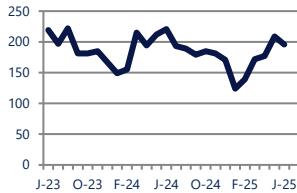


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DAVIDSON COUNTY HOUSING MARKET**

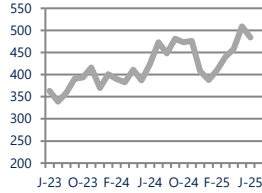
JUNE 2025

Units Sold 196



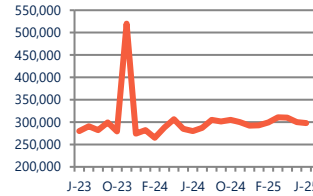
Down -11%
Vs. Year Ago

Active Inventory 484



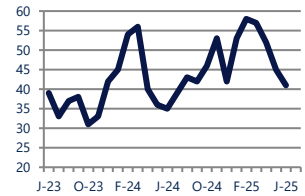
Up 14%
Vs. Year Ago

Median Sale Price \$297,500



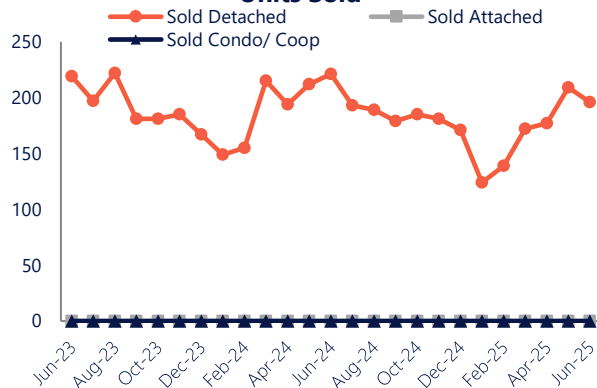
Up 6%
Vs. Year Ago

Days On Market 41



Up 17%
Vs. Year Ago

Units Sold*

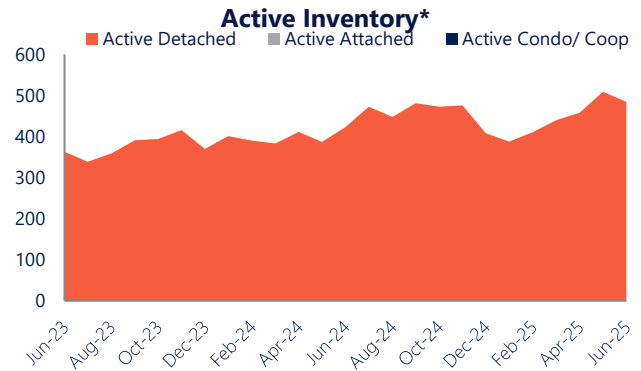


Units Sold

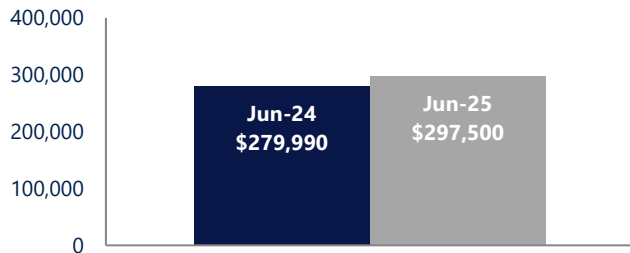
There was a decrease in total units sold in June, with 196 sold this month in Davidson County versus 209 last month, a decrease of 6%. This month's total units sold was lower than at this time last year, a decrease of 11% versus June 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 61 units or 14%. The total number of active inventory this June was 484 compared to 423 in June 2024. This month's total of 484 is lower than the previous month's total supply of available inventory of 509, a decrease of 5%.



Median Sale Price



Median Sale Price

Last June, the median sale price for Davidson County Homes was \$279,990. This June, the median sale price was \$297,500, an increase of 6% or \$17,510 compared to last year. The current median sold price is 1% lower than in May.

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

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*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by TRIAD and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TRIAD or Long & Foster Real Estate, Inc.



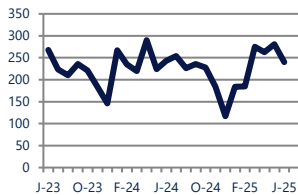
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **DAVIDSON COUNTY HOUSING MARKET**

JUNE 2025

New Listings

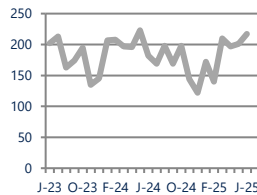
240



Down -1%
Vs. Year Ago

Current Contracts

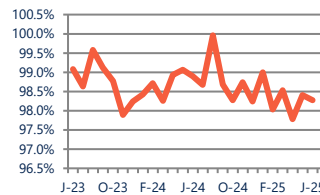
217



Up 19%
Vs. Year Ago

Sold Vs. List Price

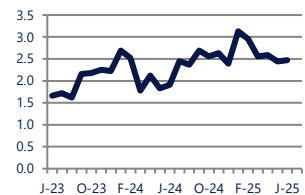
98.3%



Down -0.6%
Vs. Year Ago

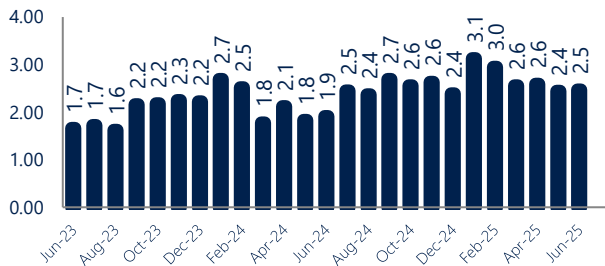
Months of Supply

2.5



Up 29%
Vs. Year Ago

Months Of Supply



Months of Supply

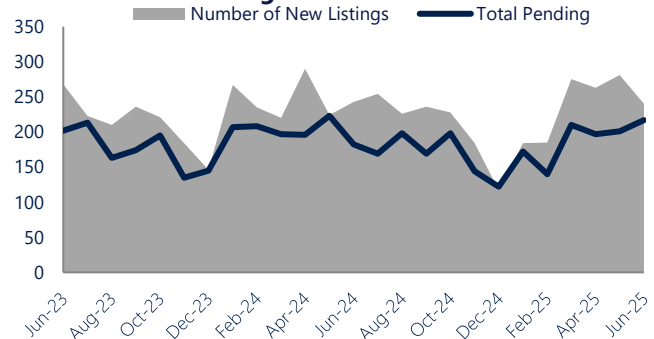
In June, there was 2.5 months of supply available in Davidson County, compared to 1.9 in June 2024. That is an increase of 29% versus a year ago.

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.

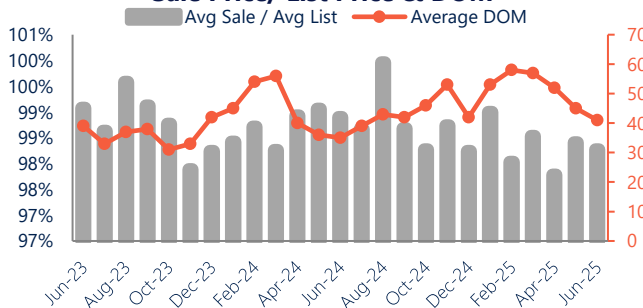
New Listings & Current Contracts

This month there were 240 homes newly listed for sale in Davidson County compared to 243 in June 2024, a decrease of 1%. There were 217 current contracts pending sale this June compared to 182 a year ago. The number of current contracts is 19% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Davidson County was 98.3% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 41, higher than the average last year, which was 35, an increase of 17%.