

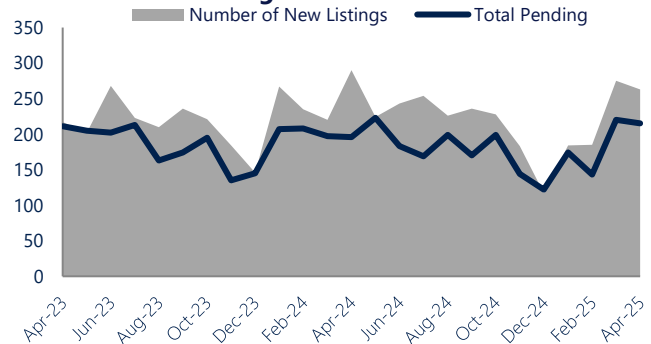
In April, there was 2.4 months of supply available in Davidson County, compared to 2.1 in April 2024. That is an increase of 11% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

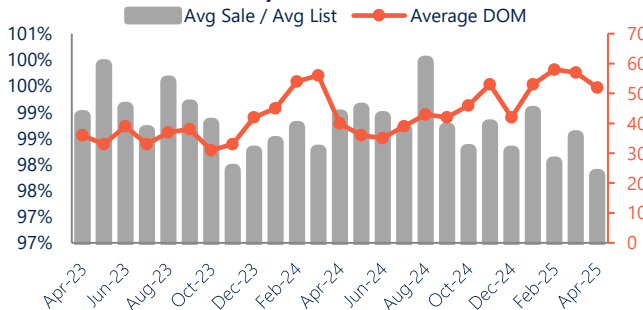
## New Listings & Current Contracts

This month there were 263 homes newly listed for sale in Davidson County compared to 290 in April 2024, a decrease of 9%. There were 215 current contracts pending sale this April compared to 196 a year ago. The number of current contracts is 10% higher than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Davidson County was 97.8% of the average list price, which is 1.1% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 52, higher than the average last year, which was 40, an increase of 30%.