

# Local Market Update for May 2024

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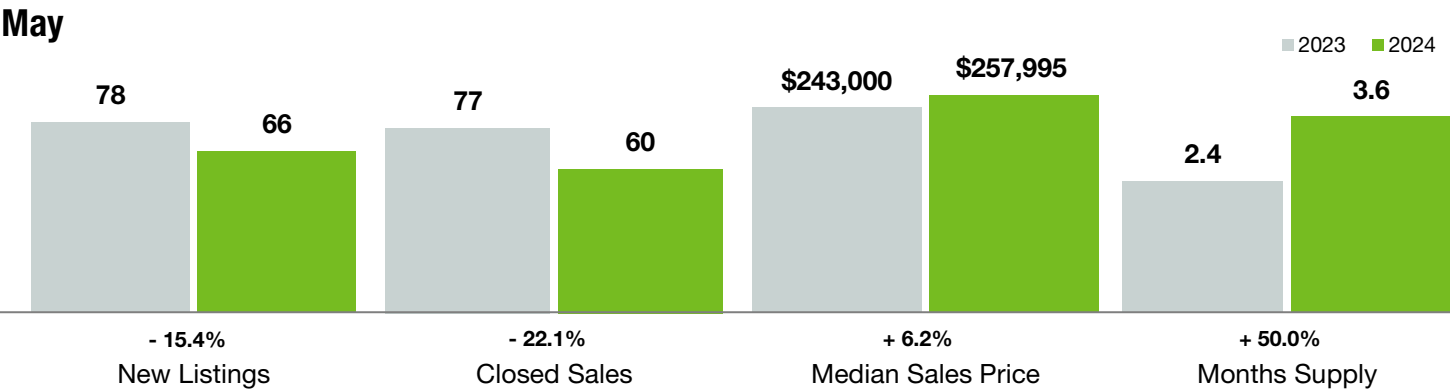


## Shelby

North Carolina

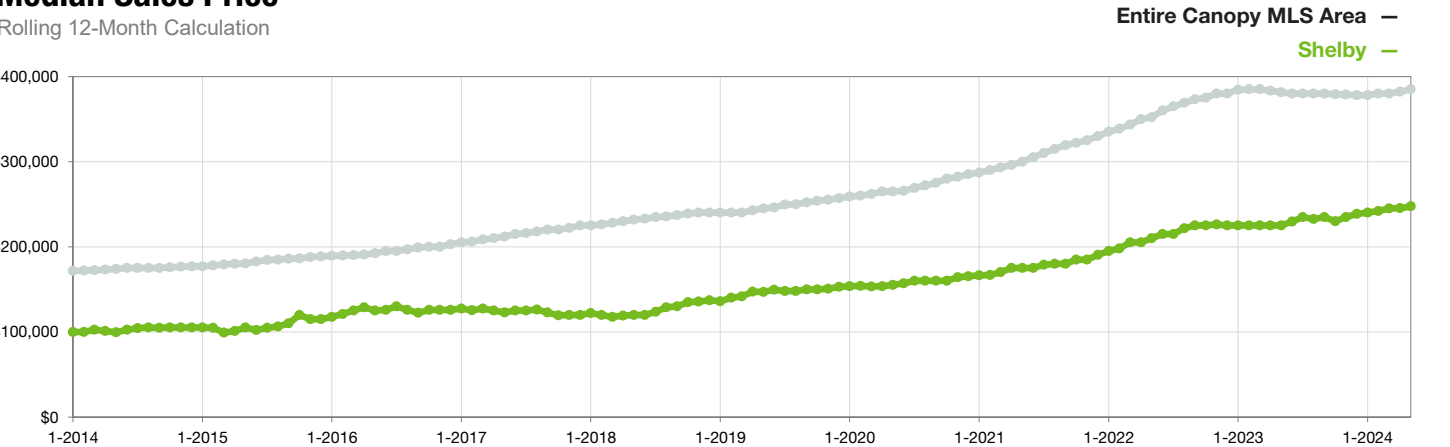
Key Metrics	May			Year to Date		
	2023	2024	Percent Change	Thru 5-2023	Thru 5-2024	Percent Change
New Listings	78	66	- 15.4%	338	381	+ 12.7%
Pending Sales	57	58	+ 1.8%	301	263	- 12.6%
Closed Sales	77	60	- 22.1%	263	231	- 12.2%
Median Sales Price*	\$243,000	\$257,995	+ 6.2%	\$226,545	\$250,000	+ 10.4%
Average Sales Price*	\$306,151	\$389,868	+ 27.3%	\$260,690	\$288,496	+ 10.7%
Percent of Original List Price Received*	94.9%	95.5%	+ 0.6%	94.3%	95.7%	+ 1.5%
List to Close	78	96	+ 23.1%	87	97	+ 11.5%
Days on Market Until Sale	38	66	+ 73.7%	47	53	+ 12.8%
Cumulative Days on Market Until Sale	50	83	+ 66.0%	53	72	+ 35.8%
Average List Price	\$258,633	\$330,993	+ 28.0%	\$277,754	\$295,830	+ 6.5%
Inventory of Homes for Sale	122	184	+ 50.8%	--	--	--
Months Supply of Inventory	2.4	3.6	+ 50.0%	--	--	--

\* 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



Current as of June 7, 2024. All data from Canopy MLS, Inc. Report provided by the Canopy Realtor® Association. Report © 2024 ShowingTime Plus, LLC.